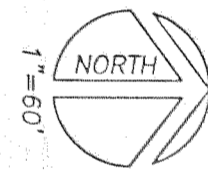


35
36
FD 1/2" IRON PIPE
IN MON BOX-HELD

RECORD OF SURVEY

SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN,
COUNTY OF HOOD RIVER, STATE OF OREGON

DECEMBER 28, 1998



- LEGEND**
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LDC DESIGN GROUP"
 - DENOTES FOUND MONUMENT AS NOTED.
 - IR DENOTES "IRON ROD"
 - FD DENOTES "FOUND"
 - IP DENOTES "IRON PIPE"
 - W/IPC DENOTES "WITH YELLOW PLASTIC CAP"
 - DEED DENOTES DATA PER RECORDER'S FEE NUMBER 882506
 - SN DENOTES SURVEY NUMBER AS RECORDED IN HOOD RIVER COUNTY

N00°11'40"W 1302.61'
(1302.72') SN 7324

FD RAILROAD SPIKE-HELD
50.00'
89°37'10"

PACIFIC AVENUE
(N89°44'20"E 545.0')SN 7562

N89°25'30"E 545.00'
(EAST 545.0')DEED 7562
(N89°44'20"E 545.0')SN 7562

495.00'
FD 5/8" IR-ON LINE
255.89' (256.0')SN 7562

FD 2" IRON PIPE HELD FOR CORNER
(INITIAL POINT SN 7324)
FENCE END IS N61°44'E, 4.4'
ALSO FOUND 5/8" IRON ROD,
N87°10'51"E, 3.98'

10.0' X 43.0' EASEMENT TO
PACIFIC POWER & LIGHT
COMPANY PER RECORDER'S
FEE NUMBER 680946
(6.0' X 42.0' OVER SUBJECT
PROPERTY)

PROPERTY LINE PER
SN 88035 & 90052

10.0' WIDE EASEMENT
TO CITY OF HOOD
RIVER PER FILM
NUMBER 731457

12TH STREET
(TUCKER ROAD)

269.86' (270.0')SN 7562

FD "HOT"
SPOT FOR
MONUMENT
BELOW
SURFACE-
ON LINE

732.04'

N00°11'40"W 792.00'
(N00°11'40"W 792.0')SN 7562
BASIS OF BEARINGS
(NORTH 792')DEED

N00°11'40"W

462.18' (462.0')SN 7562

FENCE 2.0' EAST

FENCE 2.0' EAST

FENCE 2.8' EAST

FENCE 0.2' EAST

S00°11'40"E 732.49'
500°11'40"E 792.49'
(SOUTH 792')DEED
(S00°36'07"W 794.60')SN 88035

PROPERTY LINE PER
SN 88035 & 90052

S89°28'36"W 775.04'
(775.04') SN 88035

FD 5/8" IR IN
MON BOX (NO
CAP) HELD

N89°28'36"E 50.00'
FD 5/8" IRON ROD
S00°31'24"E, 0.25'

S89°28'36"W 545.00'
(WEST 545')DEED
(S89°44'20"W 545.0')SN 7562
(N89°30'21"W 545.00')SN 88035

N00°11'40"W 525.00'
(NORTH 525')DEED
(545.0')SN 7324, SN 7562,
SN 79073, SN 888035

FD 1/2" IRON ROD-HELD
35.136
2
1

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND MONUMENT THAT TRACT OF LAND DESCRIBED IN DEED TO PORTLAND FIXTURE LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, PER RECORDER'S FEE NUMBER 882506, DEED RECORDS OF HOOD RIVER COUNTY. THE BOUNDARY FOR THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE DEED DIGITATES AS FOLLOWS:

THE WEST 1/4 SECTION LINE WAS ESTABLISHED BY LOCATING THE ACTUAL MONUMENTATION ON THE GROUND FOR THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 36. THE DEED DISTANCE OF 525 FEET WAS EXPLOITED AS MEASURED ALONG THE 1/4 SECTION LINE TO ESTABLISH THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, BEING THE DEED POINT OF BEGINNING. THE DEED DISTANCE OF 792 FEET WAS THEN HELD FROM THE POINT OF BEGINNING, AS MEASURED ALONG THE 1/4 SECTION LINE, TO ESTABLISH THE NORTHWEST CORNER AND THE CENTERLINE INTERSECTION OF PACIFIC AVENUE WITH 12TH STREET. THE RAILROAD SPIKE MARKING THIS INTERSECTION POINT WAS FOUND IN POSITION. THE DEED THEN EXCEPTS THE WEST 50.00 FEET. THIS ENDEAVOR DEFINED THE WEST LINE, WHICH FALLS ON THE MONUMENTED LINE PER SURVEY NUMBER 7562.

THE NORTHEAST CORNER WAS ESTABLISHED AT THE DEED DISTANCE OF 545 FEET AS MEASURED FROM THE CENTERLINE INTERSECTION ALONG PACIFIC AVENUE. THE CENTERLINE BEARING WAS HELD AT THE RECORD ANGLE OF 89°37'10" FROM THE SECTION LINE PURSUANT WITH SURVEY NUMBERS 88035 AND 7324. THE DEED THEN EXCEPTS THE NORTH 30.00 FEET. THE FOUND 2" IRON PIPE AT THE NORTHEAST CORNER, BEING THE INITIAL POINT IN SURVEY NUMBER 7324, IS FOUND IN POSITION. S00°11'40"E, 30.00 FEET FROM THE CENTERLINE DEED POINT.

THE EAST LINE OF THE SUBJECT PROPERTY WAS HELD PARALLEL WITH THE WEST LINE PURSUANT WITH THE DEED, AND WAS EXTENDED TO THE CENTERLINE OF SEVERKROPP DRIVE AS PREVIOUSLY DEFINED AND MONUMENTED BY SURVEY NUMBER 88035. SEVERKROPP FIRST ADDITION, AND PARTITION PLAT NUMBER 95-40, THEREBY ESTABLISHING THE SOUTHEAST CORNER. THE MONUMENTATION PREVIOUSLY SET FOR THIS CORNER WAS SEARCHED FOR BUT NOT FOUND.

THE SOUTH DEED LINE WAS HELD AS THE CENTERLINE OF SEVERKROPP ROAD, EXTENDED WESTERLY TO THE POINT OF BEGINNING. THE SOUTH 30.00 FEET WAS EXCEPTED PURSUANT WITH THE DEED.

A GAP EXISTS BETWEEN THIS SURVEY AND PREVIOUSLY RECORDED SURVEY NUMBERS 88035 AND 90052. THESE SURVEYS DEFINE AND MONUMENT THE ADJACENT TRACTS OF LAND TO THE EAST. THE 5/8" IRON PIPE FOUND N87°10'51"E, 3.98 FEET FROM THE 2" IRON PIPE AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY FURTHER DEFINES THE GAP. THE HATCHURED AREA DEPICTED HEREON ILLUSTRATES THIS GAP, BUT DOES NOT NECESSARILY REPRESENT AN AREA OF DISPUTED OWNERSHIP. NONETHELESS, AN AREA OF DISAGREEMENT BETWEEN SURVEYS.

IN CONCLUSION, THIS SURVEY DEFINES AND MONUMENTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE DEED. FENCES OR IMPROVEMENTS SHOULD BE MADE WITHIN THE LIMITS OF THE BOUNDARY AS DEPICTED HEREON.

EASEMENT NOTES:

1. SUBJECT TO THAT EASEMENT TO JOHN M. SEVERKROPP AND LOLA S. SEVERKROPP, PER FILM NUMBER 681561, SAID DOCUMENT RESERVES AN EASEMENT ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY (INCLUDING OF THE 30.00 FOOT STRIP OF LAND PRESENTLY EXCEPTED) FOR THE USE AND MAINTENANCE OF EXISTING WATER LINES FOR IRRIGATION PURPOSES. A SPECIFIC WIDTH IS NOT DEFINED.
2. SUBJECT TO THAT EASEMENT TO PACIFIC POWER & LIGHT COMPANY PER FILM NUMBER 731915. THIS IS AN EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES LOCATED ON THE SUBJECT PROPERTY.
3. SUBJECT TO THAT SIDEWALK RE-ALIGNMENT AGREEMENT PER RECORDER'S FEE NUMBER 771021. THIS AGREEMENT NOTES THAT THE CURB ALONG 12TH STREET FROM PACIFIC AVENUE SOUTH 370 FEET IS PRESENTLY CONSTRUCTED WITHIN THE CITY STANDARD ROADWAY WIDTH. THE AGREEMENT STATES THAT WHEN THE CITY OF HOOD RIVER RE-ALIGNS THE CURB THAT THE COSTS WILL BE BORNE BY THE CLACKAMAS DEVELOPMENT COMPANY AND OWEN CHEVROLET-OLDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT COOUST
2008

EXP. DATE: 12/31/00

PREPARED FOR:
PAN PACIFIC RETAIL PROPERTIES
1631-B S. MELROSE DRIVE
VISTA, CA 92083

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FILED

FEB 19, 1999
Ruth A. Bell
COUNTY SHERIFF

99012