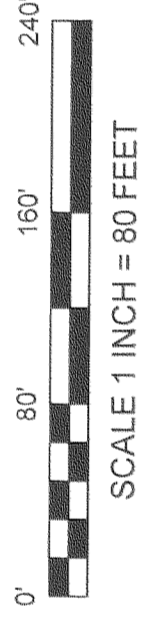


# PROPERTY BOUNDARY SURVEY

FOR PIONEER SURVEYING AND ENGINEERING, INC & BETTER WORLD ACQUISITIONS, LLC.  
 TAX LOT 6300 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-07E-12CD,  
 LOCATED IN THE SW 1/4 OF SECTION 12 TOWNSHIP 2 NORTH, RANGE 7 EAST W.M.,  
 CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON,



**CORNER NOTES:**

1. SET 5/8" IRON ROD WITH 1 1/2" ALUMINUM CAP ON EAST LINE OF THE PLAT OF CASCADE LOCKS ON THE EXTENSION OF THE HIGHWAY RIGHT OF WAY. SET MONUMENT IS S 01°35'59" W, 1.32 FEET FROM THE PROPORTIONED SOUTHEAST CORNER OF LOT 7, BLOCK 9, CITY OF CASCADE LOCKS. FOUND 3/4" IRON PIPE N 22°53'37" W, 3.17 FEET, DID NOT ACCEPT DUE TO LARGE DIFFERENCE WITH CALCULATED POSITIONS AND PIPE IS NOT LIKELY AN ORIGINAL PLAT MONUMENT OR A HIGHWAY MONUMENT.
2. CALCULATED SOUTHEAST CORNER OF THE PLAT OF THE CITY OF CASCADE LOCKS AS PER 1925 C.S.#9887, 5/8" IRON PIPE FOUND N 01°32'51"E, 1.11', LIKELY SET DUE TO STONE AT TRUE CORNER. ALSO FOUND 3/4" IRON PIPE S 03°40'13" W, 1.09'.
3. 5/8" IRON ROD WITH ORANGE PLASTIC CAP SET AT PROPORTIONED SOUTHEAST CORNER OF LOT 7, BLOCK 10, CITY OF CASCADE LOCKS. FOUND 1/2" IRON PIPE S 07°57'48" W, 0.90 FEET, DID NOT ACCEPT DUE TO LARGE DIFFERENCE WITH CALCULATED POSITION AND PIPE IS NOT LIKELY AN ORIGINAL MONUMENT
4. 5/8" IRON ROD FOUND BENT AND MISSING CAP. TIED AT BEND.
5. 5/8" IRON RODS FOUND IN CONCRETE AT RIGHT OF WAY FENCE CORNERS. ACCEPTED AS MONUMENTING THE HIGHWAY RIGHT OF WAY.
6. MONUMENT FOUND 0.54' NORTHWEST OF LINE BETWEEN HIGHWAY RIGHT OF WAY MONUMENTS. NOT HELD.
7. 2" AXLES FOUND. ACCEPTED AS ORIGINAL PLAT OF CASCADE LOCKS MONUMENTS.
8. 5/8" IRON ROD FOUND IN CONCRETE AT RIGHT OF WAY FENCE, DOES NOT REFLECT RIGHT OF WAY AS CALLED IN DEED.

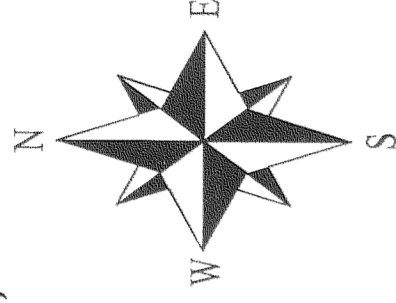
**REFERENCES:**

HOOD RIVER COUNTY ASSESSORS MAPS 02N-07E-12 & 02N-07E-12CD REVISED AUGUST 8, 2003.  
 AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE NUMBER 0035258, DATED FEBRUARY 13, 2006.  
 STATUTORY WARRANTY DEED, RECORDED JUNE 24, 1998, AS MICROFILM No.982798.  
 FINAL JUDGMENT OF HOOD RIVER COUNTY CIRCUIT COURT CASE No.4903, DATED MAY 10, 1993.

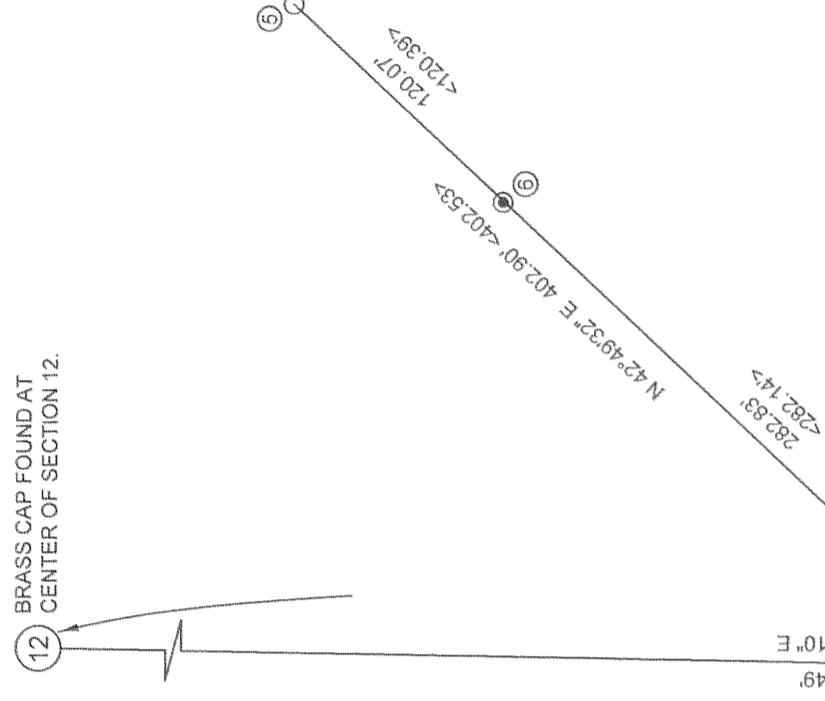
**ADJOINER DEEDS:**  
 TAX LOT 5000: TAX LOTQUITCLAIM DEED, FILED JULY 22, 1992, AS MICROFILM No.821073.  
 TAX LOT 5100: STATUTORY WARRANTY DEED, RECORDED DECEMBER 4, 1995, AS MICROFILM No.953525.  
 TAX LOT 5200: STATUTORY BARGAIN AND SALE DEED, RECORDED SEPTEMBER 22, 2003, AS DOCUMENT No.20035960.  
 TAX LOT 6100: SPECIAL WARRANTY DEED, RECORDED AUGUST 23, 1999, AS DOCUMENT No.993853.  
 TAX LOT 6200: WARRANTY DEED, RECORDED MAY 17, 1991, AS MICROFILM No.911175.  
 WARRANTY DEED, FILED JUNE 1, 1959, IN BOOK 64 OF DEEDS, PAGE 514.

**HIGHWAY DRAWINGS:**  
 OREGON STATE HIGHWAY DEPARTMENT DRG. No. 88-7-5, DATED OCTOBER, 1957.  
 OREGON STATE HIGHWAY DEPARTMENT, PLANS FOR PROPOSED PROJECT, DRG. No. D-212-1959, DATED APRIL 22, 1959.  
 OREGON STATE HIGHWAY DEPARTMENT DRG. No. 78-30-1, REVISED APRIL, 1965.

**SURVEYS:**  
 PLAT OF CASCADE LOCKS, WASCO COUNTY OREGON, DATED APRIL 2, 1891.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#887, O.W.R.R. SURVEY, DATED 1925 OF CASCADE LOCKS.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#1209, CITY OF CASCADE LOCKS PARTIAL RE-SURVEY, DATED JANUARY 17, 1961.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#5016, FILED APRIL 22, 1985.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#93005, FILED FEBRUARY 3, 1993.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#96015, FILED APRIL 2, 1996.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#96097, FILED DECEMBER 30, 1996.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#2001011, FILED FEBRUARY 26, 2001.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#2001061, FILED AUGUST 29, 2001.  
 HOOD RIVER COUNTY SURVEYOR'S OFFICE C.S.#2005033, FILED MAY 10, 2005.



BRASS CAP FOUND AT CENTER OF SECTION 12.



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PROPERTY BOUNDARY FOR TAX LOT 6300 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-07E-12CD. THE LAND IS DESCRIBED IN AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE NUMBER 0035258, DATED FEBRUARY 13, 2006. THE LAND IS ALSO DESCRIBED IN HOOD RIVER COUNTY STATUTORY WARRANTY DEED, RECORDED JUNE 24, 1998 AS DOCUMENT #982798.

THE NORTHERLY LINE OF THE PROPERTY IS THE SOUTHERLY RIGHT OF WAY OF THE COLUMBIA RIVER HIGHWAY, INTERSTATE I-84. THIS LINE WAS ESTABLISHED BY HOLDING TWO IRON RODS FOUND NEAR THE RIGHT OF WAY FENCE THAT WERE LIKELY SET BY THE STATE HIGHWAY DEPARTMENT (CORNER NOTE POINTS 5). THE LINE BETWEEN THESE TWO RODS WAS EXTENDED TO THE EAST LINE OF THE PLAT OF CASCADE LOCKS. C.S.#1209, A PARTIAL RE-SURVEY OF THE PLAT OF CASCADE LOCKS AND HIGHWAY DRAWING 88-7-5 SHOW THE RIGHT OF WAY HAVING A COMMON CORNER WITH THE SOUTHEAST CORNER OF LOT 7, BLOCK 9 OF THE PLAT OF CASCADE LOCKS. THE DEED CALLS A CIRCUIT COURT CASE No.4903 WHICH DESCRIBES THE LINE AS BEING 160 FEET FROM THE CENTERLINE OF THE HIGHWAY AND IT IS THEREFORE UNLIKELY THAT THE TWO POINTS ARE THE SAME, EVEN THOUGH THEY ARE CLOSE AS SHOWN ON THIS SURVEY. (SEE CORNER NOTE POINT 1).

THE WESTERLY LINE OF THE PROPERTY IS THE EAST LINE OF THE PLAT OF CASCADE LOCKS AND WAS DEFINED BY THE 2" AXLE ACCEPTED AS BEING AN ORIGINAL MONUMENT OF THE PLAT OF CASCADE LOCKS, (CORNER NOTE 7), AND THE PIPE FOUND AT CORNER NOTE 2. THE EAST CORNERS OF UNDINE STREET (FIRST STREET ON THE PLAT OF CASCADE LOCKS) WERE ESTABLISHED BY PROPORTION.

THE SOUTHERLY LINE OF THE PROPERTY WAS ESTABLISHED BY C.S.#96015 AND THE FOUND CORNERS WERE ACCEPTED.

THE EASTERLY LINE OF THE PROPERTY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AS IS DEFINED BY THE MONUMENTS FOUND AT THE SOUTH QUARTER CORNER AND THE CENTER OF THE SECTION.

THERE ARE NO EASEMENTS MENTIONED ON THE TITLE REPORT. HOOD RIVER COUNTY CIRCUIT COURT CASE No.4903 CONTAINS ACCESS RESTRICTIONS TO THE HIGHWAY.

**HORIZONTAL DATUM AND BASIS OF BEARINGS:**  
 STATE PLANE COORDINATES, OREGON, NORTH ZONE  
 NORTH-AMERICAN DATUM OF 1983 (1988 ADJUSTMENT)

**VERTICAL DATUM:**  
 NORTH-AMERICAN VERTICAL DATUM OF 1988

**SYMBOL LEGEND:**

- SET 5/8" IRON ROD WITH 1 1/2" ALUMINUM CAP STAMPED "CROSS P.L.S.60051"
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S.60051"
- 5/8" IRON ROD FOUND WITHOUT CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP P.L.S.1028
- CALCULATED CORNER, NOT SET
- (60.00') DEED OR PLAT DISTANCE
- (50.00') C.S.#96015 DISTANCE
- (60.00') C.S.#93005 DISTANCE
- <50.00'> C.S.#2001011 DISTANCE
- X — FENCE

**FILED**

MAY 9 2006

*Bradley J. Cross*  
 OREGON REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

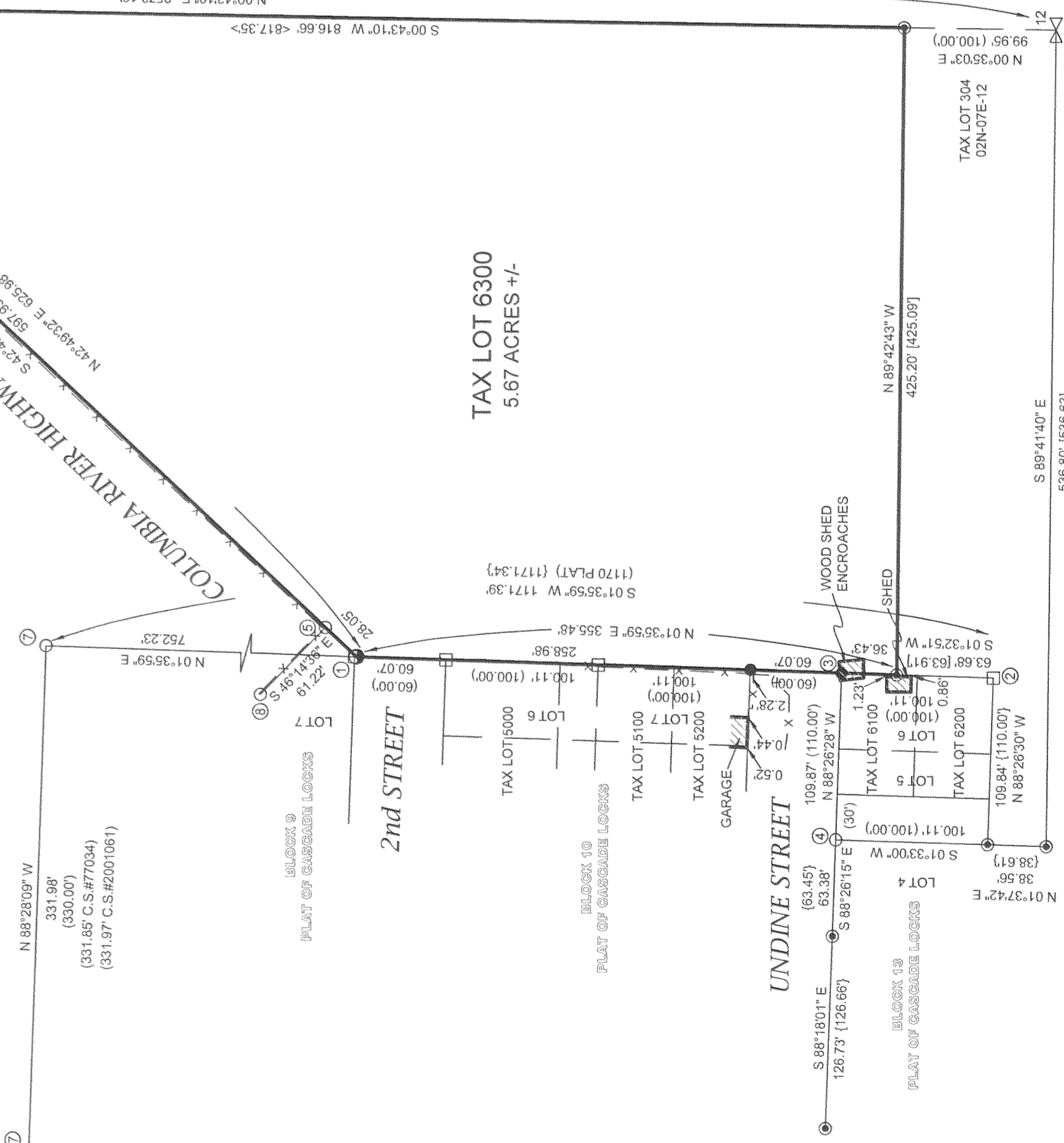
OREGON  
 JANUARY 2002  
 BRADLEY J. CROSS  
 60051

RENEWAL DATE: 12/31/2007

PROJECT NUMBER: 2006005  
 DATE OF SURVEY: MARCH 2006  
 DATE OF DRAWING: APRIL 11, 2005  
 HOOD RIVER COUNTY ASSESSORS MAP: 2N-07E-12CD

**COLUMBIA RIVER SURVEYING & MAPPING**

216 CASCADE AVE, SUITE 23  
 HOOD RIVER, OREGON, 97031  
 PHONE/FAX: 541-386-9002  
 EMAIL: INFO@COLUMBIASURVEYING.COM



BRASS CAP FOUND AT SOUTH QUARTER CORNER OF SECTION 12.

CS 2006 034

CS 2006 034