

PROPERTY BOUNDARY SURVEY FOR BETTER WORLD ACQUISITIONS, LLC.

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 7 EAST W.M.,

CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON.

TAX LOT 400, 2N-07E-12AD.

JULY 6, 2007.

SHEET 2 OF 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No. *CS 2007 104*

Filed Date *October 4, 2007*

By: *Ronald J. Cross*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PROPERTY BOUNDARY FOR TAX LOT 400 OF HOOD RIVER COUNTY ASSESSORS MAP 2N-07E-12AD. THE LAND IS DESCRIBED IN AMERITITLE PRELIMINARY TITLE REPORT #3, TITLE NUMBER 0037759, DATED JUNE 6, 2007. THE LAND IS ALSO DESCRIBED IN QUIT CLAIM DEED, RECORDED SEPTEMBER 13, 2000, AS DOCUMENT #20003452.

THE LEGAL DESCRIPTION APPEARS TO CALL THE INCORRECT DOCUMENT FOR THE POINT OF BEGINNING AS BOOK 25, PAGE 602 DOES NOT RELATE TO THE PROPERTY. THE POINT OF BEGINNING APPEARS TO BE CONSISTENT WITH THE SOUTHERLY CORNER OF TAX LOT 500 AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED MAY 20, 2003, AS DOCUMENT #20032931 AND I ACCEPTED THE MONUMENT DESCRIBED AT CORNER NOTE POINT #1 FOR THE POINT OF BEGINNING. THE MOST EASTERLY CORNER OF TAX LOT 500 WAS SET AT THE INTERSECTION OF THE DEED CALL DISTANCES. THE DESCRIPTION THEN DESCRIBES A COURSE TO AN INTERIOR LINE OF DEED BOOK 37, PAGE 482, CONSISTENT WITH THE NORTHERLY CORNER OF TAX LOT 500 AND THE MONUMENT FOUND AT POINT #2. THE NEXT COURSE WAS HELD AS BEING THE DEED CALL DISTANCE OF 100 FEET ALONG THE LINE EXTENDED BETWEEN POINT #3 & #2 AS THE BEARINGS DESCRIBED BY DEED BOOK 37, PAGE 482 AND THE DESCRIPTION FOR TAX LOT 500 ARE THE SAME. THIS METHOD WAS ALSO FOLLOWED BY C.S.#93091 WHICH SET MONUMENTS AT THIS LOCATION WHICH WERE DESTROYED BY RECENT CLEARING OPERATIONS. I THEN HELD THE 90 DEGREE ANGLE AS DESCRIBED BY THE DEEDS TO THE HISTORIC HIGHWAY RIGHT OF WAY. THE EASTERLY TANGENT PORTION OF THE HISTORIC HIGHWAY RIGHT OF WAY WAS ESTABLISHED RECENTLY BY C.S.#2004019 AND I FOUND THE MONUMENTS SET BY THAT SURVEY AND OFFSET THEM TO ESTABLISH THE CENTER LINE AND THE CALCULATED P.T. STATION SHOWN AT STATION 156+71.16. THE WESTERLY TANGENT PORTION OF THE HISTORIC HIGHWAY RIGHT OF WAY CENTERLINE WAS ESTABLISHED BY HOLDING THE RECORD OFFSETS FROM THE SCREW FOUND IN THE CURB FROM HIGHWAY DRAWING 3B-24-17 AND C.S.#92087, AND THE MONUMENT FOUND TO THE EAST FROM C.S.#96082. THE CURB LINES AND HIGHWAY AS CONSTRUCTED FIT WELL WITH THE LOCATION OF THE HIGHWAY CREATED BY THIS METHOD AND THE ANGLE FORMED BETWEEN THE TANGENTS IS VERY CLOSE TO THE RECORD ANGLE SHOWN ON HIGHWAY DRAWING 6B-35-5. I THEN FIT THE CURVE BETWEEN THE TANGENTS AS SHOWN ON HIGHWAY DRAWING 6B-35-5 HOLDING THE P.T. ST 156+71.16. THE SCREW FOUND IN THE CURB TO THE WEST IS 1'4" DIFFERENT IN THE RECORD STATIONING, AN ACCEPTABLE ERROR CONSIDERING THERE IS NO TIE SHOWN FOR MONUMENTS BETWEEN THE HIGHWAY DRAWINGS CREATING THE ALIGNMENTS. THE LEGAL DESCRIPTIONS CALLS DEED BOOK 44, PAGE 284, FOR THE HIGHWAY RIGHT OF WAY, WHICH IS CONSISTENT WITH THE LOCATION SHOWN ON HIGHWAY DRAWING 6B-35-5.

I THEN FOLLOWED THE OFFSET SPIRAL AND TANGENT PORTION OF THE HIGHWAY RIGHT OF WAY TO THE EAST LINE OF SECTION 12. THE EAST LINE OF SECTION 12 WAS ACCEPTED AS BEING BETWEEN THE MONUMENT FOUND AT POINT #11 FROM C.S.#2004019 AND THE MONUMENT FOUND AT POINT #13, BEING THE EAST QUARTER CORNER OF SECTION 12.

I THEN FOLLOWED THE EAST LINE OF SECTION 12 SOUTHERLY TO THE NORTHERLY RIGHT OF WAY OF I-84 AS SHOWN ON HIGHWAY DRAWING 8B-7-6 & DESCRIBED BY HOOD RIVER COUNTY CIRCUIT COURT CASE No. 4903 AS CALLED IN THE LEGAL DESCRIPTION. SURVEY C.S.#88057 SHOWS CO-ORDINATED MONUMENTS FOUND AND SET CONSISTENT WITH THE HIGHWAY DRAWING 8B-7-6. BY HOLDING THE CO-ORDINATES FOR THE EAST QUARTER CORNER MONUMENT AND THE MONUMENT FOUND AT STATION 1964+00, RIGHT 500, I CALCULATED THE LOCATION OF THE MONUMENTS FOUND ON THE HIGHWAY CENTERLINE AT STATIONS 1933+66.42 AND 1966+74.52 BY C.S.#88057. THE MONUMENTS WERE SEARCHED FOR BUT NOT FOUND. A RECENT SURVEY C.S.#2007051 USED A SIMILAR METHOD TO RE-ESTABLISH THE HIGHWAY ALIGNMENT AND HAS THE SAME BASIS OF BEARINGS WITH A DIFFERENCE OF THE CENTERLINE ALIGNMENT BEARING OF ONLY 5". THE NORTHERLY RIGHT OF WAY ESTABLISHED BY THIS METHOD ALSO FALLS VERY CLOSE TO THE RIGHT OF WAY FENCE AND A WOODEN POST FOUND NEAR THE SOUTHWEST CORNER OF THE PARCEL. I DID NOT HOLD THE WOODEN POST AS SURVEYS BY MYSELF AND OTHERS NEAR CASCADE LOCKS HAVE FOUND IRON RODS MONUMENTING THE RIGHT OF WAY.

I THEN FOLLOWED THE RIGHT OF WAY TO THE LINE ESTABLISHED AS BEING THE NORTHEASTERLY LINE OF PARCEL 2 OF DEED BOOK 34, PAGE 331, AS PER THE LEGAL DESCRIPTION. I HELD THE DEED CALL DISTANCES FROM BOOK 34, PAGE 331, IN CONJUNCTION WITH THE DIRECTION OF THE CENTER LINE OF EDGEWOOD AVENUE TO ESTABLISH THE NORTHEASTERLY LINE OF SAID PARCEL 2. I THEN FOLLOWED THE NORTHWESTERLY RIGHT OF WAY OF EDGEWOOD AVENUE TO THE POINT ACCEPTED AS THE POINT OF BEGINNING. SEE THE CORNER MONUMENT NOTES FOR THE METHOD USED TO ESTABLISH THE NORTHWESTERLY RIGHT OF WAY OF EDGEWOOD AVENUE.

IT APPEARS THAT THE ROADWAY AS CONSTRUCTED FOR EDGEWOOD AVENUE ENCLOSES AT THE SOUTHWEST CORNER OF THE TRACT AS SHOWN. THERE ARE NO EASEMENTS MENTIONED ON THE TITLE REPORT. THE TITLE REPORT MENTIONS ACCESS RESTRICTIONS TO THE HIGHWAYS.

CORNER NOTES:

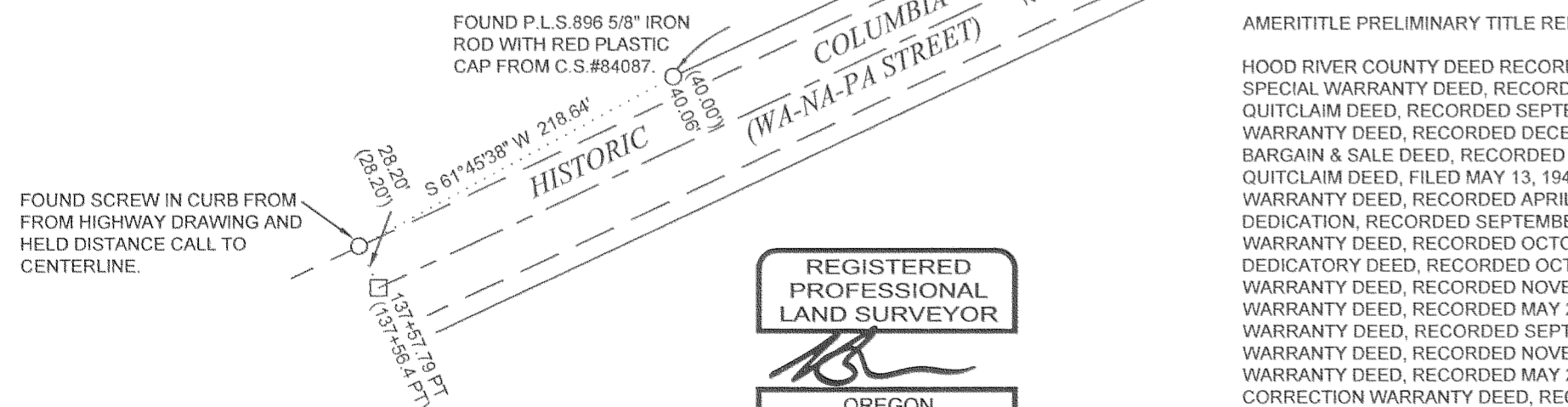
- FOUND 3/4" IRON PIPE AT THE SOUTHERLY CORNER OF TAX LOT 500 AND ACCEPTED AS DEED POINT OF BEGINNING.
- FOUND 1/2" IRON PIPE AT THE NORTHERLY CORNER OF TAX LOT 500. DESTROYED BY CLEARING OPERATIONS AFTER LOCATING THE MONUMENT. REPLACED WITH A NEW MONUMENT IN THE SAME LOCATION.
- FOUND 1/2" IRON PIPE AT THE WESTERLY CORNER OF TAX LOT 500, 10" DEEP.
- FOUND P.L.S. 2325 2 1/2" ALUMINUM CAP FROM C.S.#93091. THE NORTHERLY MONUMENT WAS NOT ACCEPTED AS BEING ON THE RIGHT OF WAY AS SHOWN ON C.S.#93091.
- FOUND 3/4" IRON PIPE.
- FOUND 5/8" IRON ROD, 12" DEEP. ACCEPTED AS BEING AT THE ANGLE POINT OF EDGEWOOD DRIVE RIGHT OF WAY.
- FOUND 1" IRON PIPE, 12" DEEP.
- FOUND 1" IRON PIPE.
- FOUND WOODEN HIGHWAY RIGHT OF WAY POST SOUTHEASTERLY, 0.90 OF LINE.
- FOUND P.L.S. 1815 5/8" IRON ROD WITH RED PLASTIC CAP FROM C.S.#2004019 AND ACCEPTED AS BEING ON THE NORTHERLY RIGHT OF WAY OF WA-NA-PA STREET.
- FOUND P.L.S. 1815 5/8" IRON ROD WITH RED PLASTIC CAP FROM C.S.#2004019 AND ACCEPTED AS BEING ON THE NORTHERLY RIGHT OF WAY OF WA-NA-PA STREET AND THE EAST LINE OF SECTION 12.
- FOUND 2" IRON PIPE AT NE CORNER OF CHIPMAN D.L.C., ALSO ON SECTION LINE. AND CREATES SLIGHT ANGLE POINT AS PER C.S.#2004019.
- FOUND BRASS CAP AT EAST QUARTER CORNER OF SECTION 12.
- CALCULATED POINT OF COMMENCEMENT OF DEEDS FOR THE DEDICATION DEED FOR EDGEWOOD AVENUE AND FOR THE LOTS ADJACENT TO EDGEWOOD AVENUE. THE MONUMENT CALLED IN THE DEEDS HAS BEEN DESTROYED, HOWEVER THE CALCULATED LOCATION APPEARS TO BE WITHIN AN ACCEPTABLE TOLERANCE WITH THE MONUMENTS FOUND AND THE DEED CALLS.
- CALCULATED POINT IN CENTER OF EDGEWOOD AVENUE RIGHT OF WAY. CALCULATED THE CENTER OF THE RIGHT OF WAY BY OFFSETTING THE LINE THROUGH THE MONUMENTS FOUND AT POINTS 6 & 8 BY THE DEEDED 20 FEET AND RUNNING THE LINE THROUGH A POINT CENTERED BETWEEN THE MONUMENTS FOUND AT POINTS 1 & 5. THE EXTERNAL ANGLE FORMED AT THIS POINT IS MEASURED AT 187°57'20". THE DEED CREATING THE RIGHT OF WAY (BOOK 28, PAGE 314) NOTES AN ANGLE OF EXACTLY 188°. THUS THIS METHOD AND THE MONUMENTS FOUND ARE CONSISTENT WITH THE DEDICATION DEED.
- CURVE P.I. CALCULATED CURVE IS NOT SYMMETRICAL ABOUT THE P.I. I HELD THE PT AT ST 156+71.16 AS CALCULATED FROM C.S.#2004019 AND HELD THE 2" CURVE AND 400' SPIRAL LENGTH TO FIT THE SPIRAL CURVE. THE INTERIOR ANGLE BETWEEN THE TANGENTS IS SHOWN AS 169°16'00" ON HIGHWAY DRAWING 6B-35-5, I MEASURE 169°16'35" SUGGESTING CONFORMITY.

BASIS OF BEARINGS:

NORTH AMERICAN DATUM OF 1983 (CORS)
HELD SKAMANIA CORS STATION

SYMBOL LEGEND:

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CROSS P.L.S. 60051"
- ⊙ SET 1" DIAMETER BRASS PLUG IN ROAD STAMPED "CROSS P.L.S. 60051"
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER, NOT FOUND OR SET
- (25.00') DEED DISTANCE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWAL DATE: 12/31/2007

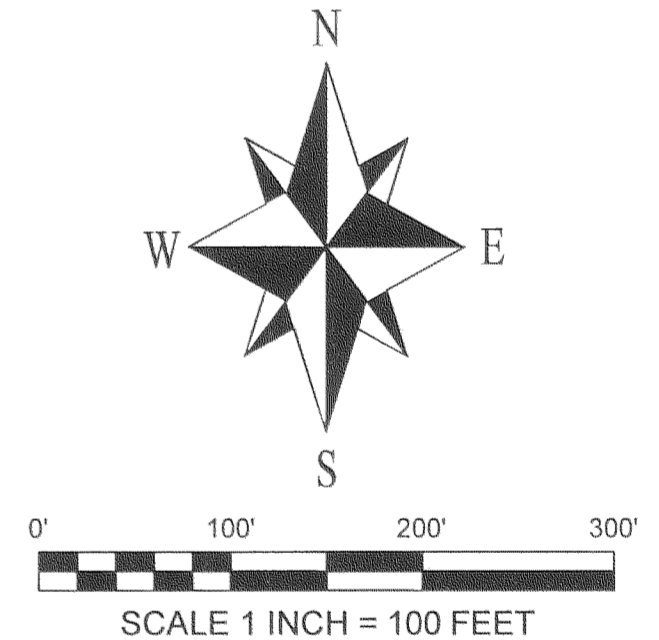
REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #3, TITLE No.037759, DATED JUNE 6, 2007.

HOOD RIVER COUNTY DEED RECORDS:
 SPECIAL WARRANTY DEED, RECORDED MAY 20, 2003, AS DOCUMENT #20032931.
 QUITCLAIM DEED, RECORDED SEPTEMBER 13, 2000, AS DOCUMENT #20003452.
 WARRANTY DEED, RECORDED DECEMBER 14, 1950, AS BOOK 44, PAGE 284.
 BARGAIN & SALE DEED, RECORDED MAY 8, 1948, AS BOOK 37, PAGE 482.
 QUITCLAIM DEED, FILED MAY 13, 1947, AS BOOK 34, PAGE 331.
 WARRANTY DEED, RECORDED APRIL 25, 1940, AS BOOK 28, PAGE 105.
 DEDICATION, RECORDED SEPTEMBER 14, 1940, AS BOOK 28, PAGE 314.
 WARRANTY DEED, RECORDED OCTOBER 14, 1940, AS BOOK 28, PAGE 347.
 DEDICATORY DEED, RECORDED OCTOBER 23, 1940, AS BOOK 28, PAGE 355.
 WARRANTY DEED, RECORDED NOVEMBER 28, 1944, AS BOOK 31, PAGE 350.
 WARRANTY DEED, RECORDED MAY 24, 1948, AS BOOK 37, PAGE 575.
 WARRANTY DEED, RECORDED SEPTEMBER 7, 1948, AS BOOK 38, PAGE 551.
 WARRANTY DEED, RECORDED NOVEMBER 28, 1955, AS BOOK 56, PAGE 178.
 WARRANTY DEED, RECORDED MAY 24, 1948, AS BOOK 37, PAGE 575.
 CORRECTION WARRANTY DEED, RECORDED MARCH 4, 1959, AS BOOK 64, PAGE 42.
 WARRANTY DEED, RECORDED MAY 5, 1975, AS MICROFILM #750842.
 WARRANTY DEED, RECORDED AUGUST 6, 1981, AS MICROFILM #811432.
 WARRANTY DEED, RECORDED JULY 22, 1986, AS MICROFILM #861318.
 STATUTORY WARRANTY DEED, RECORDED JANUARY 1, 2007, AS DOCUMENT #2007-00084.
 BARGAIN AND SALE DEED, RECORDED MARCH 14, 1960, AS BOOK 66, PAGE 402.
 WARRANTY DEED, RECORDED APRIL 11, 1946, AS BOOK 33, PAGE 32.

HOOD RIVER COUNTY CIRCUIT COURT CASE No.4903, DATED JULY 2, 1963.

SOUTHERLY RIGHT OF WAY MAY NOT BE DEPICTED CORRECTLY HERE AS NO INVESTIGATION WAS MADE AS TO RELATIONSHIP WITH CENTER LINE OF HIGHWAY. LINE SCALED FROM TAX MAP.



HOOD RIVER COUNTY SURVEYORS OFFICE:

OREGON STATE HIGHWAY DEPARTMENT HIGHWAY DRAWING 3B-24-17, DATED JULY, 1931, REVISED FEBRUARY, 1932.
 OREGON STATE HIGHWAY DEPARTMENT HIGHWAY DRAWING 6B-35-5, DATED AUGUST, 1949, REVISED JULY, 1968.
 OREGON STATE HIGHWAY DEPARTMENT HIGHWAY DRAWING 8B-7-6, DATED OCTOBER, 1957.
 C.S.#2007051, FILED MAY 1, 2007.
 C.S.#2004019, FILED APRIL 17, 2004.
 C.S.#2000037, FILED MAY 2, 2000.
 C.S.#98043, FILED JUNE 15, 1998.
 C.S.#96082, FILED NOVEMBER 9, 1996.
 C.S.#94020, FILED FEBRUARY 28, 1994.
 C.S.#93091, FILED NOVEMBER 12, 1993.
 C.S.#92095, FILED NOVEMBER 23, 1992.
 C.S.#92087, FILED NOVEMBER 12, 1992.
 C.S.#88057, FILED OCTOBER 14, 1988.
 C.S.#85081, FILED OCTOBER 24, 1985. (SAME AS C.S.#1318)
 C.S.#84087, FILED DECEMBER 17, 1984.
 C.S.#77043, FILED MAY 10, 1977.
 C.S.#1318, FILED JANUARY 9, 1970.

HOOD RIVER COUNTY ASSESSORS MAPS:
 02N-07E-12AD, REVISED AUGUST 18, 2006.
 02N-07E-12AC, (NO REVISION DATE NOTED).
 02N-08E-07B, REVISED JUNE 5, 2006.

PROJECT NUMBER: 2007021.
 DATE OF SURVEY MONUMENTATION: JULY 6, 2007.
 DATE OF DRAWING: SEPTEMBER 27, 2007.
 HOOD RIVER COUNTY ASSESSORS MAP: 02N-07E-12AD.

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