

ALTA/ACSM LAND TITLE SURVEY

TAX LOTS 3500 & 3600, HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-36BC

PROVIDENCE HOSPITAL HOOD RIVER

HOOD RIVER COUNTY SURVEYOR'S OFFICE

CS# 2011 012

DATE FILED: 3.25.11

BY: [Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE CLIENT WITH A BOUNDARY SURVEY WITH TOPOGRAPHIC DETAIL OF TAX LOTS 3500 AND 3600. NO GUARANTEE IS MADE TO THE COMPLETENESS OF UNDERGROUND UTILITIES AS THEY WERE DERIVED FROM LOCATES AND SURFACE EVIDENCE. THE BOUNDARY WAS RESOLVED BY RETRACING THE ORIGINAL PLAT OF SHEPLERS SUBDIVISION WHICH WAS MEASURED 30 FOOT OFFSET FROM CITY MONUMENTS IN MAY STREET AND THE WEST LINE OF SECTION 35. I USED PROPORTIONED BETWEEN FOUND MONUMENTS. THE MONUMENTATION WHICH WAS FOUND IS NOTED ON THE FACE OF THE SURVEY. THE ONLY PROPERTY CORNER SET ON THIS SURVEY WAS THE SOUTHWEST CORNER.

LOCATION OF SURVEY:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY IN THE STATE OF OREGON.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,6,7a,8,9,10,11b,13,14,16,17&18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN THE EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

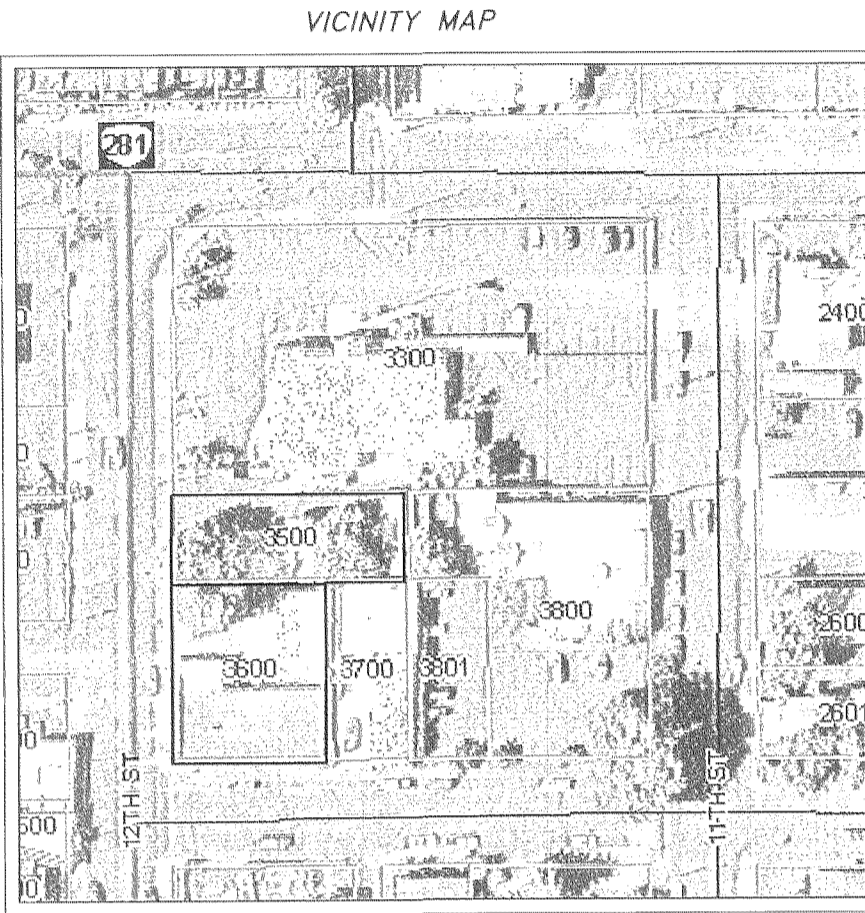
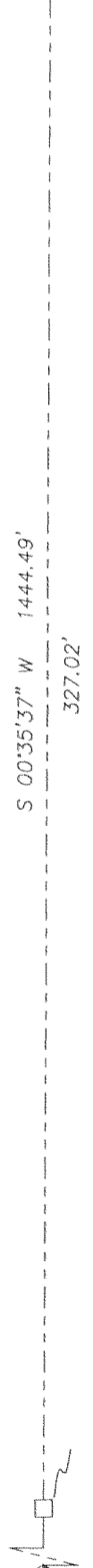
REFERENCES:

- HOOD RIVER COUNTY SURVEY #80093
HOOD RIVER COUNTY SURVEY #83000
HOOD RIVER COUNTY SURVEY #2010-014
HOOD RIVER COUNTY EASEMENT RECORDS #671200
HOOD RIVER COUNTY EASEMENT RECORDS #751300
HOOD RIVER COUNTY EASEMENT RECORDS #872429

UTILITY CONTACTS:

- CITY OF HOOD RIVER, CONTACT: DAVE SCHMOCK, 541-386-2383
N.W. NATURAL, CONTACT: SCOTT PALMER, 503-721-2449
FARMERS IRRIGATION, CONTACT: RICK, 541-386-3115
HOOD RIVER ELECTRIC, CONTACT: 541-354-2229
PACIFIC CORP., CONTACT: 1-888-221-7070
EMBARQ, CONTACT: 1-888-723-8010
CHARTER COMMUNICATION, CONTACT: 1-877-305-0036
ODOT ELECTRIC, CONTACT: 541-352-6312

CITY MONUMENT NO.15



LEGAL DESCRIPTIONS:

PARCEL 1 (TAX LOT #3500) LOT 10, BLOCK 1, SHEPLERS SUBDIVISION OF PLEASANT VIEW ADDITION, IN THE CITY OF HOOD RIVER, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.
PARCEL 2 (TAX LOT #3600) LOTS 11 AND 12, BLOCK 1, SHEPLERS SUBDIVISION OF PLEASANT VIEW ADDITION, IN THE CITY OF HOOD RIVER, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON.

FLOOD ZONE DESIGNATION:

THE COUNTY FLOOD ZONE DESIGNATION IS ZONE C, WHICH MEANS THIS IS AN AREA OF MINIMAL FLOODING. THE DESIGNATION IS BASED ON FEMA MAP DATED SEPTEMBER 24, 1984, COMMUNITY PANEL #410086-0050B.

SITE ACCESS:

TAX LOT 3500 HAS ACCESS FROM THE EAST SIDE OF 12TH STREET. TAX LOT 3600 HAS ACCESS FROM THE EAST SIDE OF 12TH STREET AND THE NORTH SIDE OF JUNE STREET.

ZONING CLASSIFICATION:

BOTH TAX LOTS 3500 AND 3600 ARE ZONED C-2. C-2 ZONING IS CLASSIFIED AS GENERAL COMMERCIAL ZONES, SEE TITLE 17, CHAPTER 17.03.050 OF CITY ZONING ORDINANCE FOR SETBACK AND HEIGHT REQUIREMENTS.

GROSS LAND AREA:

TAX LOT 3500 = 6,600 Sq Ft., ±
TAX LOT 3600 = 8,780 Sq. Ft., ±

ENCROACHMENTS:

- (#1)-BUILDING ON TAX LOT 3700 ENCLOSES TO THE NORTH.
(#2)-SHED AND PAVEMENT ON TAX LOT 3500 ENCLOSES TO THE NORTH.
(#3)-SHED ON TAX LOT 3600 ENCLOSES TO THE NORTH.

GENERAL NOTE:

THERE IS NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
BUILDINGS ARE PRESENT ON SITE.
SITE MEASURES APPROXIMATELY 30 FEET FROM INTERSECTION OF JUN ST. AND 12TH ST. (#14 OF TABLE A)
THERE IS NO OBSERVABLE EVIDENCE OF EARTH WORK OR CONSTRUCTION IN RECENT MONTHS. (#16 OF TABLE A)

BASIS OF BEARING AND VERTICAL DATUM:

U.S.G.S STATION PONDER-2
N.A.V.D 1983 (1998 ADJUSTMENT)
LATITUDE = 45°42'39.37105" (N)
LONGITUDE = 121°32'59.76083" (W)
ORTHOMETRIC HEIGHT OF 102.638 METERS (336.74')
N.A.V.D. 1988 USING THE 1999 GEOID FOR THE U.S.

BASIS OF BEARING OF THE SURVEY IS OREGON STATE PLANE, NORTH ZONE (3601), GRID BEARINGS & INTERNATIONAL FEET.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON December 30, 2005 ERIK M. CARLSON 72306

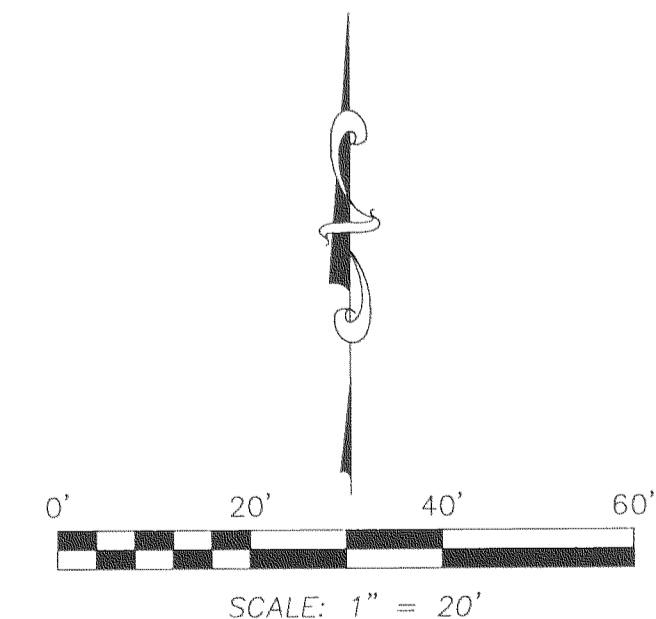
Expires: December, 2011

SHEET INDEX:

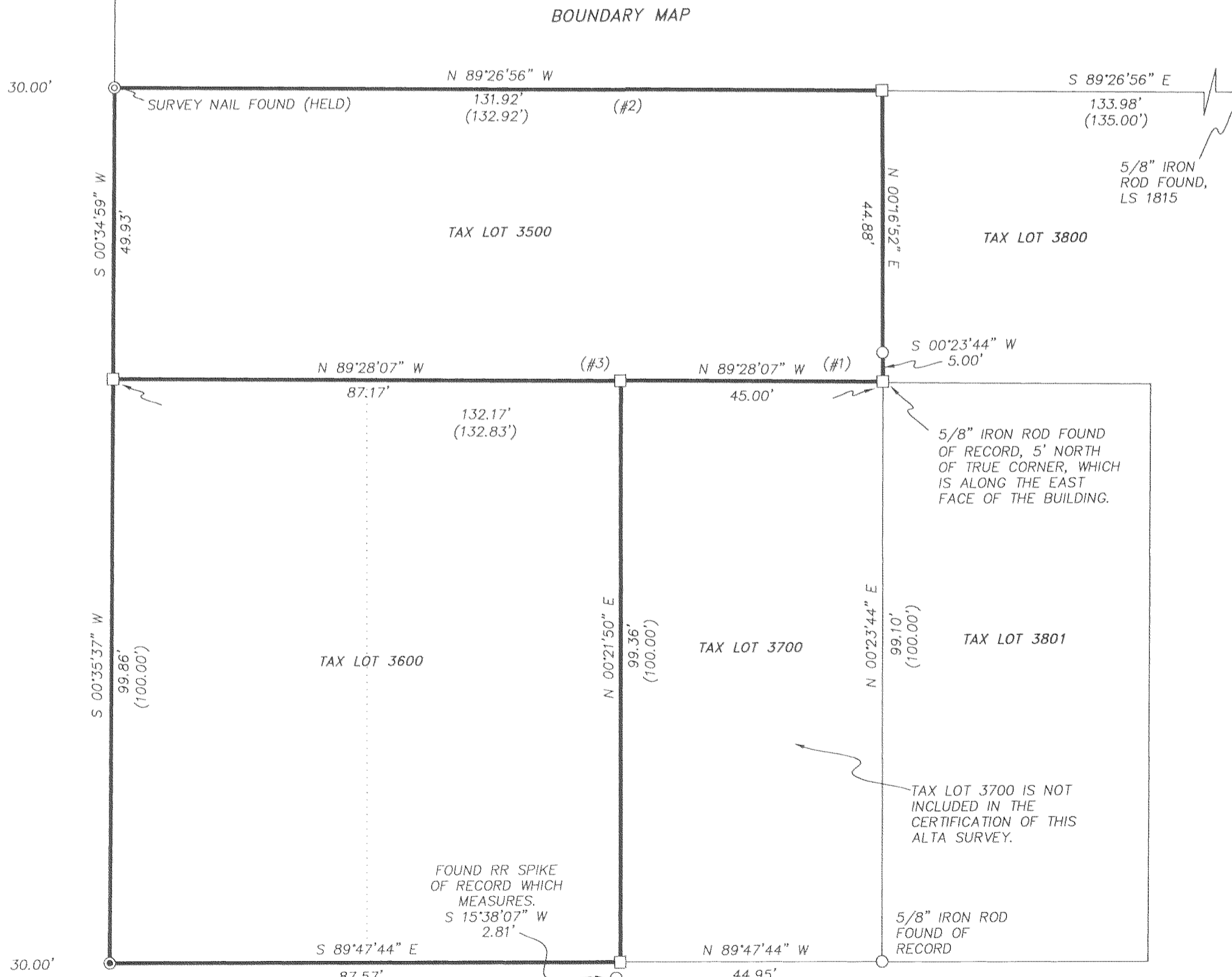
SHEET 1: TITLE PAGE WITH NARRATIVE
SHEET 2: SITE DETAIL

TERRA SURVEYING

DATE: FEBRUARY 11, 2011
SCALE: 1" = 20' (PLOT SIZE: 18"X24")
PROJECT: 10070
ASSESSORS MAP: 3N-10E-36BC
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE & FAX: (541) 386-4531
terra@gorge.net
www.terrandsurveying.com



FOUND 5/8" IRON ROD MONUMENTING THE WEST QUARTER OF SECTION 36



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 for
 PROVIDENCE HOSPITAL HOOD RIVER

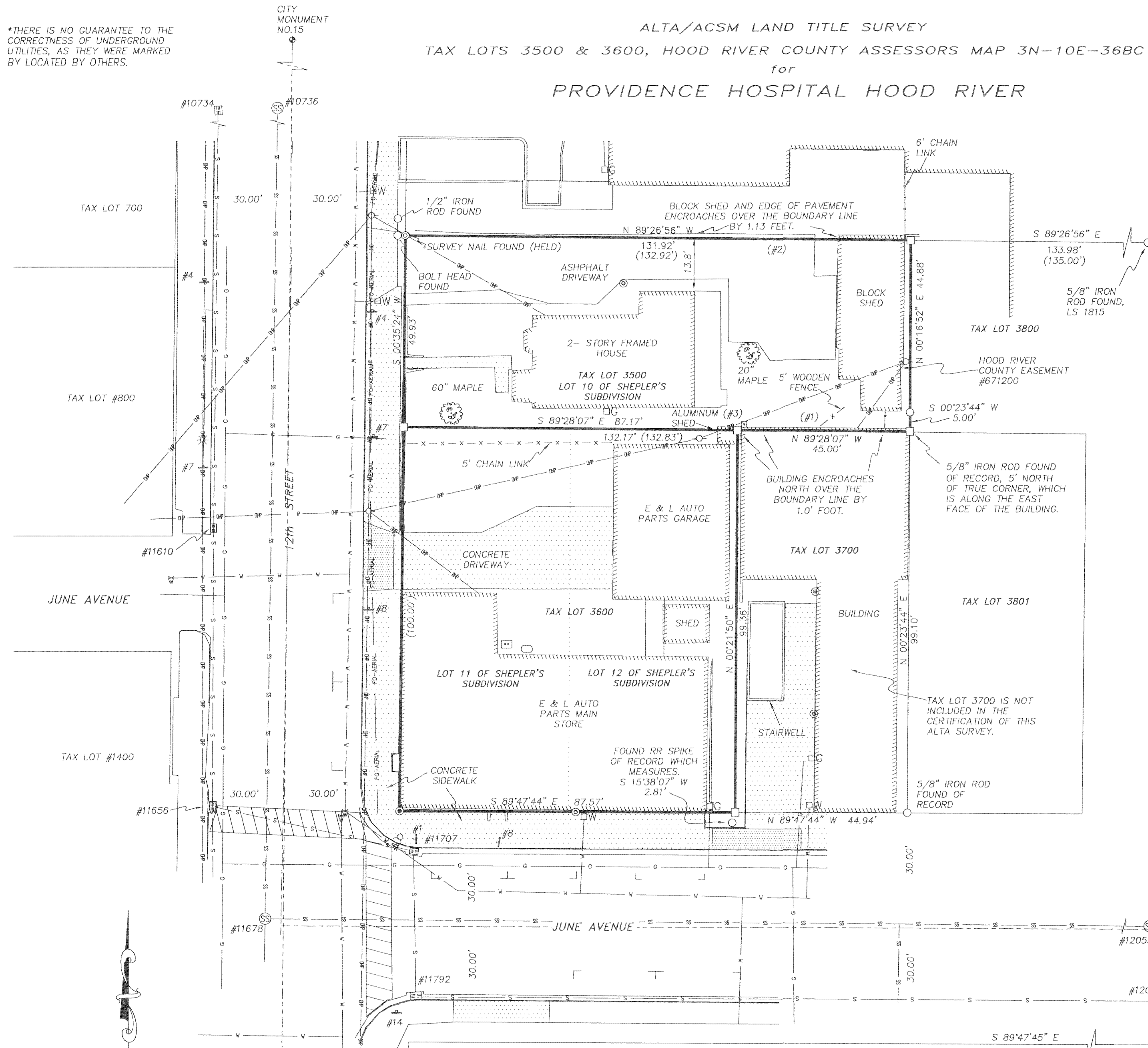
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BY: *[Signature]*

*THERE IS NO GUARANTEE TO THE
 CORRECTNESS OF UNDERGROUND
 UTILITIES, AS THEY WERE MARKED
 BY LOCATED BY OTHERS.



STORM SEWER:
 STORM CATCH BASIN #10734
 RIM ELEV = 463.31'
 8" CONC (EAST) INV = 459.56'
 NOTE: THE CATCH BASIN SHOWS A
 PIPE OUT TO THE EAST, IT IS MY
 OPINION THAT THIS PIPE HAS A TEE
 THAT GOES NORTH AND SOUTH.

STORM CATCH BASIN #11610
 RIM ELEV = 477.48'
 12" CONCRETE (NORTH) INV = 473.70'
 12" CONCRETE (SOUTH) INV = 473.68'
 6" STEEL (SOUTH) INV = 474.83'

STORM CATCH BASIN #11656
 RIM ELEV = 481.95'
 12" CONC INV (NORTH) = 477.43'
 12" CONC INV (EAST) = 477.52'
 12" CONC INV (SOUTH) = 477.58'

STORM CATCH BASIN #11707
 RIM ELEV = 482.58'
 12" CONC INV (WEST) = 479.73'
 12" CONC INV (SOUTH) = 480.08'
 4" PVC INV (NORTH) = 480.54'

STORM CATCH BASIN #11792
 RIM ELEV = 483.71'
 12" CONC INV (NORTH) = 480.15'
 8" CONC INV (EAST) = 480.12'

STORM CATCH BASIN #12052
 RIM ELEV = 484.92'
 8" RCP INV (SOUTH) = 480.14'
 6" RCP INV (SE) = 481.92'

SANITARY SEWER:
 SANITARY MANHOLE #10736
 RIM ELEV = 464.20'
 8" PVC INV (NORTHEAST) = 460.40'
 8" PVC INV (SOUTH) = 460.32'

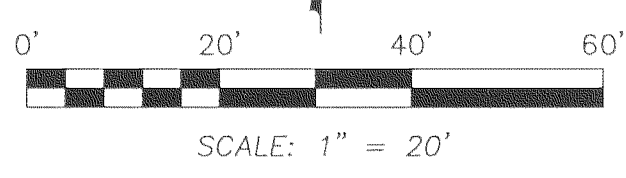
SANITARY MANHOLE #11678
 RIM ELEV = 483.91'
 12" CONC INV (NORTH) = 474.29'
 12" CONC INV (EAST) = 474.40'
 12" CONC INV (SOUTH) = 474.41'

SANITARY MANHOLE #12053
 RIM ELEV = 483.51'
 8" CONC INV (WEST) = 478.05'
 8" CONC INV (EAST) = 477.96'

EASEMENT NOTE:
 THIS AREA IS SUBJECT TO PACIFIC POWER & LIGHT EASEMENT AS DESCRIBED IN
 HOOD RIVER COUNTY EASEMENT #671200 AND 872499. THE EASEMENT MAP SHOWS
 SKETCH OF APPROXIMATE LOCATION. IN MY OPINION, THE ACTUAL LOCATION OF
 POWER LINES WOULD HOLD THE POSITION OF THE EASEMENT. IF THE EASEMENT FOR
 PUBLIC USE BEEN ABANDONED THIS PORTION OF EASEMENT MAY BE TERMINATED AT
 THE TIME OF ABANDONMENT.

- LINE LEGEND:**
- W — WATER LINE
 - G - G - GAS LINE
 - OP — OVERHEAD POWER LINE
 - GUYWIRE — OVERHEAD GUY WIRE
 - X - X - X - FENCE
 - SS — SANITARY SEWER LINE
 - S - S - S - STORM SEWER LINE
 - H — HANDRAIL
 - FB — BURIED FIBER OPTIC
 - AERIAL FO — OVERHEAD FIBER OPTIC

- SIGN LEGEND:**
- #1 - STOP SIGN
 - #2 - NO PARKING SIGN
 - #3 - 2 HOUR PARKING SIGN
 - #4 - SPEED '20' MPH SIGN
 - #5 - NO TURN ON RED SIGN
 - #6 - CROSSWALK SIGN
 - #7 - TURN DIRECTION SIGN
 - #8 - 30 MINUTE PARKING
 - #9 - LEFT TURN YIELDS
 - #10 - DO NOT ENTER SIGN
 - #11 - CROSSWALK, NO RIGHT TURN SIGN
 - #12 - WRONG WAY SIGN, PLACE ON BACK OF EXISTING SIGN POST.
 - #13 - HANDICAP PARKING



- LEGEND:**
- ⊙ SET BRASS SCREW WITH WASHER
 - FOUND MONUMENT OF RECORD
 - CALCULATED, NOT FOUND OR SET
 - ⊕ FOUND CITY MONUMENT OF RECORD
 - ⊙ FOUND SURVEY NAIL
 - () DEED OR PLAT CALL
 - ⊕ WATER VALVE
 - W WATER METER, NOTE: (IR.)= IRRIGATION CONTROL
 - ☼ LIGHT POLE
 - ⊕ G GAS METER
 - ⊕ H HYDRANT
 - ⊙ CLEANOUT
 - BOLLARD
 - ⊕ POWER POLE
 - ⊕ SIGN
 - ⊕ AIR CONDITIONING UNIT
 - ⊕ SANITARY SEWER MANHOLE
 - OIL TANK
 - ⊕ H2O SPICKET
 - TFC TOP FACE OF CURB
 - ⊕ DECIDUOUS TREE, AS NOTED

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

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