SURVEYORS CERTIFICATION

1) RANDY W. ENGELGAU, A REGISTERED LAND SURVEYOR, REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON JANUARY 19, 23, 24, AND 25 OF THE LAND THEREIN PARTICULARLY DESCRIBED;

2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

4) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; (SEE VESTING DEED SKETCH AND LEGAL DESCRIPTION BELOW)

5) THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY (UNLESS OTHERWISE NOTED);

6) THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS;

7) THERE ARE NO VISIBLE APPARENT EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;

8) THERE ARE NO VISIBLE ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY;

9) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;

10) THE LOCATION OF ALL UTILITIES EXISTING ON OR SERVING THE PROPERTY AS DETERMINED BY OBSERVED EVIDENCE IS SHOWN ON THE SURVEY;

11) THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE ABOVE GROUND STORM DRAINING SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE;

12) ANY VISIBLE ABOVE GROUND EVIDENCE OF DISCHARGE INTO STREAMS, RIVERS, OR OTHER CONVEYANCE SYSTEM SHOWN ON THE SURVEY;

13) THE PARCEL(S) DESCRIBED IN THIS SURVEY DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOOD WAY BOUNDARY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OT A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE SURVEY CORRECTLY INDICATES CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A FLOOD HAZARD AREA;

14) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY KNOWN AS MT. HOOD HIGHWAY AND PACIFIC HIGHWAY EAST (STATE HIGHWAY 99E).

15) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. (1, 2, 3, 4 MID-VALLEY PLAZA)

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF FIRST AMERICAN TITLE COMPANY'S COMMITMENT NO. 7084-921945 DATED JUNE 5, 2007, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

TO GENERAL ELECTRIC CAPITAL CORPORATION AND IT'S SUCCESSORS AND ASSIGNS.

THIS IS TO CERIFY THAT THIS MAP OR PLAT AND THE SURVEY IS MADE IN ACCORDANCE WITH THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS"), A MEMBER ORGANIZATION OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ASCM"]), MEETS THE ACCURACY STANDARDS AS DEFINED THEREIN, AND INCLUDES ITEMS 2,3,4,7,8,9,10,11(A),13 AND 14, OF TABLE A THEREOF.

RANDY W. ENGELGAU PLS 2423 — DATE
STATEWIDE LAND SURVEYING INC.
227 N. MAIN ST.
GRESHAM, OREGON 97030

NOTES

1) UTILITIES SHOWN ON THE SURVEY HEREON WERE BASED UPON GROUND/MISUAL OBSERVATIONS ONLY. THERE MAY BE UTILITIES ON THE SITE THAT WERE NOT VISIBLE, THEREFOR THEY ARE NOT SHOWN. THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES MAY VARY.

2) EXTERIOR BOUNDARY AND INTERIOR PARCELS SHOWN ON SURVEY ARE AS PER THE PLAT OF MID-VALLEY PLAZA, MARION COUNTY PLAT RECORDS.

LEGEND

ANC. = ANCHOR
A.S. = AUTO SPRINKLER
A.T.M. = AUTOMATED TELLER MACHINE
A.T. = ASHTRAY
B.R. = BIKE RACK
B.S.S. = BUS STOP SHELTER
B.W. = BRICK WALL
C.B. = CATCH BASIN
C.C. = CONCRETE COLUMN
C.L. = CONCRETE LANDING
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.R. = CART RETURN
C.S. = CONCRETE STAIRS
C.V. = CONCRETE VAULT
D.B. = DEPOSIT BOX
DR. = DRAIN
D.S. = DOWN SPOUT
E.B. = ELECTRIC BOX
E.C. = ELECTRICAL CONNECTION
E.M. = ELECTRICAL METER
E.P. = ELECTRICAL PEDESTAL
F.A. = FIRE ALARM
FD. = FOUND
F.C. = FENCE CORNER
F.H. = FIRE HYDRANT
F.L. = FLOOD LIGHT
G.C. = GARBAGE CAN
G.M. = GAS METER
G.P. = GUARD POST
G.V. = GAS VALVE
H.C.S. = HANDICAP SIGN
I.C.V. = IRRIGATION CONTROL VALVE
J.B. = JUNCTION BOX
M.B. = MAILBOX
M.L.P. = METAL LIGHT POLE
M.H. = MAN HOLE
M.V. = METAL VAULT
P.P. = POWER POLE
P.S.P. = PEDESTRIAN SIGNAL POLE
R.R = RAIL ROAD
S.C. = SURVEILLANCE CAMERA
S.P. = SIGN POST
S.S. = STREET SIGN
T.E. = TRASH ENCLOSURE
TELE. PED. = TELEPHONE PEDESTAL
T.P. = TRANSFORMER PAD
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
T.V. = TELEPHONE VAULT
W.C.R. = WHEEL CHAIR RAMP
W.L. = WALL LIGHT
W.M. = WATER METER
W.S. = WATER SPIGOT
W/UG = WITH UNDERGROUND
W.V. = WATER VALVE
W/YPC = WITH YELLOW PLASTIC CAP

— O.L. — O.L. — = OVERHEAD LINES
* = POSSIBLE ENCROACHMENT
● = PROPERTY CORNER AS NOTED

DISTANCE TO STREET

LOTS 1, & 2 ARE LOCATED AT THE INTERSECTION OF MT. HOOD AVENUE (RE LOCATED STATE HIGHWAY NO. 214) AND PACIFIC HIGHWAY EAST (STATE HIGHWAY 99E).

PARKING COUNT

LOTS 1 AND 2 OF MID-VALLEY PLAZA

TOTAL REGULAR = 418

TOTAL COMPACT = 2

TOTAL TO GO = 1

TOTAL HANDICAP = 12

TOTAL OF A 1/2 STALL (LANDING BETWEEN AN INTERIOR LOT LINE) = 7

FLOOD ZONE

ZONE X (AS PER FEMA PANEL NUMBER 410470C0139C)

ZONING

C-G = COMMERCIAL GENERAL

MAXIMUM HEIGHT OF BUILDINGS SHALL NOT EXCEED 70 FEET, EXCEPT CHIMNEYS, SPIRES, DOMES, FLAG POLES AND OTHER FEATURES NOT USED FOR HUMAN HABITATION (EXCEPT TELECOMMUNICATION FACILITIES), SHALL NOT EXCEED 100 FEET.

THE MINIMUM SETBACK ABUTTING A STREET SHALL BE 15 FEET PLUS ANY SPECIAL SETBACK.

INTERIOR SETBACKS
ALTERNATIVE A: 5 FEET
ALTERNATIVE B: ZERO SETBACK ABUTTING A BUILDING WALL.

AREA

LOT 1 = 26,759 SQUARE FEET OR 0.6 ACRES
LOT 2 = 370,428 SQUARE FEET OR 8.5 ACRES
TOTAL = 397,187 SQUARE FEET OR 9.1 ACRES

EASEMENTS NOTES

1) LOTS 1 THROUGH 4 INCLUSIVE SUBJECT TO: RECIPROCAL PARKING AND INGRESS/EGRESS EASEMENTS INTO, OUT OF, ON, OVER, AND ACROSS EXISTING OR FUTURE PARKING AREAS; AND INGRESS AND EGRESS WAY PER REEL 2285, PAGE 285.

2) LOT 2 AND LOT 3 SUBJECT TO PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND PARKING LOCATED IN THE SOUTHEAST PORTION OF THIS PLAT PER REEL 2144, PAGE 479.

3) REEL 2567, PAGE 116 IS A RECIPROCAL EASEMENT AGREEMENT WITH CONVENANTS AND RESTRICTIONS WHICH IS MADE AND EXECUTED BY MID-VALLEY PLAZA LLC, RYAN D. LENTZ AND WASHINGTON MUTUAL BANK.

PARAGRAPH 2.1 "BLANKET EASEMENT" RECIPROCAL AND NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS TO AND INGRESS AND EGRESS OVER AND ACROSS AND RIGHTS TO USE THE ACCESS AREAS FOR THE PURPOSE FOR WHICH THEY ARE INTENDED.

PARAGRAPH 2.2 THE EASEMENTS ESTABLISHED BY THIS AGREEMENT SHALL BE FOR THE BENEFIT OF AND RESTRICTED SOLELY TO THE USE OF THE OWNERS AND THEIR SUCCESSORS, ASSIGNS, MORTGAGEES, LESSEES, SUBLESSEES, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES, AND BUSINESS INVITEES, AND THE SAME ARE NOT INTENDED AND SHALL NOT BE CONSTRUED AS CREATING ANY RIGHT IN OR FOR THE BENEFIT OF THE GENERAL PUBLIC.

PARAGRAPH 4.1 "BLANKET EASEMENT" SIGNAGE EASEMENT AREA SHALL CONSIST OF THAT PORTION OF WASHINGTON MUTUAL SHOWN ON EXHIBIT B OF REEL 2657, PAGE 116.

4) SIDEWALK EASEMENT AND RIGHTS TO THE PUBLIC IN AND TO SIDEWALKS DISCLOSED BY SITE PLAN NO. 77-46 COULD NOT BE LOCATED.

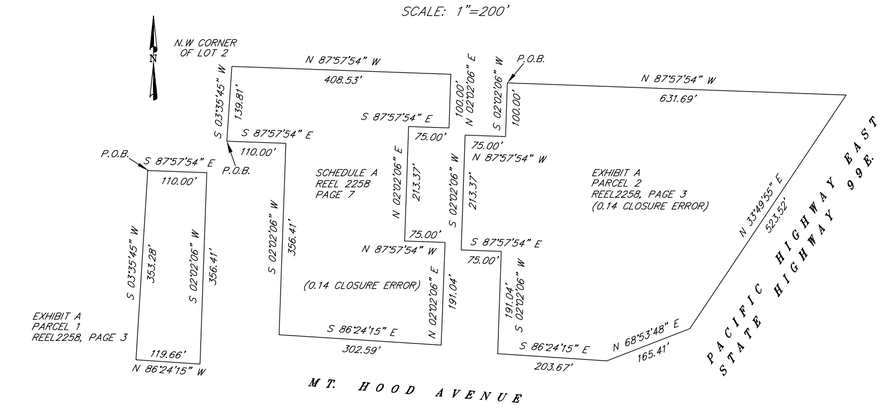
5) REEL 139, PAGE 1148 HAS BEEN RELEASED.

LEGAL DESCRIPTION

LOTS 1 AND 2, MID-VALLEY PLAZA, IN THE CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON.
TOGETHER WITH THOSE EASEMENT RIGHTS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND PARKING RECORDED MARCH 9, 2004 IN REEL 2285, PAGE 285, FILM RECORDS. TOGETHER WITH THOSE EASEMENT RIGHTS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED NOVEMBER 16, 2005 IN REEL 2567, PAGE 116, FILM RECORDS.
(AS PER E-MAIL DATED 2-8-07)

VESTING DEED SKETCH

SCALE: 1"=200'

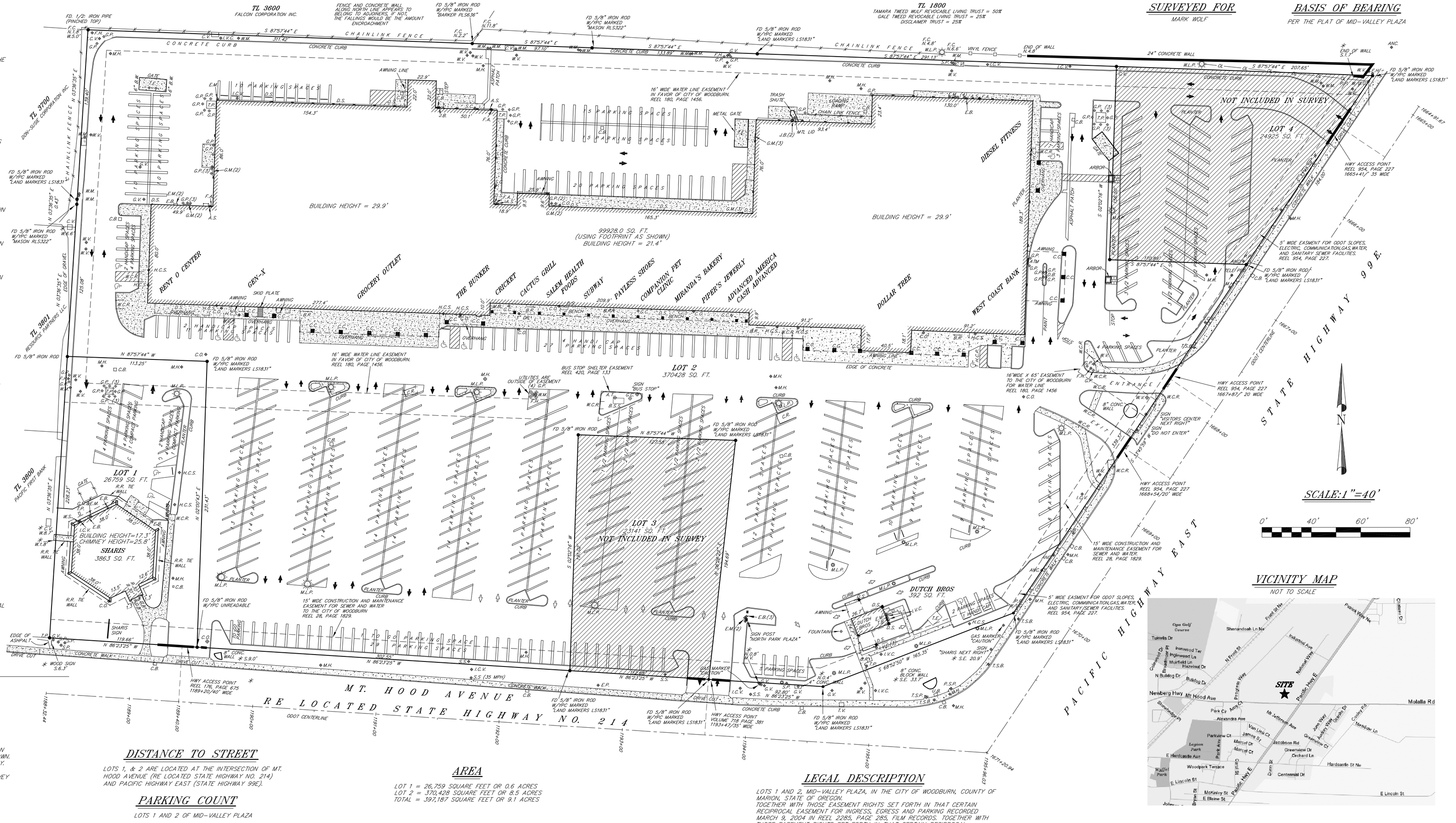


SURVEYED FOR

MARK WOLF

BASIS OF BEARING

PER THE PLAT OF MID-VALLEY PLAZA



VICINITY MAP

NOT TO SCALE

ALTA/ACSM LAND TITLE SURVEY

OF

LOTS 1 AND 2 OF MID-VALLEY PLAZA

SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAN. 23, 1990
RANDY W. ENGELGAU
2423
EXPIRES: 12/31/07

REVISED JULY 18, 2007

227 N. Main St
Gresham, Or 97030
(503) 665-7777
SURVEY@STATEWIDESURVEYING.COM
STATEWIDE LAND SURVEYING INC.

DRAWN G.W.E.	DATE 6-12-07	
APPROVED R.W.E.	DATE 6-12-07	
SCALE 1"=40'	SHEET 1 OF 1	PROJECT NO. 2007-14