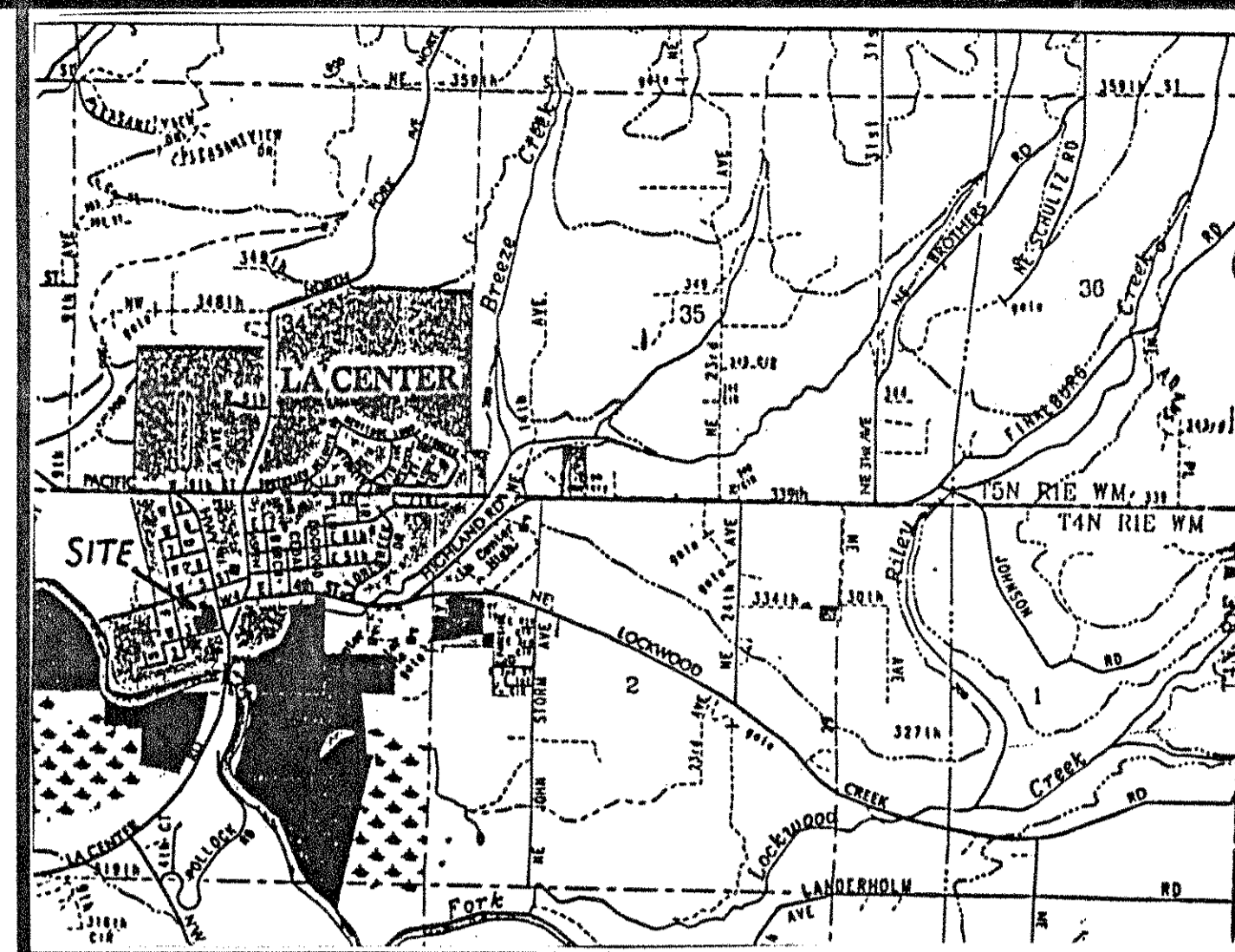


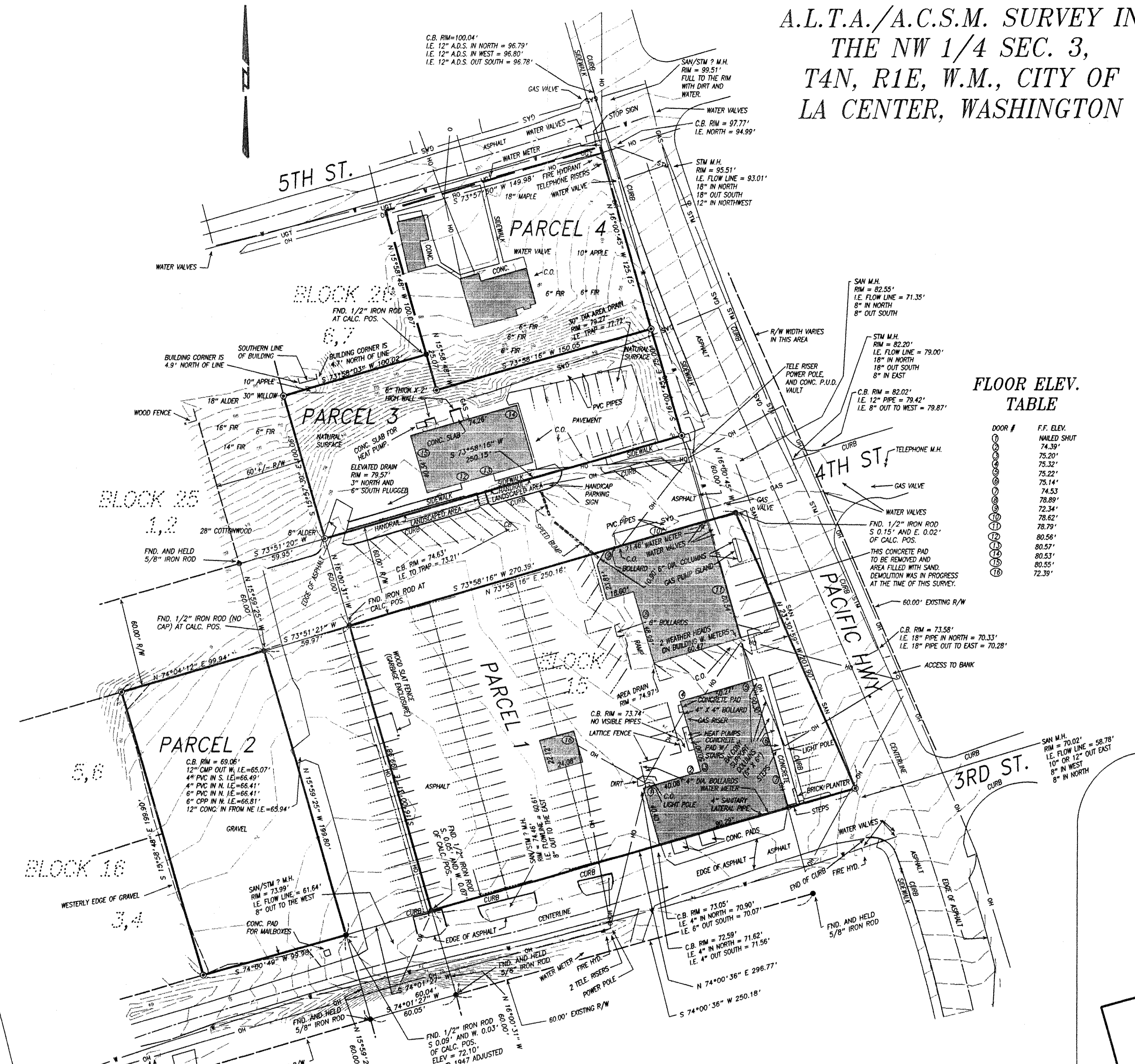
A.L.T.A./A.C.S.M. SURVEY IN
THE NW 1/4 SEC. 3,
T4N, R1E, W.M., CITY OF
LA CENTER, WASHINGTON



VICINITY MAP

LEGEND

PROPERTY BOUNDARY	—
OVERHEAD LINES	OH
SANITARY SEWER	SAN
STORM SEWER	STM
WATER LINE	W
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UGT
NATURAL GAS	GAS
MANHOLE	○
CATCH BASIN	□
ELECTRIC RISER	■
WATER METER	⊠
VALVE	⊙
DECIDUOUS TREE	○
EVERGREEN TREE	★
SIGN	—
POWER POLE	○
LIGHT POLE	□
TELEPHONE RISER	⊠
FIRE HYDRANT	⊠
DOORWAY W/ NUMBER CORRESPONDING TO THE FINISHED FLOOR ELEV. TABLE	⊠
PARKING STRIPES	—
FND. 1/2" IRON ROD (MGS) UNLESS OTHERWISE NOTED.	●
SET 1/2" IRON ROD (OLSON ENG PLS 26352) WITH THIS SURVEY	⊙



FLOOR ELEV. TABLE

DOOR #	F.F. ELEV.
1	74.35'
2	75.20'
3	75.32'
4	75.22'
5	74.53'
6	78.89'
7	72.34'
8	78.62'
9	78.79'
10	80.56'
11	80.57'
12	80.53'
13	80.55'
14	72.39'

NOTES:

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED TO LOCATE THEIR UNDERGROUND SERVICES: CABLE TV, TELEPHONE, GAS, ELECTRIC, WATER AND SEWER. UTILITIES NOT MARKED UP, IF ANY, ARE NOT SHOWN.

THIS SURVEY REFLECTS INFORMATION SHOWN ON THE TITLE REPORT BY CHARTER TITLE INSURANCE COMPANY (CTC-82187) DATED JUNE 30, 1997 AT 3:29 P.M.

THE CITY OF LA CENTER BELIEVES THERE IS AN UNDERGROUND STORM SEWER SYSTEM ON THE SITE, HOWEVER, DOES NOT KNOW THE LOCATION OF THE SYSTEM.

VERTICAL DATUM IS NVD 47 ADJUSTED. A BENCHMARK FOR THE SITE IS A 1/2" IRON ROD (MGS) LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2. ELEVATION = 72.10'

SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE C, "AREAS OF MINIMAL FLOODING", PER FIRM MAP FOR THE TOWN OF LA CENTER, WASHINGTON, COMMUNITY PARCEL NO. 530248 0001 B, EFFECTIVE DATE SEPTEMBER 28, 1986.

THE BOUNDARIES FOR PARCELS 1, 2, AND 3 WERE ESTABLISHED BY HOLDING FOUND 5/8" IRON RODS SET BY PETUCHIN ENGINEERING DURING AN UN-RECORDED SURVEY IN 1959 OF LA CENTER (BOOK A OF PLATS AT PAGE 4) AT BLOCK CORNERS ADJACENT TO SUBJECT PARCEL AND PROPORTIONING SUBJECT BLOCKS AND LOTS. A SEPARATE RECORD OF SURVEY WILL BE RECORDED IN CLARK COUNTY, WASHINGTON AS PER ROW 58.09.040 (1)

SETBACKS AND DIMENSIONAL STANDARDS FOR THE GC DISTRICT AS PER LA CENTER MUNICIPAL CODE 17.35.050 ARE AS FOLLOWS:

MINIMUM FRONT YARD SETBACK: NONE
MINIMUM SETBACK FROM THE CONNECTING RIGHT OF WAY FOR A GARAGE OR CARPORT: 20 FEET
MINIMUM STREET SIDE SETBACK: NONE
MINIMUM REAR YARD SETBACK: 20 FEET MINIMUM
INTERIOR SIDE YARD SETBACK: NONE EXCEPT ABUTTING A UR OR RP DISTRICT WHERE THE MINIMUM INTERIOR YARD SETBACK IS THE SAME AS IN THOSE DISTRICTS.
MAXIMUM BUILDING HEIGHT: LESSER OF 3 STORIES OR 45 FEET.
MAXIMUM BUILDING COVERAGE: NONE

INTERIOR LOT LINES FOR PARCELS ARE NOT SHOWN ON THIS MAP.

THERE ARE 183 STANDARD PARKING SPACES AND 4 HANDICAP ACCESSIBLE PARKING SPACES.

THE FRONTAGE ALONG PARCEL 1 ADJACENT TO PACIFIC HIGHWAY IS A CONTINUOUS DRIVEWAY DROP.

PARCEL 4 IS NOT INCLUDED IN THIS A.L.T.A./A.C.S.M. SURVEY AND IS NOT CERTIFIED AS SUCH. PARCEL 4 WAS MAPPED FOR EXISTING CONDITIONS JULY 2, 1998, AND BOUNDARY CALCULATED FROM CLIENT SUPPLIED LEGAL DESCRIPTIONS.

LEGAL DESCRIPTIONS

PARCEL 1
Lots 1 through 10, Block 15, LA CENTER, according to the plat thereof, recorded in Volume "A" of Plats, page 4, records of Clark County, Washington.
TOGETHER WITH that portion of vacated "A" Street.

PARCEL 2
Lots 1, 2, 7 and 8, Block 16, LA CENTER, according to the plat thereof, recorded in Volume "A" of Plats, page 4, records of Clark County, Washington.

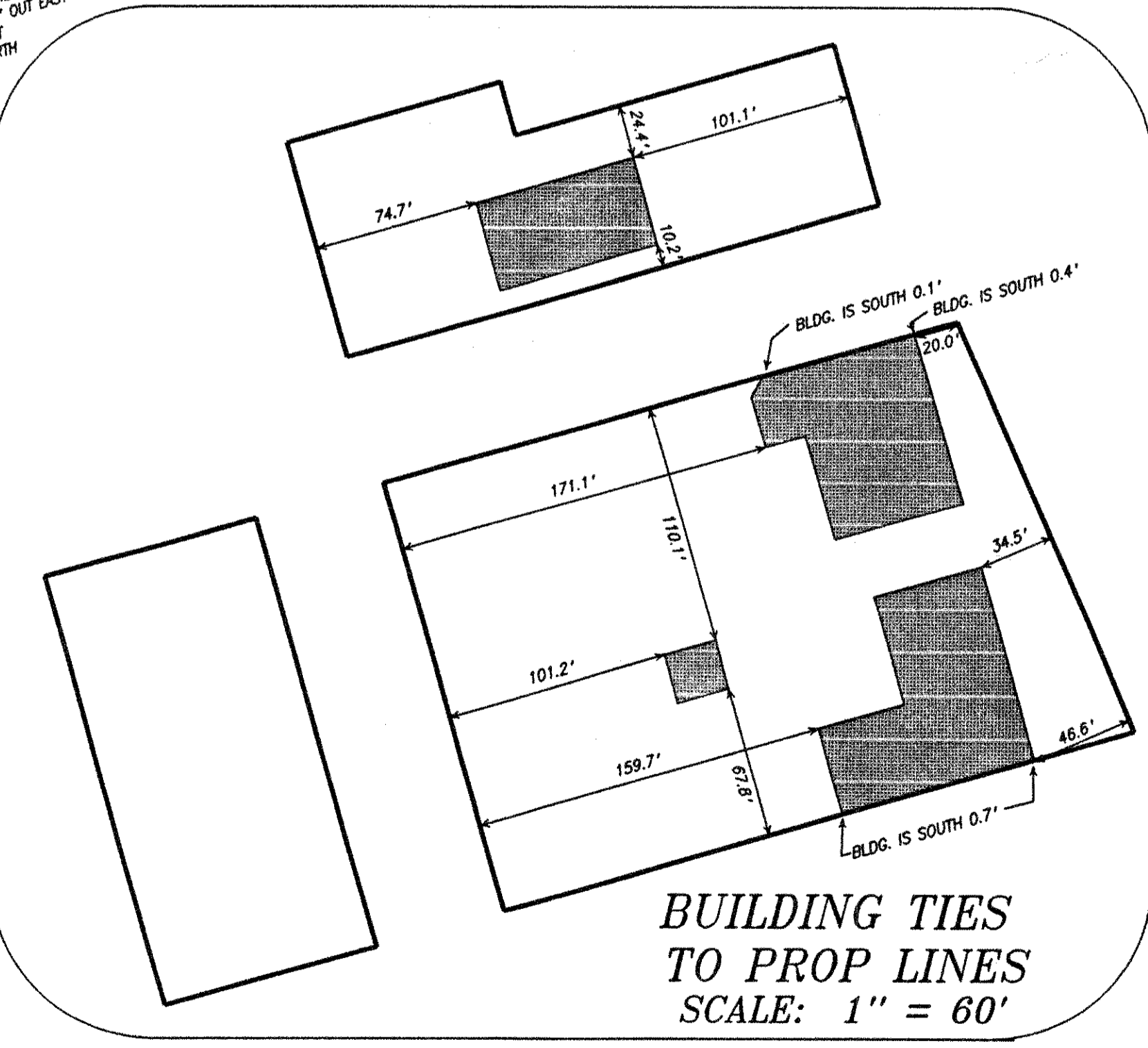
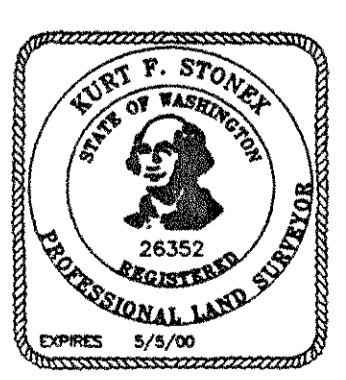
PARCEL 3
The Southerly 75 feet of Lots 1, 2, 3 and all of Lots 4 and 5, Block 25, LA CENTER, according to the plat thereof, recorded in Volume "A" of Plats, page 4, records of Clark County, Washington, measured along the Easterly and Westerly line of said Lots.

CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, WASHINGTON, I HEREBY CERTIFY TO MICHELS DEVELOPMENT THAT:

THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1.2, 3.5, 7, 8, 9, 10, 11, 13 OF TABLE A, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

K.F.S. 8/25/98
KURT F. STONEX - CERT. NO. 26352



Scale 1" = 40'

/hsp2/4000/4070/4073.imp.surv.border.hsp
/hsp2/4000/4070/4073.ground.imp.surv.hsp
/hsp2/4000/4070/4073.contours3.hsp
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MICHELS DEVELOPMENT
600 WHITNEY RANCH DRIVE C15
HENDERSON, NV 89014
(702) 547-9015

A.L.T.A./A.C.S.M. SURVEY FOR:
MICHELS DEVELOPMENT

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660 360-695-1385 503-289-9936

CALC. RNR	SCALE 1" = 40'	SHEET
DRAWN LW	DATE 7/98	1
CHECKED HFS	JOB NO. 6392	1