

RECORD OF SURVEY

BEING A PORTION OF LOT 2, BLOCK 1, N. CURRY ESTATE, PLAT "D"
IN THE EAST 1/2, SEC. 32, T. 26 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - OCTOBER 2012

FILED
Date: 10/26/2012 By: NW
This survey consists of:
Map: M 164-24
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 THEREFORE: TO TSL CURRY MANOR LLC. THIS IS TO CERTIFY THAT THIS MAP 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 - 4, 7 - 13 (EXCEPT FOR SUBITEMS 7b AND 7c), 16, 17 & 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN 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.

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TSL CURRY MANOR LLC, OPPENHEIMER MULTIFAMILY HOUSING AND HEALTHCARE FINANCE, INC., FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON AND TO THEIR SUCCESSORS AND ASSIGNS, THAT: I MADE AN "ON THE GROUND SURVEY" PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN DOUGLAS COUNTY, OREGON ON SEPTEMBER 10TH AND 17TH, AND DATED ON SEPTEMBER 19, 2011 AND IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS FOR HEALTH CARE FACILITIES INSURED UNDER SECTION 232 LEAN PROGRAMS DATED DECEMBER 2008, AND THE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 2005. TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE IS NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, THERE ARE NO ENCROACHMENTS OF ANY STRUCTURES OVER ANY APPLICABLE SET-BACK LINES OR UPON ANY EASEMENT, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE SUBJECT TO A 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 41019C - 1345F

Carl A. Sweeden
CARL A. SWEEDEN

LEGEND:

- FOUND 5/8" I. ROD PER M 52-27 OR AS NOTED
- SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 52-27 EQUAL TO PLAT AND DEED UNLESS NOTED
- (R1) RECORD PER INST. #2011-9577
- (R2) RECORD PER N. CURRY ESTATES, PLAT D
- (R3) RECORD PER CS 55/58-2
- ☐ ELECTRIC BOX
- ⊠ GAS METER
- HYDRANT
- SEPTIC TANK LID
- POWER POLE
- ☐ TELEPHONE RISER
- WATER VALVE
- ☐ WATER METER

NOTE:

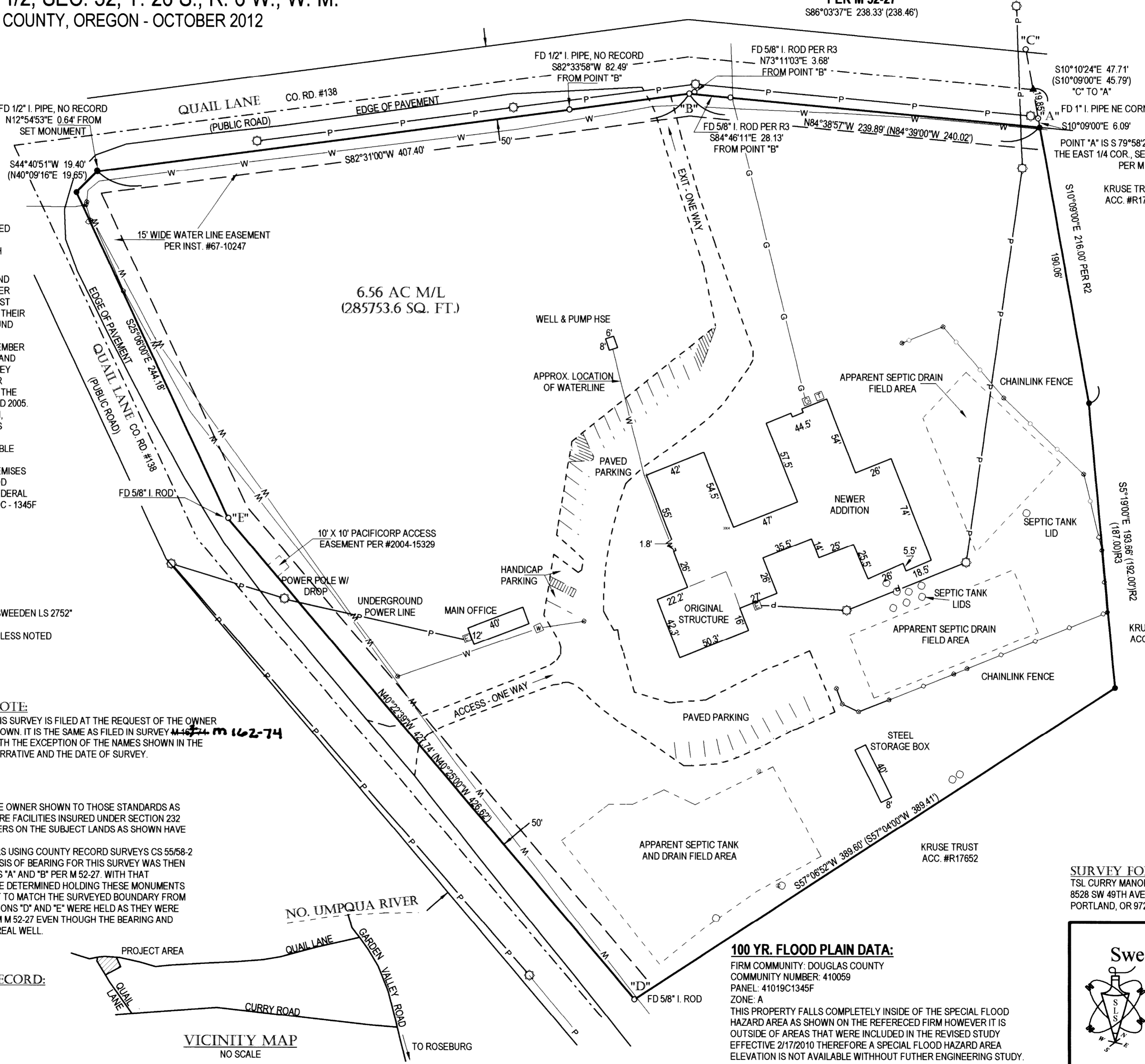
THIS SURVEY IS FILED AT THE REQUEST OF THE OWNER SHOWN. IT IS THE SAME AS FILED IN SURVEY M 162-74 WITH THE EXCEPTION OF THE NAMES SHOWN IN THE NARRATIVE AND THE DATE OF SURVEY.

NARRATIVE:

THIS SURVEY HAS BEEN COMPLETED AS REQUESTED BY THE OWNER SHOWN TO THOSE STANDARDS AS SET FORTH IN HUD SURVEY INSTRUCTIONS FOR HEALTH CARE FACILITIES INSURED UNDER SECTION 232 LEAN PROGRAMS. AS REQUIRED MISSING PROPERTY CORNERS ON THE SUBJECT LANDS AS SHOWN HAVE BEEN REESTABLISHED IN THE FOLLOWING MANNER:
A SEARCH WAS COMPLETED FOR RECORD SURVEY MARKERS USING COUNTY RECORD SURVEYS CS 55/58-2 AND M 52-27 WITH THE FOUND MARKERS AS NOTED. THE BASIS OF BEARING FOR THIS SURVEY WAS THEN ESTABLISHED BETWEEN THOSE FOUND MARKERS NOTED AS "A" AND "B" PER M 52-27. WITH THAT ESTABLISHED THE MISSING BOUNDARY ANGLE POINTS WERE DETERMINED HOLDING THESE MONUMENTS AND DEED RECORD BEARING AND DISTANCE IN AN ATTEMPT TO MATCH THE SURVEYED BOUNDARY FROM THE 1974 SURVEY M 52-27. RECORD MONUMENTS AT POSITIONS "D" AND "E" WERE HELD AS THEY WERE FOUND IN GOOD CONDITION AND ALSO APPEAR TO BE FROM M 52-27 EVEN THOUGH THE BEARING AND DISTANCE BETWEEN THEM DID NOT MATCH THAT RECORD REAL WELL.

EASEMENTS AND RESTRICTIONS OF RECORD:

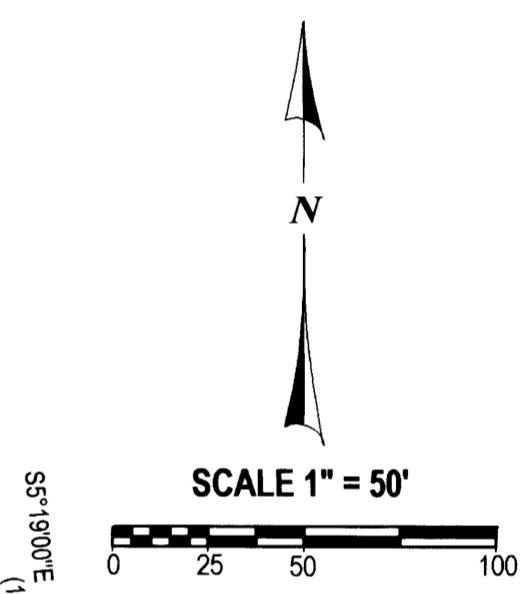
- BENEFITS UMPQUA BASIN WATER ASSOCIATION - BOOK 397
- INST. #67-10247 - WATER SYSTEM
- BENEFITS PACIFICORP - INST. #2004-15329 - RIGHT OF WAY
- HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY
- INST. #97-25956



BASIS OF BEARING BETWEEN "A" - "B"
PER M 52-27
S86°03'37"E 238.33' (238.46')

S10°10'24"E 47.71'
(S10°09'00"E 45.79')
"C" TO "A"
FD 1" I. PIPE NE CORNER LOT 2
S10°09'00"E 6.09'
POINT "A" IS S 79°58'21" W 1345.79' FROM
THE EAST 1/4 COR., SEC. 32, T. 26 S., R. 6 W.
PER M 52-27

KRUSE TRUST
ACC. #R17652



KRUSE TRUST
ACC. #R17652

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-14

SURVEY FOR:
TSL CURRY MANOR LLC
8528 SW 49TH AVENUE
PORTLAND, OR 97219

100 YR. FLOOD PLAIN DATA:

FIRM COMMUNITY: DOUGLAS COUNTY
COMMUNITY NUMBER: 410059
PANEL: 41019C1345F
ZONE: A
THIS PROPERTY FALLS COMPLETELY INSIDE OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE REFERENCED FIRM HOWEVER IT IS OUTSIDE OF AREAS THAT WERE INCLUDED IN THE REVISED STUDY EFFECTIVE 2/17/2010 THEREFORE A SPECIAL FLOOD HAZARD AREA ELEVATION IS NOT AVAILABLE WITHOUT FUTURE ENGINEERING STUDY.

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