

**EASEMENTS AND APPURTENANT EASEMENTS**

1. THE EASEMENT IN FAVOR OF THE CITY OF PENDLETON, RECORDED UNDER A.F. #315552, BOOK 303-PAGE 237, DOES NOT AFFECT THE PROPERTY AND IS SHOWN HEREON. (5' SEWER EASEMENT)
2. THE EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT CO., RECORDED AT BOOK 264-PAGE 476, AFFECTS THE PROPERTY, IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON. (RIGHT OF WAY EASEMENT)

**A.L.T.A./A.C.S.M. SURVEY**  
**UNITED GROCERS CASH AND CARRY**  
 4228 WESTLAKE AVENUE  
 LOCATED IN A PORTION OF SW1/4, SE1/4, SECTION 5,  
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,  
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON

**LEGAL DESCRIPTION (RECORD)**

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 32; THENCE NORTH 07°54'23" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 5 A DISTANCE OF 468.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30; THENCE SOUTH 80°19' EAST ALONG SAID RIGHT OF WAY LINE 526.85 FEET TO THE NORTHEASTERLY CORNER OF LAND CONVEYED TO DALLAS C. JACOBSON, of ux, BY CORRECTION DEED RECORDED IN BOOK 264, PAGE 689, DEED RECORDS, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE CONTINUING SOUTH 80°19' EAST ALONG SAID RIGHT OF WAY LINE 120 FEET TO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO WALTER W. WAGNER, of ux, BY DEED RECORDED IN BOOK 188, PAGE 229, DEED RECORDS; THENCE SOUTH 09°41' WEST ALONG THE WESTERLY LINE OF SAID WAGNER TRACT, 208.71 FEET TO THE SOUTHWESTERLY CORNER OF SAID WAGNER TRACT; THENCE NORTH 80°19' WEST 120 FEET TO THE SOUTHEASTERLY CORNER OF SAID JACOBSON TRACT; THENCE NORTH 09°41' EAST ALONG THE EASTERLY LINE OF SAID JACOBSON TRACT 208.71 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WEST 18 FEET THEREOF;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

**SURVEYOR'S CERTIFICATION**

TO GILES ENGINEERING ASSOCIATES, INC., UNITED GROCERS, INC. AND CHICAGO TITLE INSURANCE COMPANY OF OREGON:

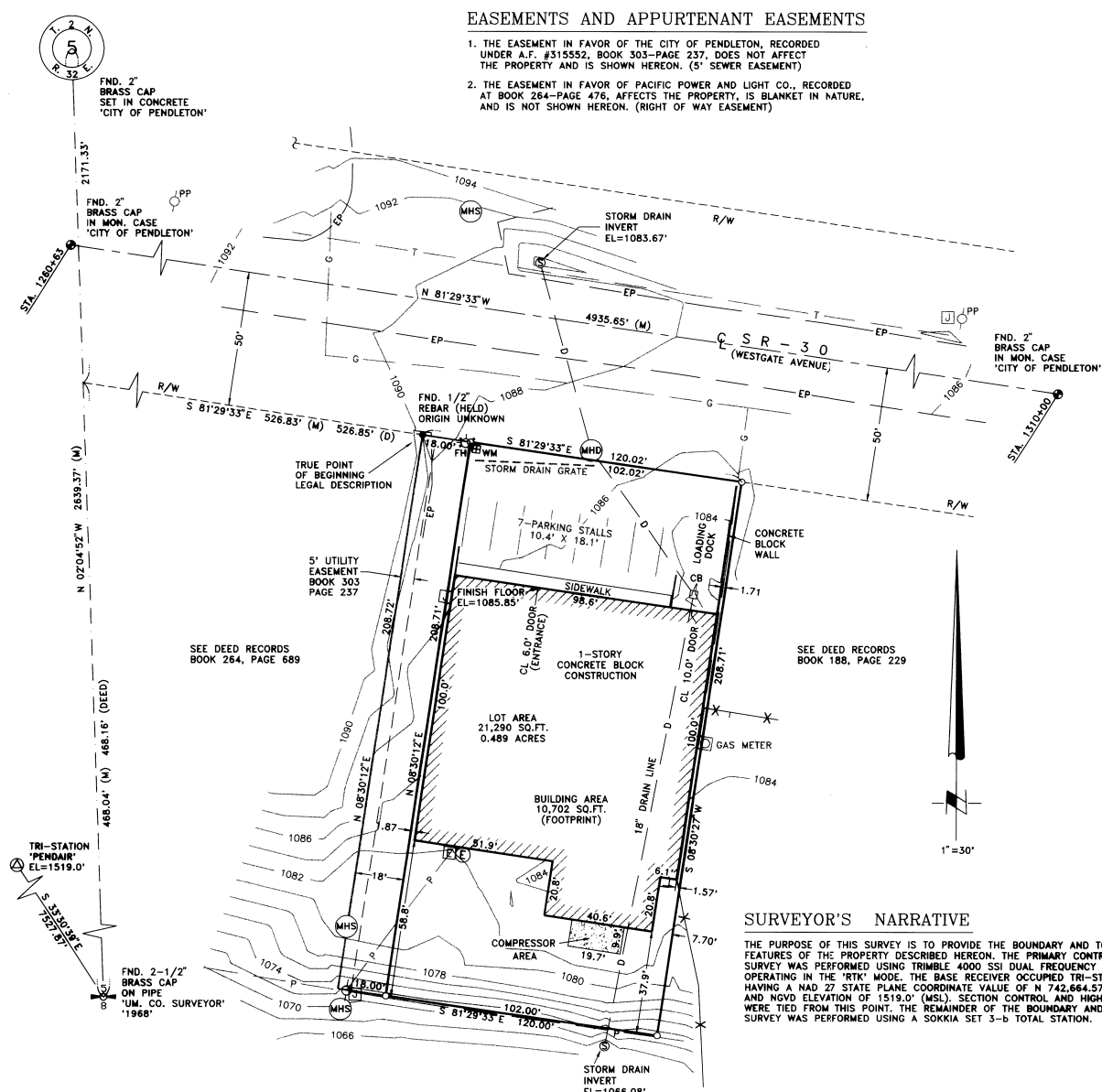
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE

- 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, 4, 5, 7, 8, 9, 10, 11 AND 13 THEREOF, AND
- II.) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE 6/15/98

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gary B. Wagner*  
 OREGON  
 GARY B. WAGNER  
 02817LS  
 RENEWS 6/30/98

GARY B. WAGNER  
 PROFESSIONAL LAND SURVEYOR,  
 STATE OF OREGON,  
 REG.#02817LS,  
 ROGERS SURVEYING INC.  
 2304 N. 1ST STREET  
 HERMISTON, OR 97838  
 1-541-567-5859

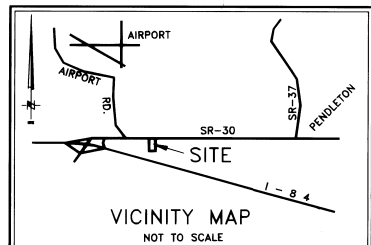


**SURVEYOR'S NARRATIVE**

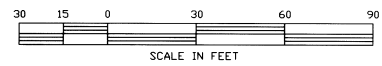
THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE BOUNDARY AND TOPOGRAPHIC FEATURES OF THE PROPERTY DESCRIBED HEREON. THE PRIMARY CONTROL FOR THIS SURVEY WAS PERFORMED USING TRIMBLE 4000 SSI DUAL FREQUENCY GPS RECEIVERS OPERATING IN THE 'RTK' MODE. THE BASE RECEIVER OCCUPIED TRI-STATION 'PENDAIR' HAVING A NAD 27 STATE PLANE COORDINATE VALUE OF N 742,664.57 X E 2,420,855.91 AND NGVD ELEVATION OF 1519.0' (MSL) SECTION CONTROL AND HIGHWAY CONTROL WERE TIED FROM THIS POINT. THE REMAINDER OF THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED USING A SOKKIA SET 3-B TOTAL STATION.

**GENERAL NOTES:**

1. BASIS OF BEARING IS 'GRID' NORTH, OREGON COORDINATE SYSTEM, (NORTH ZONE) NAD 27 DATUM.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. ○ = INDICATES SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
4. ● = INDICATES FOUND PROPERTY CORNER AS NOTED.
5. THIS SURVEY WAS PERFORMED ON 4-20-98 USING A SOKKIA SET 3-B TOTAL STATION, CLOSED TRAVERSE AND RADIAL SURVEY METHODS WERE UTILIZED.
6. (M) = MEASURED (C) = COMPUTED (D) = DEED
7. ELEVATION DATUM IS NGVD 29 BASED ON TRI-STATION 'PENDAIR'.
8. CONTOUR INTERVAL IS 2.0 FEET.



LEGEND			
P	= OVERHEAD POWERLINE	○	= LIGHTPOLE
G	= U/G GAS LINE	○	= POWER POLE
T	= U/G TELEPHONE	⊕	= ELECTRIC METER
D	= U/G STORM DRAIN	⊕	= ELECTRIC SERVICE
EP	= EDGE PAVEMENT	MHS	= SEWER MANHOLE
J	= J-BOX	□CB	= CATCH BASIN
FH	= FIRE HYDRANT	MHB	= DRAIN MANHOLE
WM	= WATER METER	S	= STORM DRAIN INVERT
GAS	= GAS METER	X X	= EXISTING FENCE



RECEIVED BY  
 Umatilla County Surveyor  
 Date 7-98  
 Rec'd By AK  
 No. 98-125-B

**RSI ROGERS SURVEYING INC.**  
 2304 N. 1ST STREET  
 HERMISTON, OR. 97838  
 PHONE (541) 567-5859  
 FAX: (541) 567-6757

CLIENT		GILES ENGINEERING		JOB NO.	OR03698
PROJECT		A.L.T.A./A.C.S.M LAND TITLE SURVEY UNITED GROCERS CASH & CARRY			
DRAWN BY: RPJ	SCALE: 1"= 30'	F. B. NO.: NONE	VERSION- ACAD12	SHEET 1	OF 1
APPROVED: GBW	DATE: 4-27-98	FILE: OR03698.DWG			