

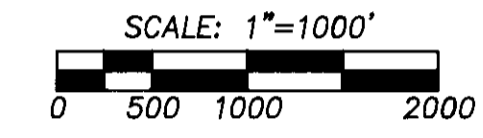
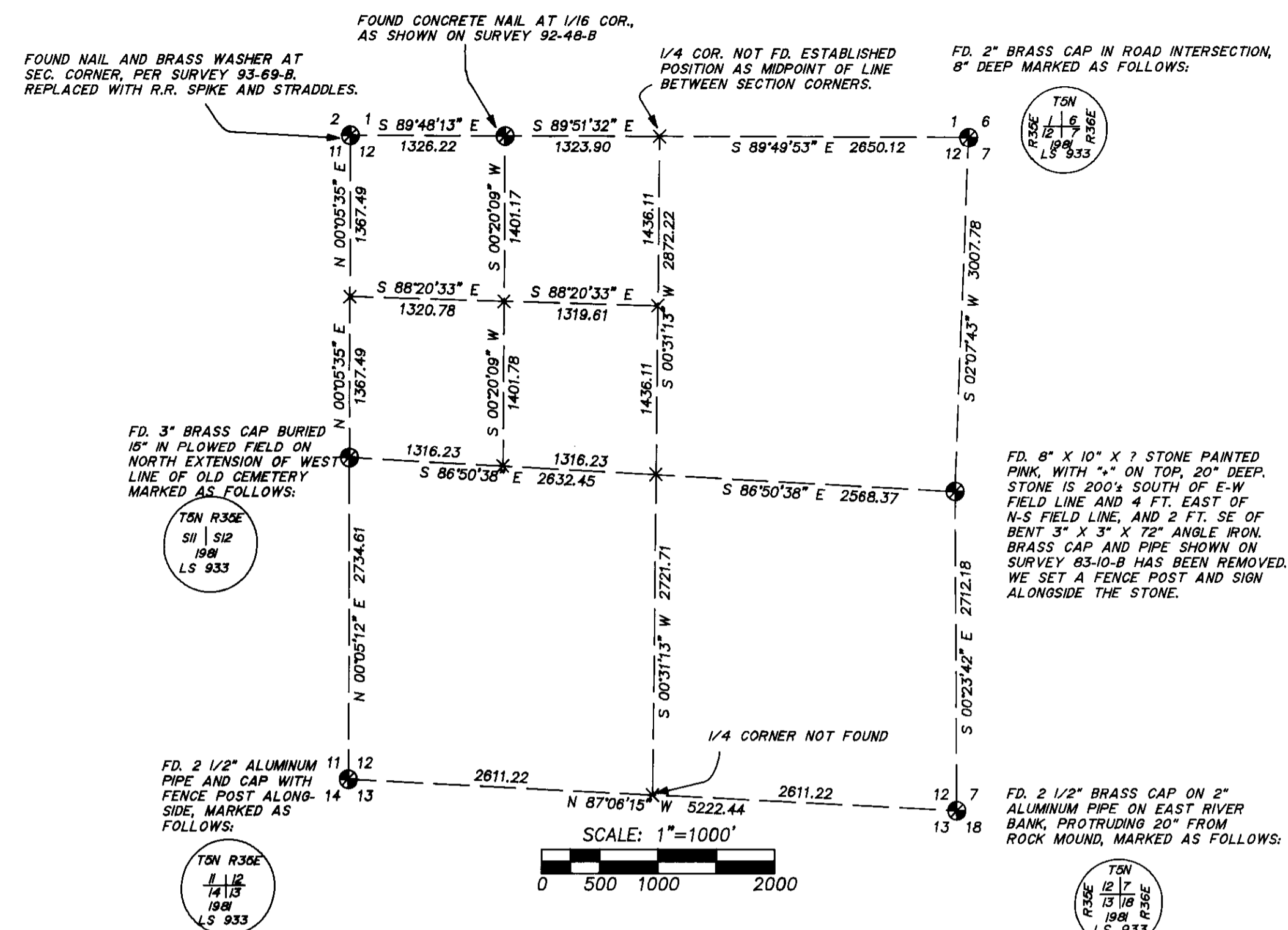
BASIS OF BEARINGS

N 00°20'05" E ALONG COLUMBIA STREET CENTERLINE, AS SHOWN ON UMATILLA COUNTY SURVEY 92-48-B WHICH IN TURN WAS BASED ON A SOLAR OBSERVATION PERFORMED AT SECOND AND ELIZABETH STREETS.

LEGEND

- PROPERTY LINE
RIGHT OF WAY LINE
CENTER LINE
SECTION OR SECTION SUBDIVISION LINE
SANITARY SEWER LINE AND MANHOLE
STORM DRAIN LINE AND GRATE
WATER LINE AND VALVE
FENCE LINE
FIRE HYDRANT
SEWER CLEAN OUT
POWER POLE AND LIGHT
POWER POLE
WATER METER

SECTION DIAGRAM



REVISED LEGAL DESCRIPTION

A tract of land located in the North 1/2 of the Northwest 1/4 of Section 12, Township 5 North, Range 35 East, Willamette Meridian, City of Milton Freewater, County of Umatilla, Oregon, being described more particularly as follows:

Commencing at the Northwest corner of Lot 5 of Block 2 of Pierce and Elam's Addition to Milton, according to the official plat thereof filed in the Office of the Umatilla County Recorder, THENCE South 89 degrees 51 minutes 22 seconds East for a distance of 50.00 feet along the North line of said Lot 5 to the True Point of Beginning; THENCE South 89 degrees 51 minutes 22 seconds East for a distance of 50.00 feet continuing along said North line of Lot 5 to the Northeast corner thereof; THENCE South 89 degrees 51 minutes 22 seconds East for a distance of 1.34 feet along the South right of way line of Southwest 4th Street; THENCE North 65 degrees 05 minutes 50 seconds East for a distance of 79.00 feet along said South right of way line to the intersection with the West right of way line of South Main Street; THENCE South 24 degrees 51 minutes 05 seconds East for a distance of 179.82 feet along said West right of way line of South Main Street to the intersection with the North right of way line of Southwest 5th Street; THENCE North 65 degrees 05 minutes 50 seconds West for a distance of 157.93 feet along said North right of way line to a point in a line 6.00 feet Easterly of and parallel to the East line of said Block 2 of Pierce and Elam's Addition; THENCE North 00 degrees 11 minutes 49 seconds East for a distance of 96.48 feet along said parallel line to a point on the extended North line of Lot 7 in said Block 2; THENCE North 89 degrees 51 minutes 54 seconds West for a distance of 56.00 feet along said North line of Lot 7; THENCE North 00 degrees 11 minutes 57 seconds East for a distance of 99.92 feet to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.607 acres more or less. (26440 S.F.)

SURVEYOR'S NOTE: THE ABOVE DESCRIPTION DESCRIBES THE IDENTICAL PARCEL OF LAND CONTAINED IN A TITLE REPORT ISSUED BY PIONEER TITLE ON MARCH 3, 1994, AND IN THE DEEDS FOR THE PROPERTY, REFER TO UMATILLA COUNTY DEED RECORDS, BOOK 31, PAGE 429, AND BOOK 312, PAGE 13.

NARRATIVE

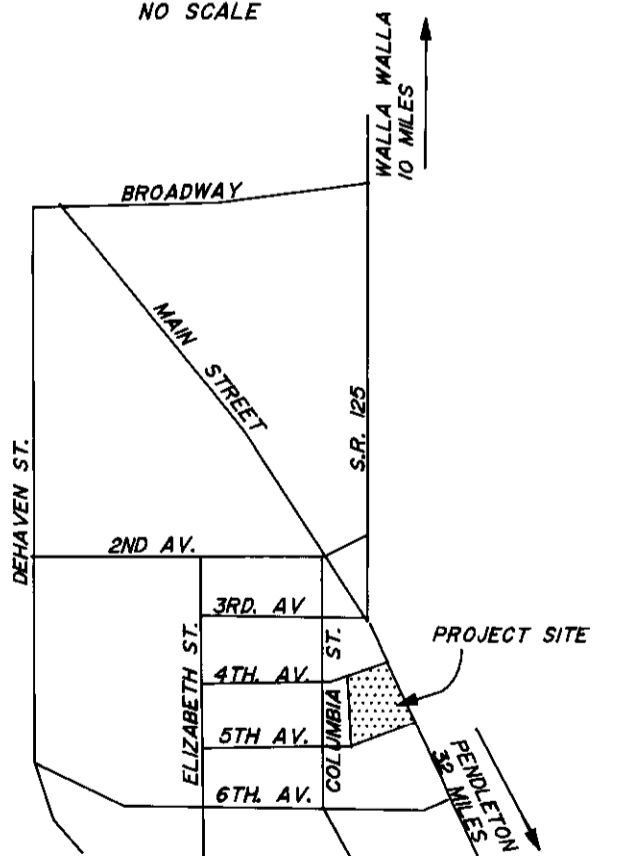
THIS SURVEY WAS PERFORMED AT THE REQUEST OF WESTLAKE CONSULTANTS, INC., WHO, ACTING ON BEHALF OF THE MCDONALD'S CORPORATION, REQUESTED A BOUNDARY AND ALTA SURVEY FOR THE PARCEL IN MILTON FREEWATER PREVIOUSLY OCCUPIED BY THE CHEVRON GASOLINE STATION.

AS SHOWN HEREIN, SEVERAL SIGNIFICANT DISCREPANCIES EXIST BETWEEN RECORD DEED DIMENSIONS AND MEASURED, FURTHERMORE, AS IT WAS UNCLEAR IF THE WEST LINE OF THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY FOLLOWED THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST 1/4 OF SECTION 12 OR A LINE 6 FT. EAST OF THE EAST LINE OF PIERCE AND ELAM'S ADDITION, IT WAS NECESSARY TO PERFORM A COMPLETE BREAKDOWN OF SECTION 12. IT IS INTERESTING TO NOTE THAT THE UNRECORDED REBARS IN THE FENCE LINE OF THE PROPERTY TO THE WEST FALL IN THE AFOREMENTIONED NORTH-SOUTH CENTERLINE, BUT DO NOT FALL IN THE PROPERTY LINE, AS THE 6.00 WIDE EXCEPTION IN THE DEED EXTENDS EASTERLY OF THE NORTH-SOUTH CENTERLINE.

THE MONUMENT RESTORATION NECESSARY IN THE INTERSECTIONS WITH SOUTH MAIN ST. WAS BASED ON TIES MADE BY CITY FORCES IN 1977. I BELIEVE THESE TIES TO BE BEST EVIDENCE OF THE MONUMENTS' ORIGINAL POSITIONS.

THIS SURVEY WAS PERFORMED AS A FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0°00'02" AND 3 MILLIMETERS ± 2 PARTS PER MILLION.

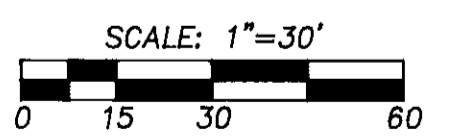
VICINITY MAP



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON AND TO MCDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 20, 1994, THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION, THAT THIS MAP AND THE SURVEY UPON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 1 THROUGH 11 OF TABLE "A" THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND THAT NO VISIBLE ENCROACHMENTS WERE NOTED.

Paul W.P. Tomkins, P.L.S. No. 2360, OREGON DATE 4/25/94



SW 4TH. (PREVIOUSLY CENTER) STREET

COLUMBIA (PREVIOUSLY ELAM) STREET

SW 5TH. (PREVIOUSLY COURT) STREET

ZONING

THE SITE IS ZONED "C-1". SET BACK REQUIREMENTS ARE TO BE DETERMINED IN THE SITE PLAN REVIEW PROCESS.

UTILITY PROVIDERS

ALL UTILITIES SHOWN IN THE ACCOMPANYING MAP ARE PROVIDED BY THE CITY OF MILTON FREEWATER, TELEPHONE 303-936-5531.

STREET INFORMATION

MAIN STREET IS ASPHALT, UNDER THE JURISDICTION OF THE OREGON STATE DEPT. OF TRANSPORTATION SW 4TH, SW 5TH, AND COLUMBIA STS. ARE ASPHALT, UNDER THE JURISDICTION OF THE CITY OF MILTON FREEWATER. MAIN STREET HAS TWO LANES, EACH WAY, THE CENTERLINE STRIPE IS ON R.O.W. CENTERLINE. ALL OTHER STREETS ARE NOT STRIPED.

EASEMENT NOTE

THIS PROPERTY IS ENCUMBERED BY A BLANKET EASEMENT FOR ACCESS TO OBSERVATION WELLS, AS DESCRIBED AT REEL 244, PAGE 06, UMATILLA COUNTY DEED RECORDS.

FLOOD PLAIN NOTE

THIS PROPERTY IS COMPLETELY OUTSIDE OF THE 100 YEAR FLOOD PLAIN, ACCORDING TO MAP NO. 410210-B

AN ALTA AND BOUNDARY SURVEY LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12 OF TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., TOWN OF MILTON FREEWATER, COUNTY OF UMATILLA, OREGON.

SCALE: HOR. 1" = 30' VERT. 1" = 10' DATE: APRIL, 1994

REGISTERED PROFESSIONAL LAND SURVEYOR

PAUL W.P. TOMKINS 2360

RENEWED 12/31/94

RECEIVED BY Umatilla County Surveyor

Date: 5-94

Received by: KK

No. 94-44-C

VERTICAL DATUM NGVD 1929 U.S.G.S. BM N-12

PAUL W.P. TOMKINS, LAND SURVEYOR 6 1/2 N. SECOND SUITE 303 WALLA WALLA, WA. 99362 FOR: THE MCDONALD'S CORPORATION.

WESTLAKE.DWG SHEET OF