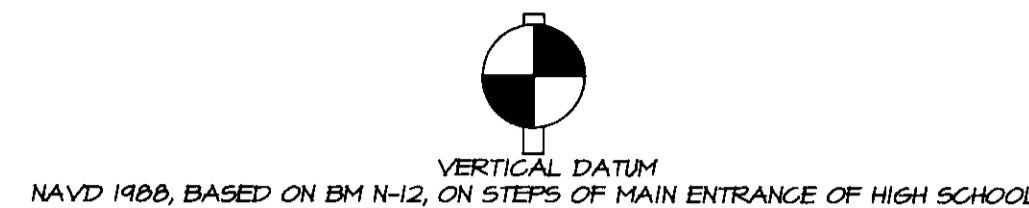


ALTA/ACSM LAND TITLE SURVEY
FOR
WATERMILL FOODS, INC., AND LES SCHWAB TIRE CENTERS OF OREGON, INC..

OCTOBER, 1995



LEGEND

- FOUND MONUMENT AS NOTED.
- SET 5/8 INCH BY 30 INCH IRON PIN WITH 1/2" PLASTIC CAP MARKED FOR PLS 1106 WA PLS 17312.
- ⊕ CALCULATED POINT ONLY, NOT SET OR FOUND.
- ⊙ FOUND 5/8 INCH IRON PIN PER SURVEY NO. 84-31-B.
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ STORM DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ POWER POLE
- ⊕ NATURAL GAS METER
- ⊕ NATURAL GAS VALVE
- ⊕ SIGN
- FENCE
- INDICATES EDGE OF ASPHALT
- INDICATES BURIED TELEPHONE LINE
- INDICATES OVERHEAD POWER LINE
- INDICATES EXCEPTION NUMBER LISTED ON SUPPLEMENTAL PRELIMINARY TITLE REPORT NUMBER 54552, PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON, DATED SEPTEMBER 20, 1995.
- (XOX) RECORD DIMENSION PER DEED OR SUPPLEMENTAL REPORT NO. 54552 TRACT DESCRIPTIONS.
- (XOX) RECORD DIMENSION FROM SURVEY NO. 5-12-B.
- X1022.7 SPOT ELEVATION

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A ALTA/ACSM SURVEY ON A 75 FOOT BY 210 FOOT PARCEL OF LAND TO BE CREATED BY BOUNDARY ADJUSTMENT AND MERGED WITH AN EXISTING LAND PARCEL OWNED BY LES SCHWAB TIRE CENTER OF OREGON, INC.. THE SURVEYED PARCEL IS TO BE TAKEN FROM TWO PARCELS OF LAND OWNED BY WATERMILL FOODS, INC..

THE SURVEYED PARCEL IS DESCRIBED AND SHOWN ON THIS SURVEY. ADDITIONAL DESCRIPTIONS NECESSARY FOR PARCEL RELEASES AND BOUNDARY ADJUSTMENT ARE PREPARED ON SEPARATE DOCUMENTS.

THE EXISTING DESCRIPTION FOR THE LES SCHWAB TIRE CENTER OF OREGON, INC. PROPERTY, DESCRIBED IN REEL 44, PAGE 641, DEED RECORDS, CONTAINS BEARING REFERENCES INDICATING THE NORTH AND WEST LINES OF THE TRACT ARE PARALLEL AND PERPENDICULAR TO EAST BROADWAY AVENUE. EAST BROADWAY AVENUE IS NOT PERPENDICULAR WITH NORTH ELIZABETH STREET. IN THE SURVEY OF THIS TRACT BY VICTOR MCLIND IN 1981, SURVEY NO. 5-12-B, MCLIND HELD DEED DISTANCES OVER BEARINGS. THIS RESULTS IN THE NORTH LINE OF THE LES SCHWAB TRACT BEING PARALLEL WITH EAST BROADWAY, BUT THE WEST LINE IS NOT PERPENDICULAR WITH EAST BROADWAY -- IT IS PARALLEL WITH NORTH ELIZABETH STREET. I HAVE CONSTRUCTED THE RECORD DESCRIPTION HOLDING DISTANCES OVER BEARING PER SURVEY NO. 5-12-B AND IN CONFORMANCE WITH ADJOINING PARCEL DESCRIPTIONS.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW WITH A SOKKIA SET 48, FIVE SECOND TOTAL STATION BY A COMBINATION OF CLOSED CONTROL TRAVERSE AND RADIAL TIES. CORNER MONUMENTS TIED AND ESTABLISHED BY RADIAL METHODS WERE VERIFIED BY SEPARATE INDEPENDENT OBSERVATIONS.

"SURVEYED PARCEL" DESCRIPTION

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 1, Township 5 North, Range 35 East, N.M., Umatilla County, Oregon, described as follows:

Beginning at a point on the North line of East Broadway Avenue in the City of Milton-Freewater, sold point being 225.00 feet West of the Southern extension of the West right-of-way line of North Elizabeth Street, sold point also being the point of beginning for that tract of land conveyed to Les Schwab Tire Center of Oregon, Inc., in Reel 44, Page 641, Deed Records of Umatilla County; thence North 00°58'00" West along the West line of said Les Schwab tract a distance of 210.00 feet to the Northwest corner of said Les Schwab Tract; thence South 84°24'20" West a distance of 75.00 feet; thence South 00°58'00" East a distance of 210.00 feet to a point on the North right-of-way line of East Broadway Avenue; thence North 84°24'20" East along the North right-of-way line of East Broadway Avenue a distance of 75.00 feet to the point of beginning.

Parcel described contains 0.3616 acres, more or less.

SURVEYOR'S CERTIFICATION

TO:
WATERMILL FOODS, INC., LES SCHWAB TIRE CENTERS OF OREGON, INC.,
P.O. BOX F, P.O. BOX 667
MILTON-FREEWATER, OREGON 97862 PRINEVILLE, OREGON 97754

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 4, 5, 6, AND 11 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

THIS CERTIFICATION IS LIMITED TO THE "SURVEYED PARCEL" IDENTIFIED ON THIS MAP.

DATE: October 6, 1995
Will R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
RENEWS 6/30/96

GENERAL NOTES:

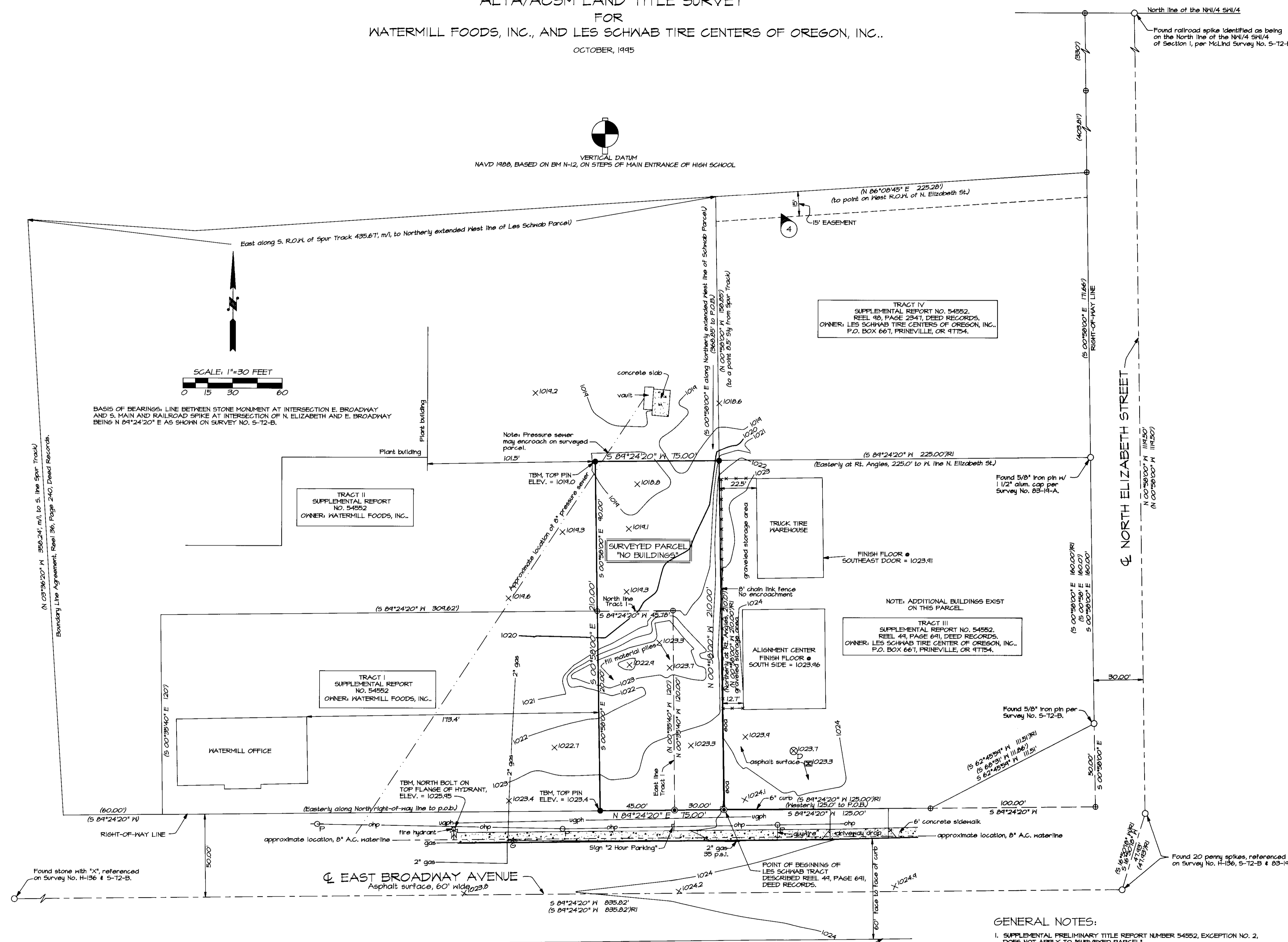
- SUPPLEMENTAL PRELIMINARY TITLE REPORT NUMBER 54552, EXCEPTION NO. 2, DOES NOT APPLY TO "SURVEYED PARCEL".
- LOADS OF FILL MATERIAL WERE OBSERVED BEING PLACED ON "SURVEYED PARCEL" ON 10/15/95, AFTER TOPOGRAPHIC SURVEY WAS COMPLETE. ADDITION OF FILL MATERIAL WILL AFFECT CONTOUR LINES SHOWN ON THIS MAP.
- "SURVEYED PARCEL" INCLUDES PORTIONS OF TRACT I AND TRACT II OF SUPPLEMENTAL PRELIMINARY TITLE REPORT NO. 54552. DESCRIPTIONS FOR PORTIONS OF TRACTS I AND II CONTAINED IN "SURVEYED PARCEL" ARE PREPARED SEPARATELY FOR PARCEL RELEASES AND BOUNDARY ADJUSTMENT APPLICATION.
- OBSERVED TRUCKS ASSOCIATED WITH WATERMILL FOODS PLANT OPERATION USING NORTHERLY PORTION OF "SURVEYED PARCEL".

UTILITY NOTES:

- BURIED TELEPHONE AND NATURAL GAS LINES ARE SHOWN PER "CALL BEFORE TO DIG" UTILITY LOCATE NUMBER 150738.
- 8 INCH WATERLINE IS PLOTTED FROM MAP FURNISHED BY THE CITY OF MILTON-FREEWATER. THE WATERLINE IS NON-METALLIC AND WITHOUT LOCATOR WIRE AND COULD NOT BE LOCATED BY CITY.
- LOCATION OF 8 INCH PRESSURE SEWER IS PLOTTED FROM MAP FURNISHED BY WATERMILL FOODS, INC..
- NEAREST MAIN LINE SANITARY SEWER IS LOCATED IN ELIZABETH STREET.
- SURVEYOR ASSUMES NO RESPONSIBILITY FOR MISLOCATED OR UNLOCATED BURIED LINES.

REFERENCE SURVEYS:

- H-136, 1972.
- S-12-B, 1981.
- 82-4-A, 1982.
- 83-14-A, 1983.
- 84-31-B, 1984.



WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362		PROJECT: ALTA/ACSM SURVEY FOR: WATERMILL FOODS, INC., AND LES SCHWAB TIRE CENTERS OF OREGON, INC..	
DATE: 10/2/95	DR. BY: WRW	LOCATED IN THE NW1/4 SW1/4 SECTION 1, T5N, R35E, W.M., UMATILLA COUNTY, OREGON	
CK. BY: WRW	PR. NO: 45-392		

RECEIVED BY
Umatilla County Clerk
Date: 12-95
Checked by: KK
No. 95-28-C

WATERLS