

RECORD OF SURVEY
 LOCATED IN THE
 SOUTHWEST QUARTER OF SECTION 4, T.3N., R.29E., W.M.,
 CITY OF STANFIELD, UMATILLA COUNTY, OREGON
 DATE: SEPTEMBER 26, 2011 SCALE: 1"=80'
 SURVEY PERFORMED FOR: PILOT TRAVEL CENTERS

UMATILLA COUNTY
 SURVEY RECORDS
 DATE FILED: _____
 REGISTER NUMBER _____

NARRATIVE

- The purpose of this survey is to establish and monument the boundaries for that tract of land described in Instrument No. 2003-4360396, Umatilla County Records, except that portion conveyed to the State of Oregon by and through its Department of Transportation by Bargain and Sale Deed recorded August 21, 1968, in Book 296, Page 249, Umatilla County Microfilm Records; and excepting therefrom any portion of the described lands lying within the boundaries of the Furnish Ditch; also excepting therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded October 27, 2005, Instrument No. 2005-4910067, Umatilla County Microfilm Records.
- The basis for all bearings shown hereon is S00°05'31"W along the center line of U.S. 395, as produced from Umatilla County Partition Plat No. 1992-9, Records of Umatilla County, Oregon.
- The East line of Tract II of the subject property was the East line of the West 843 feet of the Southwest Quarter of the Southwest Quarter of Section 4, Township 3 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon, as calculated by breakdown of the Quarter Section, as shown hereon.
- The North line of Tract I of the subject property was held along the South line of Partition Plat No. 1992-9, between the position for the Southwest corner thereof, calculated from the found monuments labeled "A" and "B", and the found monument labeled "C" at the Southeast corner thereof.
- The West line of Tract I was retraced from the Stipulated Final Judgment dated August 3, 1989, filed in the State Circuit Court for Umatilla County, Oregon, Case No. CV88-850, State of Oregon, by and through its Department of Transportation, vs. Fardie Hudemann, et al, and recorded August 28, 1989, in Microfilm R-185, Page 1639, Umatilla County Records, and that certain "N.C.L. STANFIELD-STANFIELD INTERCHG. SEC. UMATILLA -STANFIELD HIGHWAY", Drawing No. 98-29-7, in the Office of the Oregon Department of Transportation.
- The West line of Tract II was retraced from that Parcel described in Book 296, Page 249, Umatilla County Records, and that certain "N.C.L. STANFIELD-STANFIELD INTERCHG. SEC. UMATILLA -STANFIELD HIGHWAY", Drawing No. 98-29-7, in the Office of the Oregon Department of Transportation.
- The South line of Tract II was located from Oregon Department of Transportation monuments located along the Westbound off-ramp of Interstate 84, and from Instrument No. 2005-4910067, Umatilla County Microfilm Records.
- Stanfield Irrigation District was contacted for any possible record documentation for the boundaries for the Furnish Ditch; the District was unwilling to cooperate. The boundaries of the Furnish Ditch for Tract I were held at the record location described in Tract I and found to fit well with the ditch. In nearby areas, the width of the Furnish Ditch has been held at 100 feet; a width of 100 feet was held for the boundaries of the Furnish Ditch for Tract II, and this was found to fit well with the improvements of the ditch.
- The "AS-SURVEYED LEGAL DESCRIPTIONS" for Tracts I and II each contain first, the record legal description, verbatim, as found in Fidelity National Title Insurance Company Commitment No. 0067631 with an effective date of June 9, 2011, followed by "BEING ALSO DESCRIBED AS FOLLOWS" and the actual as-surveyed description.
- The survey was completed and the corners found or set as shown on or before March 15, 2012.

AS-SURVEYED LEGAL DESCRIPTION

TRACT I:
 Beginning at a point on the Section line between Sections 4 and 5 of Township 3 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon, said point being 1138.45 feet South from the Section corner between said Sections 4 and 5; thence South 88°33' East, 749 feet, more or less, to a point on the Northwesterly boundary line of the right-of-way for the Furnish Ditch; thence along said boundary line as follows: South 25°44' West, 209 feet; thence South 22°28' East, 103 feet; thence South 51°50' East, 82 feet; thence South 85° 25' West, 114 feet; thence South 44° 10' West, 220 feet; thence North 46°38' West, 112 feet; thence North 79°58' West, 295.6 feet; thence South 88°42' West, 83 feet; thence South 30°05' West, 81 feet, more or less to a point on the West boundary line of said Section 4; thence North 483 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion of the described lands lying within the boundaries of the Furnish Ditch.

ALSO EXCEPTING THEREFROM any portion of the described lands contained under Stipulated Final Judgment dated August 3, 1989, filed in the State Circuit Court for Umatilla County, Oregon, Case No. CV88-850, State of Oregon, by and through its Department of Transportation, vs. Fardie Hudemann, et al, and recorded August 28, 1989, in Microfilm R-185, Page 1639, Umatilla County Records.

BEING ALSO DESCRIBED AS FOLLOWS:

Commencing at the Quarter Section corner between Sections 4 and 5 of Township 3 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon, and running thence along the line between said Sections 4 and 5 South 00 degrees 01 minutes 32 seconds West 1138.45 feet (by record 1138.45 feet); thence along the North line of that "Tract I" described in Document No. 2003-4360396, Umatilla County Records, East 78.99 feet to the Easterly right-of-way line of U.S. 395, as described in Microfilm R-185, Page 1639, and the POINT OF BEGINNING; thence continuing along the Northerly line of said parcel, East 748.89 feet, to a point on the Northwesterly boundary line of the right-of-way for the Furnish Ditch, as described in said Document No. 2003-4360396; thence along said Northwesterly boundary line the following eight (8) courses: (1) South 24 degrees 17 minutes 28 seconds West 209.16 feet (by record 209 feet); (2) thence South 23 degrees 52 minutes 32 seconds East 103.00 feet; (3) thence South 53 degrees 18 minutes 32 seconds East 82.00 feet; (4) thence South 83 degrees 58 minutes 28 seconds North 114.00 feet; (5) thence South 42 degrees 43 minutes 28 seconds West 220.00 feet; (6) North 48 degrees 04 minutes 32 seconds West 112.00 feet; (7) thence North 81 degrees 24 minutes 32 seconds West 295.60 feet; (8) thence South 88 degrees 15 minutes 28 seconds West 73.78 feet to the Easterly right-of-way line of U.S. 395, as described in said Microfilm R-185, Page 1639; thence along said Easterly right-of-way line North 00 degrees 05 minutes 31 seconds East 286.12 feet; thence along said Easterly right-of-way line North 06 degrees 36 minutes 39 seconds East 130.52 feet to the POINT OF BEGINNING.

TRACT II:

The West 843 feet of the Southwest Quarter of the Southwest Quarter of Section 4, Township 3 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by Deed recorded in Book 130, Page 503, Deed Records.

ALSO EXCEPTING THEREFROM that tract conveyed to Windblown Ranch, Inc., an Oregon Corporation, by Deed recorded in Microfilm R-215, Page 1130, Umatilla County Records.

ALSO EXCEPTING THEREFROM a parcel of land lying in the Southwest Quarter of the Southwest Quarter of said Section 4, described as beginning at the Southwest corner of Section 4; thence North 88°45'30" East along the South line of said Section 4; thence, 473.48 feet to a point which is 50 feet Southwesterly from, when measured at right angles to the centerline of the 1934 relocation of the Stanfield-Pendleton Section of the Old Oregon Trail Highway; thence along said right-of-way on the arc of a 1004.83 foot radius curve right, the long chord of which bears North 40°08'15" West, 757.12 feet, a distance of 778.28 feet to the Westerly line of said Section 4; thence South 1° 27'30" East, 581 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation by Bargain and Sale Deed recorded August 21, 1968, in Book 296, Page 249, Umatilla County Microfilm Records.

ALSO EXCEPTING THEREFROM that tract of land conveyed to the Stanfield Irrigation District by Deed recorded in Book 296, Page 456, Deed Records.

ALSO EXCEPTING THEREFROM beginning at a point on the Section line between Sections 4 and 5 of Township 3 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon, said point being 1138.45 feet South from the Section corner between Sections 4 and 5; thence South 88°33' East, 749 feet, more or less, to a point on the Northwesterly boundary line of the right-of-way for the Furnish Ditch; thence along said boundary line as follows: South 25°44' West, 209 feet; thence South 22°28' East, 103 feet; thence South 51°50' East, 82 feet; thence South 85° 25' West, 114 feet; thence South 44° 10' West, 220 feet; thence North 46°38' West, 112 feet; thence North 79°58' West, 295.6 feet; thence South 88°42' West, 83 feet; thence South 30°05' West, 81 feet, more or less, to a point on the West boundary line of said Section 4; thence North 483 feet, more or less to the point of beginning.

AS-SURVEYED LEGAL DESCRIPTION (CONT'D.)

TRACT II (CONTINUED):

ALSO EXCEPTING THEREFROM any portion of the described lands contained under Stipulated Final Judgment dated August 3, 1989, filed in the State Circuit Court for Umatilla County, Oregon, Case No. CV88-850, State of Oregon, by and through its Department of Transportation, vs. Fardie Hudemann, et al, and recorded August 28, 1989, in Microfilm R-185, Page 1639, Umatilla County Records.

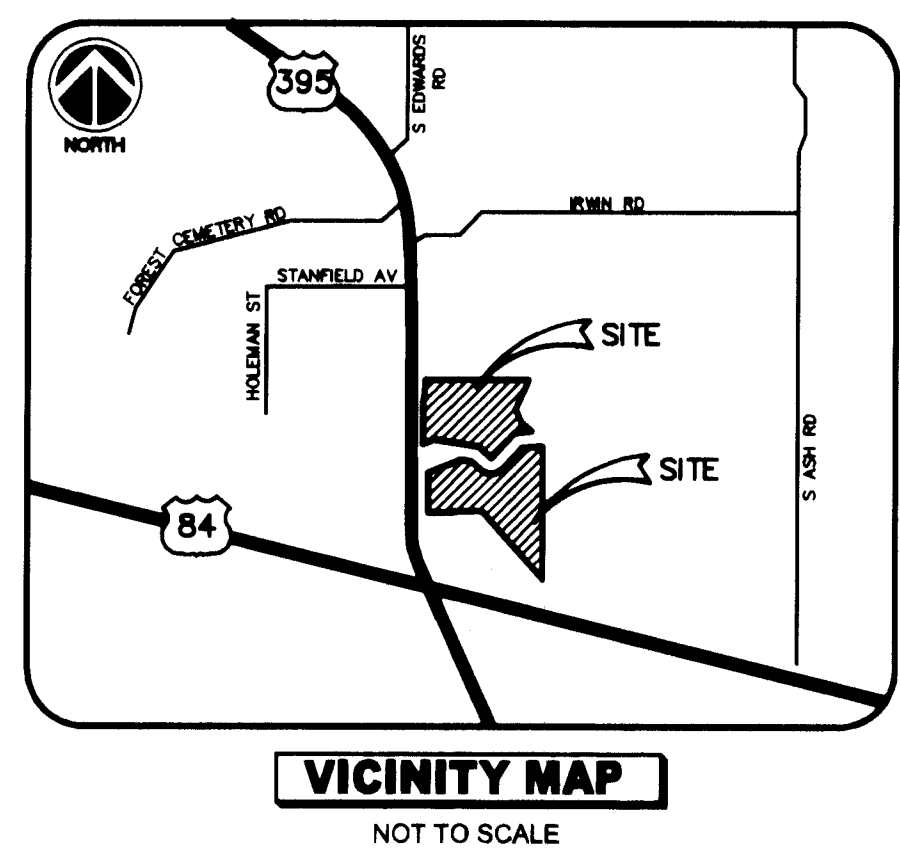
EXCEPTING THEREFROM any portion of the described lands lying within the boundaries of the Furnish Ditch.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded October 27, 2005, Instrument No. 2005-4910067, Umatilla County Microfilm Records.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Quarter Section corner between Sections 4 and 5 of Township 3 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon, and running thence along the line between said Sections 4 and 5 South 00 degrees 01 minutes 32 seconds West 1735.93 feet; thence South 89 degrees 58 minutes 28 seconds East 98.48 feet to the intersection of the Easterly right-of-way line of U.S. 395 and the relocated Southerly boundary line of the right-of-way for the Furnish Ditch, as described in Book 296, Page 456 and the POINT OF BEGINNING; thence along said relocated Southerly boundary line North 69 degrees 05 minutes 04 seconds East 226.80 feet to the Southeastery boundary line of the right-of-way for the Furnish Ditch, as located 100.00 feet Southwesterly of and parallel with the Northwesterly boundary line of the right-of-way for the Furnish Ditch, as described in Document No. 2003-4360396, Umatilla County Records; thence along said Southeastery boundary line the following five (5) courses: (1) South 81 degrees 24 minutes 32 seconds East 70.48 feet; (2) thence South 48 degrees 04 minutes 32 seconds East 82.06 feet to the point of curvatures with a 100.00 foot radius curve, concave Northerly; (3) Easterly along the arc of said curve through an arc length of 155.68 feet and a central angle of 88 degrees 12 minutes 00 seconds, to a tangent line; (4) North 42 degrees 43 minutes 28 seconds East 182.36 feet; (5) North 83 degrees 58 minutes 28 seconds East 138.51 feet to the East line of the West 843 feet of the Southwest Quarter of the Southwest Quarter of said Section 4; thence along said line South 00 degrees 01 minutes 41 seconds West 885.42 feet to the Northerly right-of-way line Interstate 84, as described in Document No. 2005-4910067; thence along said line North 41 degrees 50 minutes 04 seconds West 584.39 feet; thence along said line South 87 degrees 48 minutes 51 seconds West 347.08 feet to said Easterly right-of-way line of U.S. 395 and a point on a 100.00 foot Easterly offset from the center line of said U.S. 395, which center line is a 240.00 foot spiral curve, concave Northwesterly, according to that certain "N.C.L. STANFIELD-STANFIELD INTERCHG. SEC. UMATILLA -STANFIELD HIGHWAY", Drawing No. 98-29-7, in the Office of the Oregon Department of Transportation; thence Northerly along said Easterly right-of-way line and said spiral curve offset through an arc length of 112.86 feet, the chord of which bears North 00 degrees 27 minutes 35 seconds West 112.86 feet, thence along said Easterly right-of-way line of U.S. 395, North 00 degrees 05 minutes 31 seconds East 152.27 feet to the POINT OF BEGINNING.

The land described in this map of survey is the same property as that described in Fidelity National Title Insurance Company Commitment No. 0067631 with an effective date of June 9, 2011.



ENCROACHMENTS

- A BILLBOARD ENDOACHES FROM TRACT I INTO THE RIGHT-OF-WAY OF U.S. 395 BY 1.2 FEET.
- THE GRAVEL ACCESS ROAD FOR THE FURNISH DITCH ENDOACHES INTO TRACT I BY APPROXIMATELY 24 FEET.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 JAMES VINCENT WEHDE
 84463PLS
 EXPIRES: 06/30/2012

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/15/2012
 Rec'd By: S. O.
 No.: 19-028-C

I CERTIFY THAT THIS SURVEY WAS PREPARED BY USING
 HP PRODUCT NO. 750-C PLUS ON WNF FILM.

Drawn By: JWV Checked By: SM

DATE: AUGUST 22, 2011
REVISIONS
NO. DATE DESCRIPTION
1 3/15/12 REVISED PER CO. SURVEYOR

SURVEYOR:
-10west-
 LAND SURVEYING
 & MAPPING
 410 S. FORNEY GLEN BELVD., POST FALLS, ID 83854
 tel/fax: 1-800-THE-TRIST
 www.10westsurvey.com
 Proj. No. 11-0073

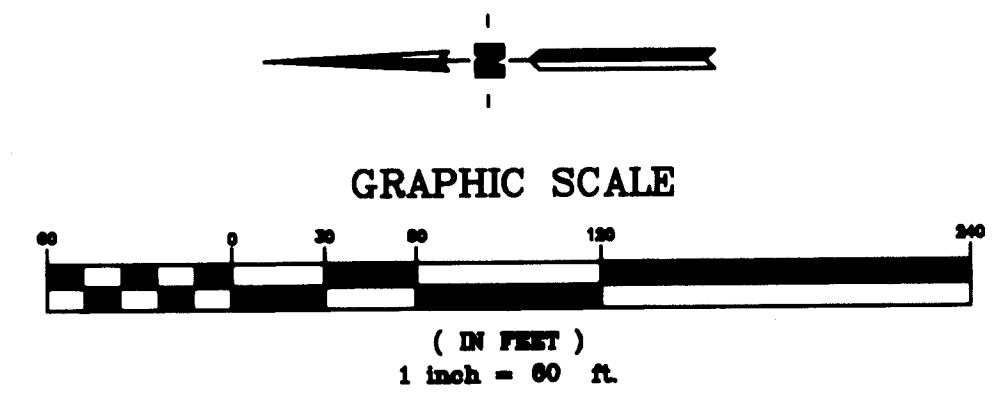
WORK COORDINATED BY:

 National Land Survey Consultants
 1264 Main Street - Waltham, MA 02451
 781-553-2437 (phone/fax) www.coxlevin.com

PREPARED FOR:
 PILOT TRAVEL CENTERS
 2115 HIGHWAY 395
 STANFIELD, OR
 SHEET NUMBER
1 of 2

RECORD OF SURVEY
 LOCATED IN THE
 SOUTHWEST QUARTER OF SECTION 4, T.3N., R.29E., W.M.,
 CITY OF STANFIELD, UMATILLA COUNTY, OREGON
 DATE: SEPTEMBER 28, 2011 SCALE: 1"=80'
 SURVEY PERFORMED FOR: PILOT TRAVEL CENTERS

UMATILLA COUNTY
 SURVEY RECORDS
 DATE FILED: _____
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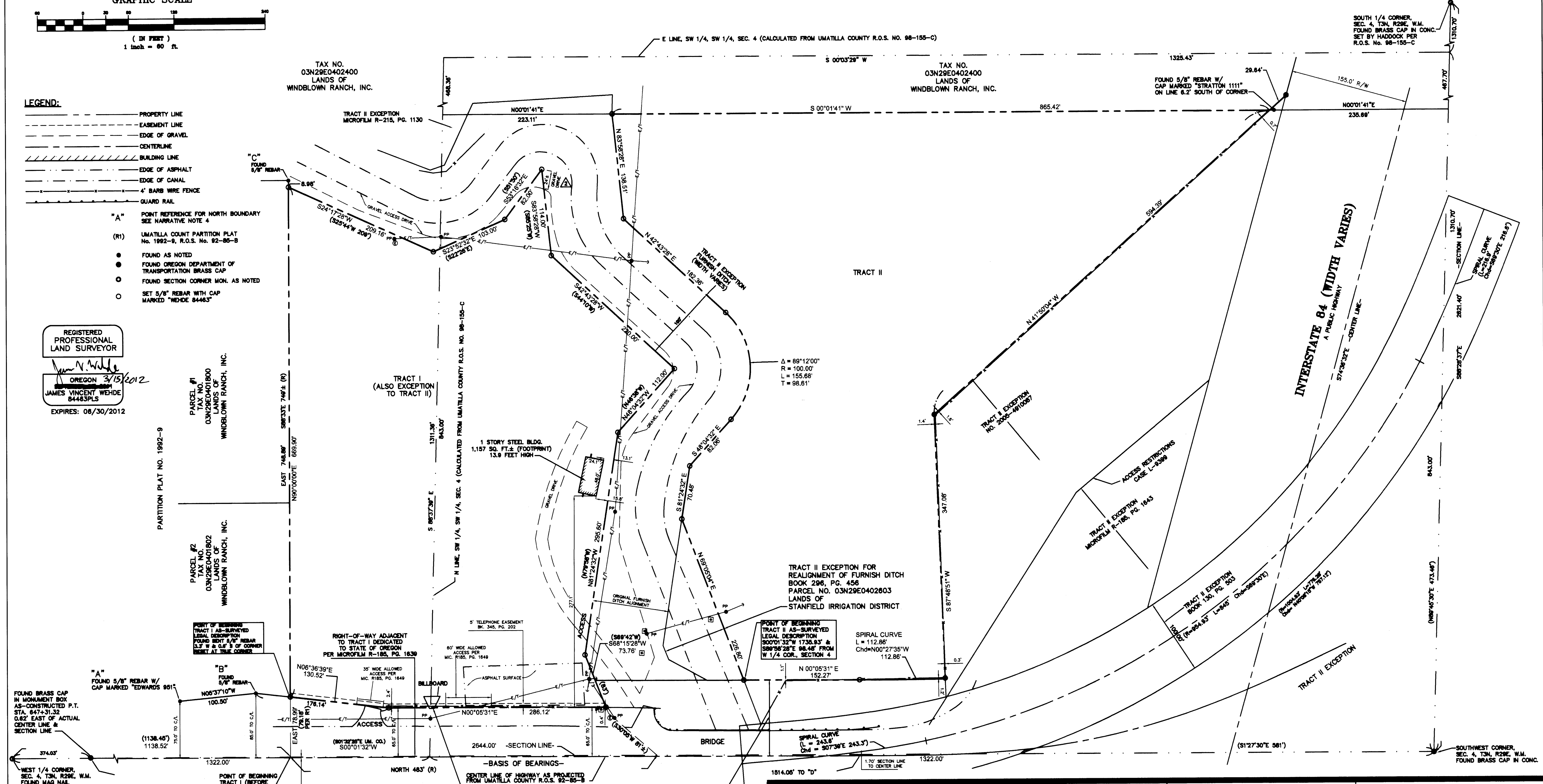
LEGEND:

- PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF GRAVEL
- - - CENTERLINE
- - - BUILDING LINE
- - - EDGE OF ASPHALT
- - - EDGE OF CANAL
- - - 4' BARB WIRE FENCE
- - - GUARD RAIL

- "A" POINT REFERENCE FOR NORTH BOUNDARY SEE NARRATIVE NOTE 4
- (R1) UMATILLA COUNTY PARTITION PLAT No. 1992-9, R.O.S. No. 92-86-B
- FOUND AS NOTED
- FOUND OREGON DEPARTMENT OF TRANSPORTATION BRASS CAP
- FOUND SECTION CORNER MON. AS NOTED
- SET 5/8" REBAR WITH CAP MARKED "WEHDE 84483"

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON 3/15/2012
 JAMES VINCENT WEHDE 84483PLS
 EXPIRES: 06/30/2012



RECEIVED BY
 Umatilla County Surveyor
 Date: 3/15/2012
 Rec'd By: J. Olin
 No.: 12-028-C

U.S. 395 (R/W WIDTH VARIES)
 A PUBLIC ROAD

100' RIGHT-OF-WAY ADJACENT TO TRACT I DEDICATED TO STATE OF OREGON PER BOOK 296, PG. 249

Drawn By: JWV Checked By: SM
 DATE: SEPTEMBER 28, 2011

NO.	DATE	DESCRIPTION
1	3/15/12	REVISED PER CO. SURVEYOR

10-west
 LAND SURVEYING & MAPPING
 410 S. FOREST GLEN BLVD., PORT FOLIA, ID 83854
 Tel/Fax: 1-800-TEN-WEST
 www.10westsurvey.com
 Proj. No. 11-0073

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