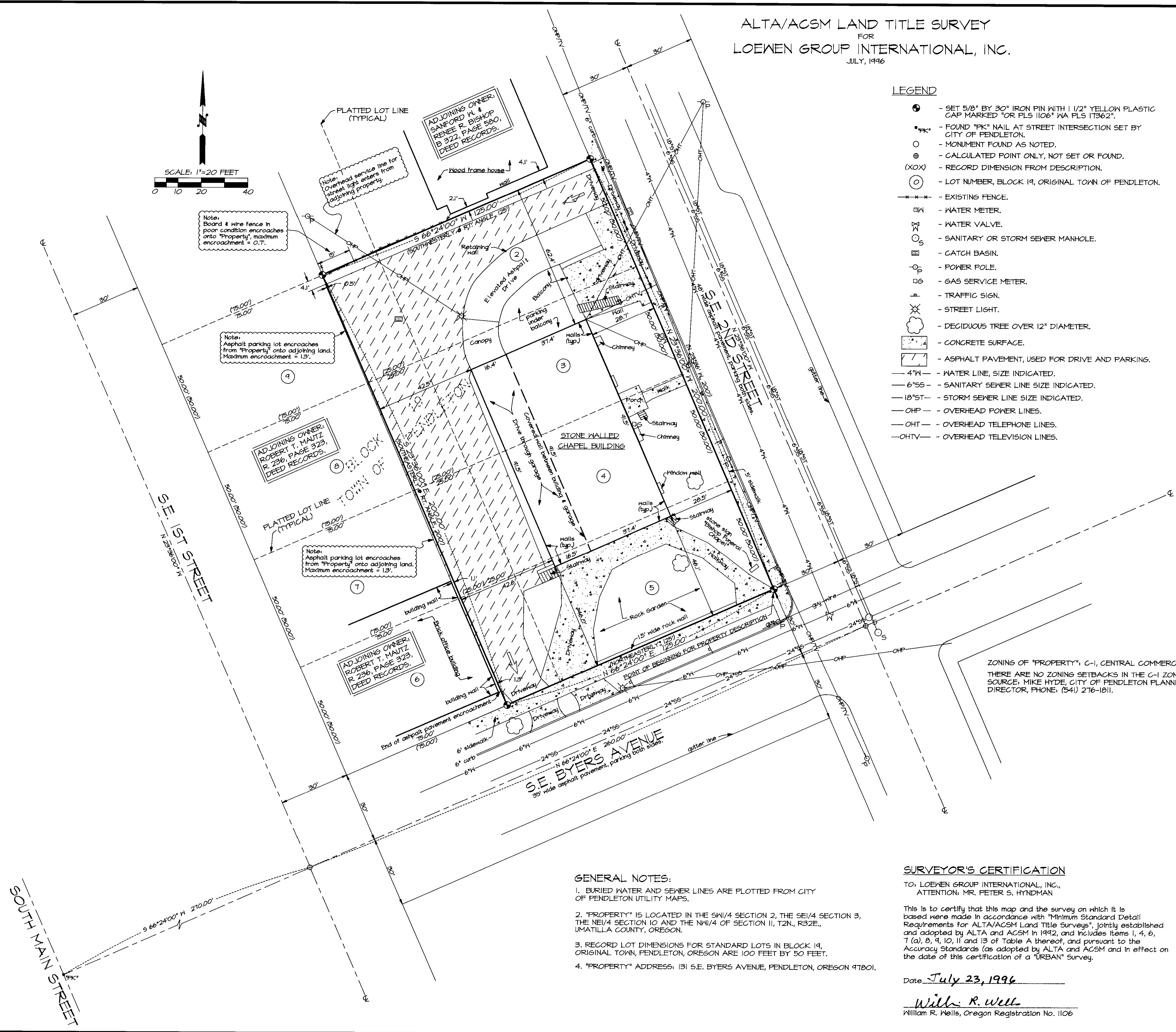
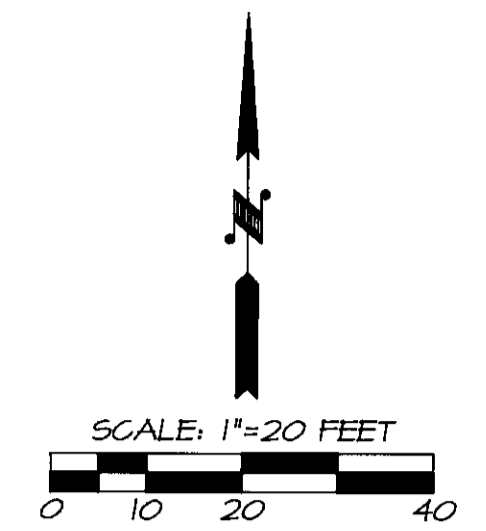
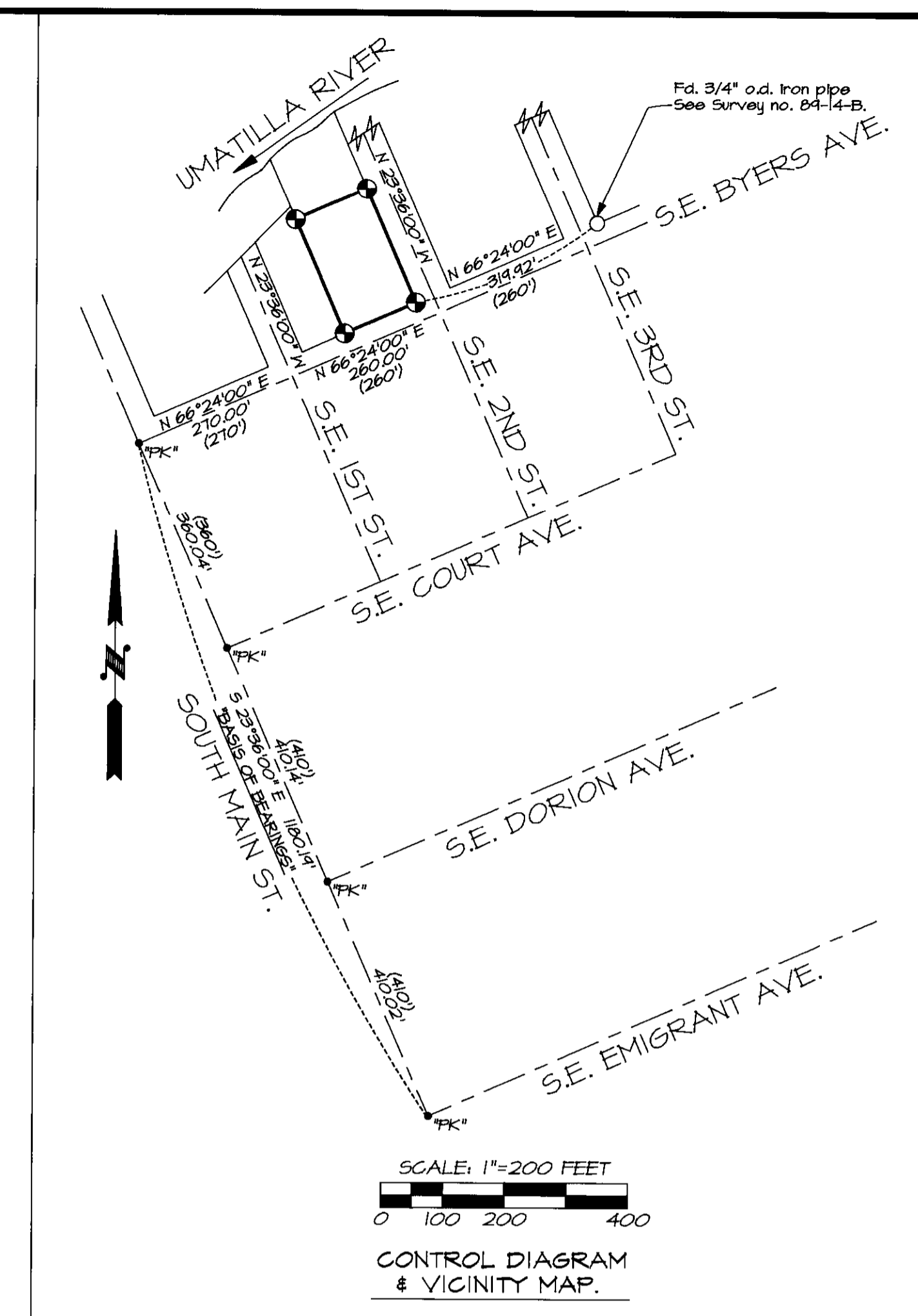


ALTA/ACSM LAND TITLE SURVEY
FOR
LOEWEN GROUP INTERNATIONAL, INC.
JULY, 1996

LEGEND

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106" WA PLS 11362".
- ✱ - FOUND "PK" NAIL AT STREET INTERSECTION SET BY CITY OF PENDLETON.
- - MONUMENT FOUND AS NOTED.
- ⊙ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION FROM DESCRIPTION.
- ① - LOT NUMBER, BLOCK 19, ORIGINAL TOWN OF PENDLETON.
- - EXISTING FENCE.
- WM - WATER METER.
- WV - WATER VALVE.
- SM - SANITARY OR STORM SEWER MANHOLE.
- CB - CATCH BASIN.
- PP - POWER POLE.
- GM - GAS SERVICE METER.
- TS - TRAFFIC SIGN.
- SL - STREET LIGHT.
- ☁ - DECIDUOUS TREE OVER 12" DIAMETER.
- - CONCRETE SURFACE.
- ▨ - ASPHALT PAVEMENT, USED FOR DRIVE AND PARKING.
- 4" - WATER LINE, SIZE INDICATED.
- 6"SS - SANITARY SEWER LINE SIZE INDICATED.
- 18"ST - STORM SEWER LINE SIZE INDICATED.
- OHP - OVERHEAD POWER LINES.
- OHT - OVERHEAD TELEPHONE LINES.
- OHTV - OVERHEAD TELEVISION LINES.



Note: Board & wire fence in poor condition encroaches onto "Property", maximum encroachment = 0.7'.

Note: Asphalt parking lot encroaches from "Property" onto adjoining land. Maximum encroachment = 1.3'.

Note: Asphalt parking lot encroaches from "Property" onto adjoining land. Maximum encroachment = 1.3'.

ZONING OF "PROPERTY": C-1, CENTRAL COMMERCIAL.
THERE ARE NO ZONING SETBACKS IN THE C-1 ZONE, SOURCE: MIKE HYDE, CITY OF PENDLETON PLANNING DIRECTOR, PHONE: (541) 276-1811.

"PROPERTY" DESCRIPTION

(This property description is taken from Preliminary Title Report prepared by Pioneer Title Company, 126 S.E. Court Avenue, Pendleton, Oregon, for Mr. Randy Dunn of Copeland, Landey, Bennett & Wolfe, Attorneys at Law, 3500 1st Interstate Tower, Portland, Oregon 97207. Preliminary Report was prepared as of May 20, 1996, Report No. 55960.)

Beginning at point of intersection of Northerly line of S.E. Byers Avenue and Westerly line of S.E. 2nd Street in Original Town, now City of Pendleton; thence North 23°36' West along Westerly line of S.E. 2nd Street a distance of 200 feet; thence Southwesterly at right angles a distance of 125 feet; thence Southeasterly at right angles a distance of 200 feet to a point on Northerly line of S.E. Byers Avenue; thence Northeasterly along Northerly line of S.E. Byers Avenue a distance of 125 feet to the point of beginning.

Sold lands also being described as Lots 2, 3, 4 and 5 and East 25 feet of Lots 6, 7, 8 and 9, Block 19, Original Town, now City of Pendleton, Umatilla County, Oregon.

"Property" described contains 25000 square feet or 0.574 acres, more or less.

Surveyor's Note: "Property" is located in the SW1/4 Section 2, the SE1/4 Section 3, the NE1/4 Section 10 and the NW1/4 Section 11, T2N., R32E., W.M.

REFERENCE SURVEYS

PLAT OF TOWN OF PENDLETON, RECORDED MAY 20, 1883, DB 1, PAGE 682.
SURVEY NO. 84-35-B, RECORDED 4/5/84, COUNTY SURVEYOR'S OFFICE.
SURVEY NO. 84-14-B, RECORDED 1/84, COUNTY SURVEYOR'S OFFICE.

GENERAL NOTES:

1. BURIED WATER AND SEWER LINES ARE PLOTTED FROM CITY OF PENDLETON UTILITY MAPS.
2. "PROPERTY" IS LOCATED IN THE SW1/4 SECTION 2, THE SE1/4 SECTION 3, THE NE1/4 SECTION 10 AND THE NW1/4 OF SECTION 11, T2N., R32E., UMATILLA COUNTY, OREGON.
3. RECORD LOT DIMENSIONS FOR STANDARD LOTS IN BLOCK 19, ORIGINAL TOWN, PENDLETON, OREGON ARE 100 FEET BY 50 FEET.
4. "PROPERTY" ADDRESS: 131 S.E. BYERS AVENUE, PENDLETON, OREGON 97801.

SURVEYOR'S CERTIFICATION

TO: LOEWEN GROUP INTERNATIONAL, INC.,
ATTENTION: MR. PETER S. HYNDMAN

This is to certify that this map and the survey on which it is based were made 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, 4, 6, 7 (a), 8, 9, 10, 11 and 13 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 a "URBAN" Survey).

Date: July 23, 1996

William R. Wells, Oregon Registration No. 1106

REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM R. WELLS
JULY 22, 1977
OREGON
RENEWS 6/30/98

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 7/16/96 DR. BY: KSD/MT
CK. BY: WRW NO: 96-349

PROJECT:
ALTA/ACSM LAND TITLE SURVEY FOR:
LOEWEN GROUP INTERNATIONAL, INC.
LOTS 2, 3, 4 & 5 AND THE EAST 25 FEET OF LOTS 6, 7, 8 & 9, BLOCK 19, ORIGINAL TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

8/30/96
J. Wells
No. 96-140-C