

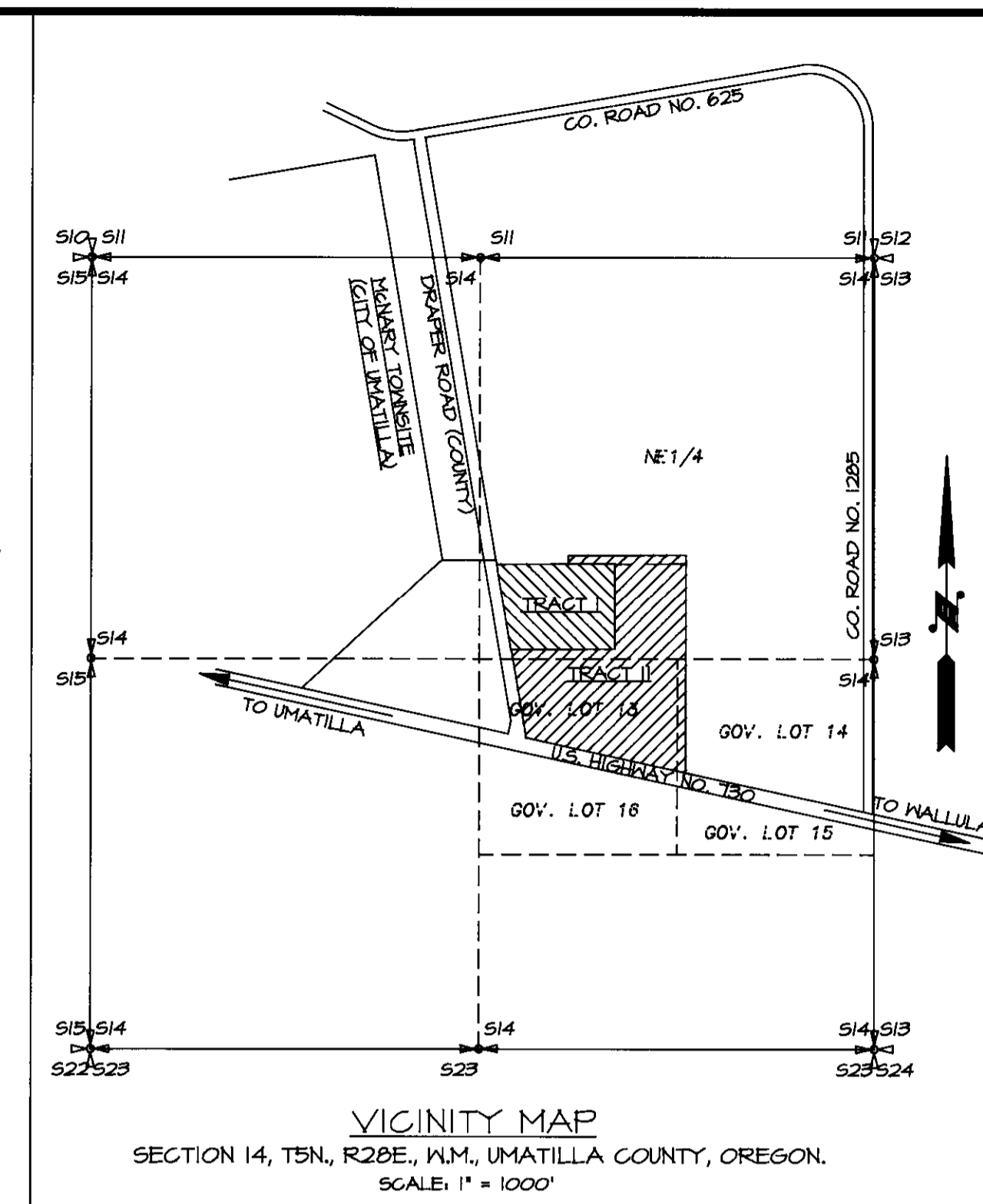
ALTA/ACSM LAND TITLE SURVEY

FOR: CONAGRA, INC. JULY, 1996

LANDS OF PORT OF UMATILLA P.O. BOX 8719 UMATILLA, OREGON 97182 BOOK 286, PAGE 456, DEED RECORDS.

LEGEND

- FOUND 2 1/2" BRASS CAP IN MONUMENT BOX, SURVEY NO. 88-30-B.
- FOUND 1/2" IRON PIN, SURVEY NO. 91-55-A.
- SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 11812", UNLESS OTHERWISE NOTED.
- CALCULATED OR "RECORD" POINT ONLY, NOT VISITED.
- FOUND 1/2" IRON PIN, SURVEY NO. 84-36-A.
- RECORD DIMENSION FROM TRACT I AND TRACT II DESCRIPTIONS CONTAINED IN PRELIMINARY TITLE REPORT NO. 55850.
- INDICATES LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- SANITARY SEWER LINE.
- WATER LINE.
- OVERHEAD POWER LINE.
- CONCRETE SURFACE.
- FIRE HYDRANT.
- WATER METER.
- WATER VALVE.
- SANITARY SEWER MANHOLE.
- POWER POLE.
- GAS METER.
- TELEPHONE PEDESTAL.
- TRAFFIC SIGN, UNLESS OTHERWISE INDICATED.
- LIGHT POLE.
- FENCE OR WIRE BARRICADE.
- LOCATION OF PRELIMINARY TITLE REPORT EXCEPTION, NUMBER REFERS TO REPORT NO. 55850.



"PROPERTY" DESCRIPTIONS

DESCRIPTIONS ARE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDELTON, OREGON FOR MR. ROBERT J. ANDERSON, CHICAGO TITLE COMPANY, 1800 COLUMBIA CENTER, 701 5TH AVENUE, SEATTLE, WA., 48104, REPORT NO. 55850.

TRACT I

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION ON NORTH LINE OF SAID SECTION 14, WITH EAST LINE OF MCNARY TOWNSITE, THENCE SOUTH 41°31'34" EAST ALONG SAID EAST LINE A DISTANCE OF 2061.66 FEET TO A P.K. NAIL MARKING AN ANGLE POINT IN SAID EAST LINE, THENCE NORTH 84°45'50" EAST, PARALLEL WITH NORTH LINE OF SAID SECTION 14, A DISTANCE OF 364.84 FEET TO A POINT ON EAST RIGHT OF WAY LINE OF DRAPER ROAD, THENCE SOUTH 41°31'34" EAST ALONG SAID RIGHT OF WAY LINE 30.41 FEET TO A 1/2 INCH REBAR AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE NORTH 84°45'50" EAST, PARALLEL WITH NORTH LINE OF SECTION 14 A DISTANCE OF 580 FEET, THENCE SOUTH 84°45'50" WEST, PARALLEL WITH NORTH LINE OF SECTION 14 A DISTANCE OF 1022.66 FEET TO A POINT ON EAST RIGHT OF WAY LINE OF DRAPER ROAD, THENCE NORTH 41°31'34" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 587.43 FEET TO THE TRUE POINT OF BEGINNING;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SUBJECT TO ANY AND ALL ROADS.

TRACT II

THAT PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION ON NORTH LINE OF SAID SECTION 14 WITH EAST LINE OF MCNARY TOWNSITE, THENCE SOUTH 41°31'34" EAST ALONG SAID EAST LINE, A DISTANCE OF 2061.66 FEET TO A P.K. NAIL MARKING AN ANGLE POINT IN SAID EAST LINE, THENCE NORTH 84°45'50" EAST, PARALLEL WITH NORTH LINE OF SAID SECTION 14, A DISTANCE OF 364.84 FEET TO A POINT ON EAST RIGHT OF WAY LINE OF DRAPER ROAD, THENCE SOUTH 41°31'34" EAST ALONG SAID RIGHT OF WAY LINE 30.41 FEET TO A 1/2 INCH REBAR, THENCE NORTH 84°45'50" EAST, PARALLEL WITH NORTH LINE OF SECTION 14 A DISTANCE OF 485 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE NORTH 0°07'25" WEST, PARALLEL WITH EAST LINE OF SECTION 14 A DISTANCE OF 60 FEET, THENCE NORTH 84°45'50" EAST, PARALLEL WITH NORTH LINE OF SECTION 14 A DISTANCE OF 194.40 FEET, PARALLEL WITH NORTH LINE OF SECTION 14 A DISTANCE OF 1476 FEET TO A POINT ON NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 750, SAID POINT LIES 90 FEET NORTHERLY OF CENTERLINE OF SAID HIGHWAY AS IT EXISTS ON MARCH 29, 1941, WHEN MEASURED AT RIGHT ANGLES, THENCE NORTH T1°46'54" WEST ALONG SAID RIGHT OF WAY LINE 112.70 FEET TO ITS INTERSECTION WITH EASTERN RIGHT OF WAY LINE OF DRAPER ROAD, THENCE NORTH 41°31'34" WEST ALONG SAID EASTERN RIGHT OF WAY LINE 604.06 FEET, THENCE NORTH 84°45'50" EAST 1022.66 FEET, THENCE NORTH 0°07'25" WEST 580 FEET, THENCE SOUTH 84°45'50" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 14, A DISTANCE OF 315 FEET TO THE TRUE POINT OF BEGINNING;

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

SURVEYOR'S CERTIFICATION

TO: CONAGRA, INC. 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 1942, AND INCLUDES ITEMS 1, 2, 4, 6, 7 (b) (1), 8, 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 29, 1996

William R. Wells, WILLIAM R. WELLS, OREGON REGISTRATION NO. 1106.

RECEIVED BY Umatilla County Surveyors DATE: 8/30/96 BY: [Signature] No. 96-191-C

REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDELTON, OR 97801 PHONE: (541) 276-6362 DATE: 07/26/96 DR. BY: DMT/RRM CK. BY: RRM NO. 46-386

PROJECT: ALTA/ACSM LAND TITLE SURVEY FOR: CONAGRA, INC.. LOCATED IN THE EAST 1/2 OF SECTION 14, T5N, R28E, UMATILLA COUNTY, OREGON

LINE TABLE with columns: LINE NO., BEARING, DISTANCE. Rows 1-8.

ZONING NOTES

SOURCE: UMATILLA COUNTY PLANNING DEPARTMENT, PHONE: (541) 276-7111. TRACTS I AND II ARE LOCATED WITHIN THE M-1 LIGHT INDUSTRIAL ZONE OR THE M-2, HEAVY INDUSTRIAL ZONES WITHIN THE URBAN GROWTH BOUNDARY OF THE CITY OF UMATILLA, OREGON.

ZONING SETBACKS IN EACH ZONE ARE 30 FEET FROM THE LOT LINE EXCEPT BY A RULING OF THE PLANNING COMMISSION UPON REQUEST OF THE PROPERTY OWNER. UNIFORM BUILDING CODE REQUIREMENTS BASED ON TYPE OF CONSTRUCTION ALSO APPLY.

THERE ARE NO HEIGHT RESTRICTIONS UNLESS IMPOSED AT THE TIME OF ISSUANCE OF CONSTRUCTION PERMIT.

REFERENCE SURVEYS

- 1. SURVEY NO. 88-30-B, UMATILLA COUNTY SURVEY RECORDS, RECORDED JUNE, 1988.
2. SURVEY NO. 84-36-A, UMATILLA COUNTY SURVEY RECORDS, RECORDED MAY, 1984.
3. SURVEY NO. 91-55-A, UMATILLA COUNTY SURVEY RECORDS, RECORDED JULY, 1991.
4. UMATILLA COUNTY PARTITION PLAT NO. 1864-27, UMATILLA COUNTY PARTITION PLAT RECORDS, RECORDED SEPTEMBER 8, 1994.

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF MR. DAVID C. NELSON OF McGRATH, NORTH, MULLIN & KRATZ, P.C., OMAHA, NEBRASKA. THE PURPOSE OF THE SURVEY WAS TO PERFORM AN ALTA/ACSM LAND TITLE SURVEY ON TWO TRACTS OF LAND WHICH ARE DESCRIBED AS TRACTS I AND II ON THIS SURVEY MAP. BOTH TRACTS HAD BEEN PREVIOUSLY CREATED AND MONUMENTED BY SURVEY. BEARINGS ARE BASED ON MONUMENTS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF TRACT II AS NOTED. THIS SURVEY WAS MADE WITH A 2 PERSON GREX WITH A SOKKIA SET 4-B FIVE SECOND TOTAL STATION, BY A COMBINATION OF CLOSED TRAVERSE AND RADIAL TIES.

GENERAL NOTES

- 1. PARKING AREAS ARE NOT WELL DEFINED. OBSERVED VEHICLES PARKING IN PARKING AREAS SHOWN NEAR THE NORTHWEST CORNER OF TRACT I AND ALONG THE NORTH SIDE OF THE DEHYDRATION WAREHOUSE AND OFFICE MODULE. OTHER VEHICLES WERE OBSERVED PARKING IN VARIOUS AREAS THROUGHOUT THE DEVELOPED PORTION OF THE PROPERTY.
2. GROUND LEVEL WOODEN LANDSCAPING BARRIERS AT THE SOUTHWEST CORNER OF TRACT II AND ALONG THE WEST LINES OF TRACTS I AND II ARE NOT SHOWN TO IMPROVE MAP CLARITY. THERE IS NO NOTED ENCROACHMENT OF BARRIERS ONTO THE STATE HIGHWAY OR COUNTY ROAD RIGHT-OF-WAYS.
3. BURIED UTILITY LINES ARE SHOWN BASED ON SURFACE INDICATIONS OF BURIED LINES AND FROM XEROX COPIES OF MAPS FURNISHED BY ART HEMPHILL, MAINTENANCE MANAGER, GILROY FOODS, INC.
4. BURIED NATURAL GAS LINE IS LOCATED ON EAST SIDE OF DRAPER ROAD AS EVIDENCED BY "WARNING" SIGN PADDLES.
5. BURIED TELEPHONE IS LOCATED IN DRAPER ROAD RIGHT-OF-WAY AND NORTH SIDE OF HIGHWAY NO. 750 AS EVIDENCED BY TELEPHONE PEDESTALS, AND "WARNING" SIGN PADDLES.
6. THERE ARE SURFACE INDICATIONS OF A BURIED LANDSCAPING IRRIGATION SYSTEM ON THE WESTERLY SIDE OF THE IMPROVED PORTIONS OF TRACTS I AND II. THIS SYSTEM WAS NOT LOCATED.

