

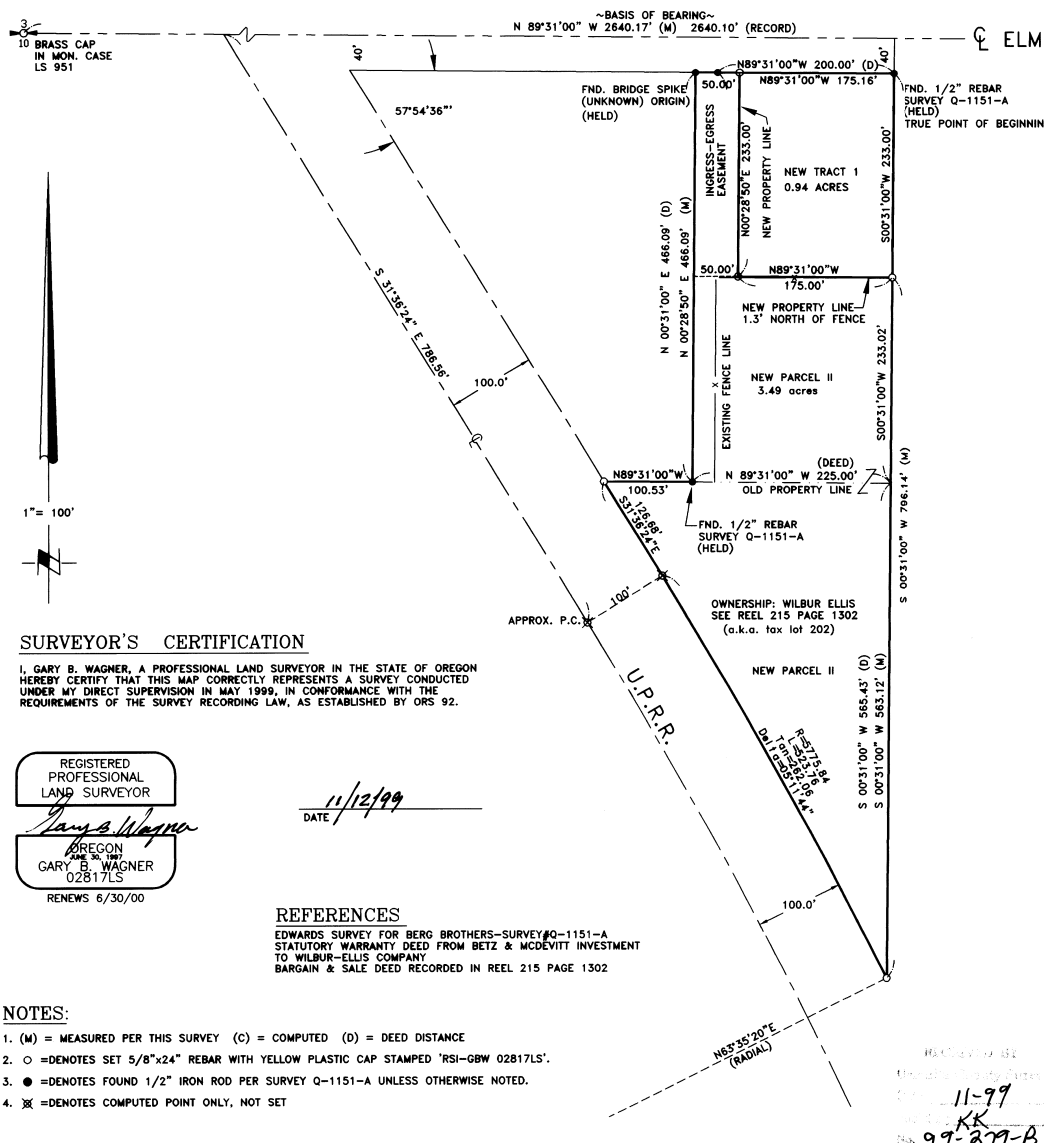
LEGAL DESCRIPTION (of Record)

PARCEL 1 (DEED FROM BETZ & MCDREVITT TO WILBUR-ELLIS)
 THAT PORTION OF NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, INCLUDED WITHIN THE LANDS OF BERG BROTHERS CORPORATION RECORDED IN BOOK 253, PAGE 344, DEED RECORDS, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT NORTHEAST CORNER OF SAID BERG TRACT, SAID POINT BEING NORTH 89°31'00" WEST 1048 FEET AND SOUTH 0°31'00" WEST 40 FEET FROM NORTHEAST CORNER OF SAID SECTION 10; THENCE CONTINUING SOUTH 0°31'00" WEST ALONG EAST LINE OF SAID BERG TRACT, 466.02 FEET TO NORTHEAST CORNER OF THAT TRACT DEEDED TO CHEVRON CHEMICAL CORPORATION, RECORDED IN MICROFILM R-45, PAGE 1462, DEED RECORDS; THENCE NORTH 89°31'00" WEST ALONG NORTH LINE OF SAID CHEVRON CHEMICAL TRACT 225 FEET; THENCE NORTH 0°31'00" EAST, PARALLEL WITH THE EAST LINE OF SAID BERG TRACT 466.02 FEET TO NORTH LINE OF SAID BERG TRACT; THENCE SOUTH 89°31'00" EAST ALONG SAID NORTH LINE 225 FEET TO THE POINT OF BEGINNING.
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

LEGAL DESCRIPTION (of Record)

PARCEL II (SEE REEL 215 PAGE 1302)
 A TRACT OF LAND IN NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 89°31' WEST A DISTANCE OF 1048 FEET; THENCE SOUTH 0°31' WEST A DISTANCE OF 506.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°31' WEST A DISTANCE OF 565.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 652.73 FEET; THENCE SOUTH 89°31' EAST A DISTANCE OF 326.14 FEET TO THE TRUE POINT OF BEGINNING;
 ALSO A NONEXCLUSIVE ROADWAY EASEMENT OVER AND ACROSS THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 89°31' WEST A DISTANCE OF 1048 FEET; THENCE SOUTH 0°31' WEST A DISTANCE OF 506.02 FEET; THENCE NORTH 89°31' WEST A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°31' WEST A DISTANCE OF 25.0 FEET; THENCE NORTH 0°31' EAST A DISTANCE OF 506.02 FEET; THENCE SOUTH 89°31' EAST A DISTANCE OF 25.0 FEET; THENCE SOUTH 0°31' WEST A DISTANCE OF 506.02 FEET TO THE TRUE POINT OF BEGINNING;
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

AMENDED RECORD SURVEY
 AMENDING RECORD SURVEY 99-086-B
 BOUNDARY LINE ADJUSTMENT
 LOCATED IN A PORTION OF THE NE 1/4 SEC. 10,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON



NEW LEGAL DESCRIPTIONS

TRACT 1
 A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 89°31'00" WEST, 1048.44 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°31'00" WEST, 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ELM STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°31'00" WEST, 233.00 FEET; THENCE NORTH 89°31'00" WEST, 175.00 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0°28'50" EAST, 233.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID ELM STREET; THENCE SOUTH 89°31'00" EAST, 175.16 FEET TO THE TRUE POINT OF BEGINNING.
 TOGETHER WITH A 50 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°31'00" WEST, 175.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°28'50" WEST, 233.00 FEET; THENCE NORTH 89°31'00" WEST, 50.00 FEET; THENCE NORTH 0°28'50" EAST, 233.00 FEET TO THE SOUTH RIGHT OF WAY OF ELM STREET; THENCE SOUTH 89°31'00" EAST, 50.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.
 CONTAINS 0.94 ACRES

TRACT II
 A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 89°31'00" WEST, 1048.44 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°31'00" WEST, 273.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°31'00" WEST, 796.14 FEET TO A POINT ON CURVE ON THE EASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THE RADIUS OF POINT OF SAID CURVE BEARS SOUTH 63°35'20" WEST, 5775.84 FEET; THENCE NORTHWESTERLY, 523.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'44" TO A POINT OF TANGENT; THENCE NORTH 31°36'24" WEST, 126.68 FEET; THENCE SOUTH 89°31'00" EAST, 100.35 FEET; THENCE NORTH 0°28'50" EAST, 465.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ELM STREET; THENCE SOUTH 89°31'00" EAST, 25.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 0°28'50" WEST, 233.00 FEET; THENCE SOUTH 89°31'00" EAST, 200.00 FEET TO THE TRUE POINT OF BEGINNING.
 SUBJECT TO A 50 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89°31'00" WEST, 1048.44 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 0°31'00" WEST 40.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF ELM STREET; THENCE N 89°31'00"W, 175.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°28'50"W, 233.00 FEET TO THE SOUTH RIGHT OF WAY OF ELM STREET; THENCE SOUTH 89°31'00"E, 50.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.
 CONTAINS 3.49 ACRES.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MAY 1999, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. WAGNER
 OREGON 02817LS
 RENEWS 6/30/00

DATE 11/12/99

REFERENCES

EDWARDS SURVEY FOR BERG BROTHERS-SURVEY#Q-1151-A STATUTORY WARRANTY DEED FROM BETZ & MCDREVITT INVESTMENT TO WILBUR-ELLIS COMPANY BARGAIN & SALE DEED RECORDED IN REEL 215 PAGE 1302

NOTES:

- (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (D) = DEED DISTANCE
- = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
- = DENOTES FOUND 1/2" IRON ROD PER SURVEY Q-1151-A UNLESS OTHERWISE NOTED.
- ⊗ = DENOTES COMPUTED POINT ONLY, NOT SET

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AMEND A PREVIOUSLY RECORDED SURVEY (FILE 99-086-B). THE REASON FOR THE AMENDED SURVEY IS TO CHANGE THE WIDTH OF THE ACCESS CORRIDOR BETWEEN PARCEL 1 AND 2 FROM 25 FEET TO 50 FEET. CONSEQUENTLY, THE DIMENSIONS OF PARCEL 1 AND PARCEL 2 HAVE CHANGED AS SHOWN ON THIS MAP.
 THE BEARING BASE IS THE NORTH LINE OF THE NORTHEAST QUARTER (N89°31'00"W) PER THE DEED DESCRIPTIONS SHOWN HEREON. THE 1/2" REBAR FOUND AT THE NE CORNER OF THE PROPERTY IS 0.44' WEST OF THE DEED CALL FROM THE NE SECTION CORNER BUT WAS HELD FOR THE EAST LINE OF THE PROPERTY. THE ADDITIONAL PINS FOUND FIT THE DEED DISTANCES VERY WELL AND WERE THUS HELD FOR THIS SURVEY. THE RAILROAD ALIGNMENT SHOWN HEREON IS FROM A FIELD AS-BUILT OF THE EXISTING RAILROAD CENTERLINE.
 REV: 10/26/99

RSI ROGERS SURVEYING INC. 2304 N. 1ST STREET HERMISTON, OR. 97838 PHONE (541) 567-5859 FAX: (541) 567-6757	CLIENT	WILBUR-ELLIS COMPANY	JOB NO.	OR03399
	PROJECT	NE 1/4, NE 1/4 SEC.10 BOUNDARY LINE ADJUSTMENT	DRAWN BY:	GBW
11-99 KK 97-27-B	SCALE: 1"= 100'	DATE: 5/14/99	F. B. NO.: 014 VERSION- ACAD14 FILE: OR03399	SHEET 1 OF 1