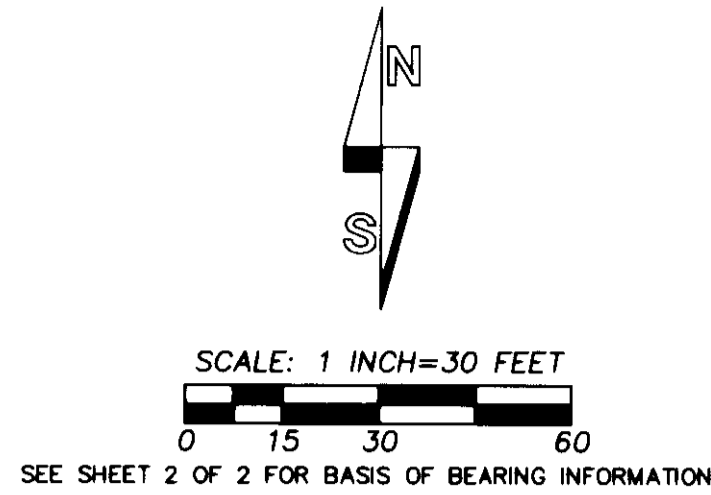
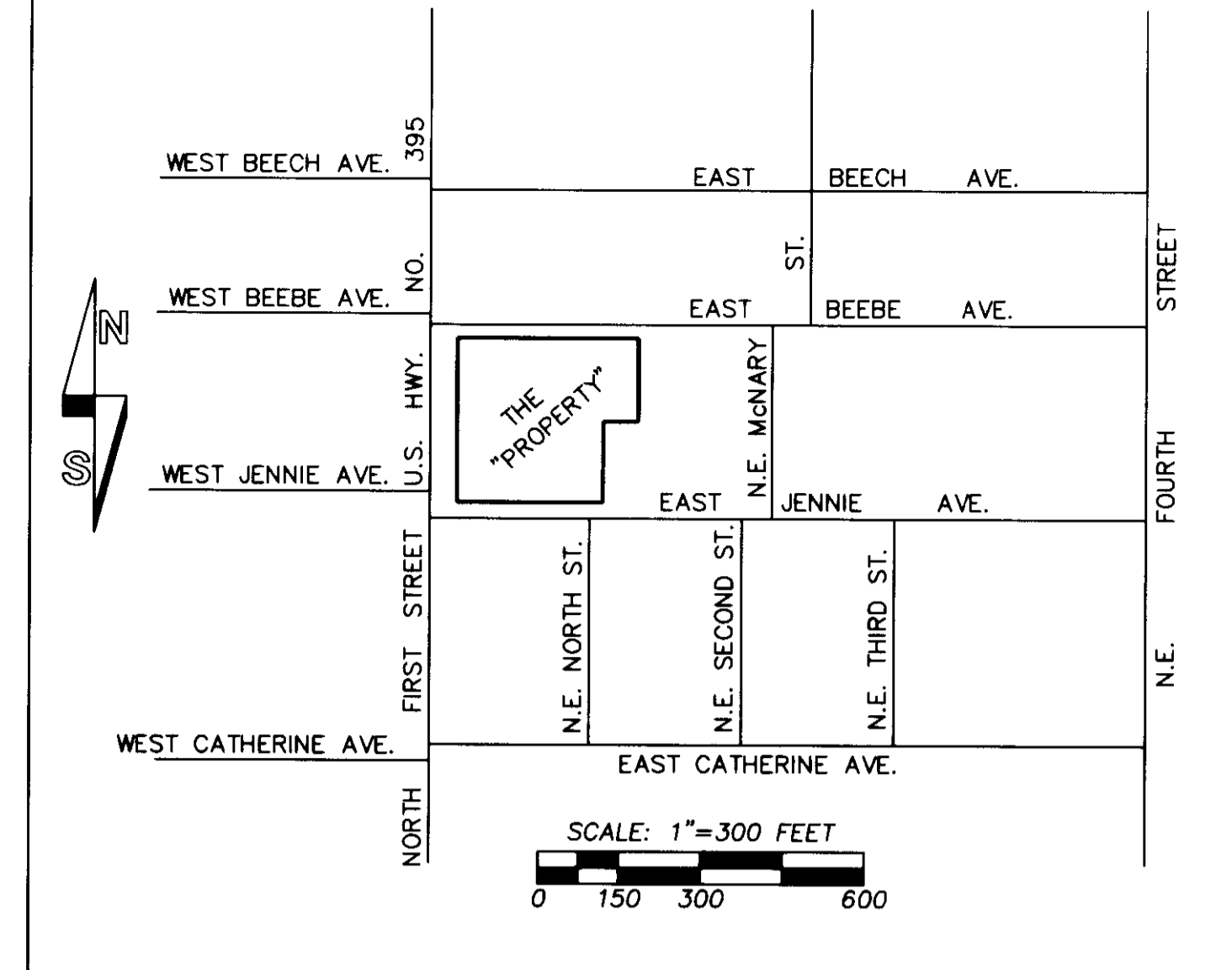


ALTA/ACSM LAND TITLE SURVEY



VERTICAL DATUM
 ELEVATIONS ARE BASED ON TOP OF BRASS CAPPED IRON PIPE AT OLD BUREAU OF RECLAMATION BUILDING AT 3RD AND HURLBURT. ELEV. = 451.10 DIFFERENTIAL LEVEL LOOP RUN IN 1992.



VICINITY MAP

GENERAL NOTES:

FLOOD ZONE DESIGNATION:
 "PROPERTY" IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. SOURCE: FLOOD INSURANCE RATE MAP, CITY OF HERMISTON, OREGON, UMATILLA COUNTY, COMMUNITY-PANEL NUMBER 410209 005 C, EFFECTIVE DATE: SEPTEMBER 29, 1986.

ZONING AND SETBACKS PER CITY OF HERMISTON CODE OF ORDINANCES, CHAPTER 157:

ZONING OF TRACT I OF "PROPERTY" IS C-2, OUTLYING COMMERCIAL ZONE. SETBACKS IN C-2 ZONE:
 SETBACK FROM ANY STREET SHALL BE 20 FEET. HOWEVER, IF SOLID GROUND COVER LANDSCAPING IS PROVIDED AND MAINTAINED, THE SETBACK FROM ANY STREET MAY BE REDUCED TO 10 FEET.
 THE SIDE YARD SHALL BE A MINIMUM OF 20 FEET, MEASURED FROM THE FOUNDATION WHERE ABUTTING A RESIDENTIAL ZONE.
 THE REAR YARD SHALL BE A MINIMUM OF 25 FEET, MEASURED FROM THE FOUNDATION WHERE ABUTTING A RESIDENTIAL ZONE.
 IN A C-2 ZONE NO BUILDING SHALL EXCEED A HEIGHT OF 35 FEET.

ZONING OF TRACT II OF "PROPERTY" IS R-2, DUPLEX RESIDENTIAL ZONE. SETBACKS IN R-2 ZONE:
 THE FRONT YARD SETBACK SHALL BE A MINIMUM OF 20 FEET, MEASURED FROM THE FOUNDATION.
 EACH SIDE YARD SHALL BE A MINIMUM OF 7 FEET, MEASURED FROM THE FOUNDATION, EXCEPT THAT ON CORNER LOTS, THE SIDE YARD ON STREET SIDE SHALL BE A MINIMUM OF 10 FEET, MEASURED FROM THE FOUNDATION.
 THE REAR YARD SHALL BE A MINIMUM OF 10 FEET, MEASURED FROM THE FOUNDATION. HOWEVER, FOR ANY STRUCTURE EXCEEDING 15 FEET IN HEIGHT THE REAR YARD SHALL BE INCREASED ONE FOOT, UP TO A MINIMUM OF 25 FEET, FOR EVERY FOOT, OR FRACTION THEREOF, ABOVE 15 FEET.

CONSULT CITY OF HERMISTON CODE OF ORDINANCES, CHAPTER 157, OR WITH CITY OF HERMISTON PLANNING, ZONING AND BUILDING OFFICIALS FOR FURTHER INFORMATION ON ZONING OR SETBACKS.

AREA OF "PROPERTY":

TRACT I: 85737 SQUARE FEET OR 1.97 ACRES, MORE OR LESS.
 TRACT II: 9735 SQUARE FEET OR 0.22 ACRE, MORE OR LESS.

ADDRESS OF "PROPERTY":
 830 NORTH FIRST STREET, HERMISTON, OREGON, 97838.

PARKING SPACES:

TRACT I HAS 51 REGULAR AND 2 HANDICAP PARKING SPACES. SPACES ARE STRIPED WITH PAINT.
 TRACT II HAS 29 REGULAR PARKING SPACES STRIPED WITH PAINT.

ENCROACHMENT NOTES:

TWO ENCROACHMENTS WERE NOTED. THE ASPHALT PAVEMENT AND CONCRETE FOR FENCE SUPPORT ENCROACHES 0.5 FEET OFF "PROPERTY" AND EAST OF THE SOUTHEAST CORNER OF TRACT II. THE NEIGHBORS SIGHT OBSCURING 8 FOOT BOARD FENCE ENCROACHES 0.8 FOOT ONTO PROPERTY ON THE EAST SIDE OF PARCEL D OF TRACT I.

SURVEYORS CERTIFICATION

To: Les Schwab Properties, LTD, an Oregon Limited Partnership, Les Schwab Tire Centers of Portland, Inc., an Oregon Corporation, and First American Title Insurance Company of Oregon:

This is to certify that this map or plot and 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 NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7 (a), 7 (b) (1), 7 (c), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oregon, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: Feb 22, 2007 *William R. Wells*
 William R. Wells, OR PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

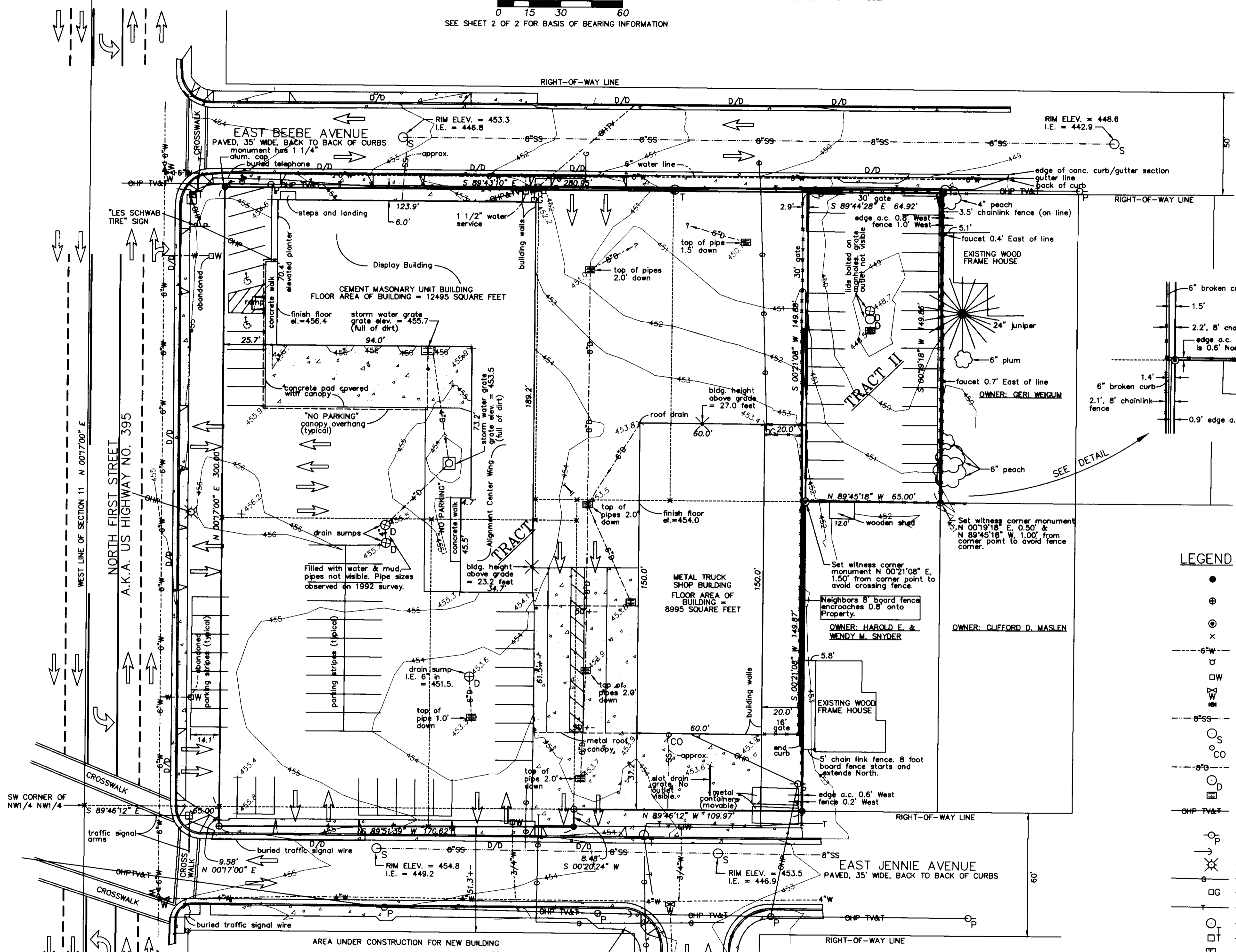
OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/08

SHEET 1 OF 2

WILLIAM R. WELLS, PLS
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDLETON, OREGON
 PHONE: (541) 276-6362

DATE: 02/07 DR. BY: JMW/WRW
 CK. BY: WRW NO: 07-1104

PROJECT:
 ALTA/ACSM LAND TITLE SURVEY FOR:
 IS CONSTRUCTION CO.
 LOCATED IN THE NW1/4 OF SECTION 11,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
 CITY OF HERMISTON,
 UMATILLA COUNTY, OREGON.



LEGEND

- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP ESTABLISHED ON SURVEY NO. 93-011-C OR 07-23-C UNLESS OTHERWISE NOTED.
- ⊕ - CORNER FALLS IN CONCRETE. SET LEAD PLUG IN DRILLED HOLE WITH 3/4" BRASS WASHER STAMPED "PLS 1106".
- ⊙ - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372".
- x - INDICATES POINT OR ANGLE POINT ON PARCEL OR TRACT BOUNDARY. SEE SHEET 2 OF 2.
- 6W--- - WATER LINE.
- ⊕ - FIRE HYDRANT.
- DW - WATER METER.
- DV - WATER VALVE.
- ⊕ - WATER FAUCET.
- 8"SS - SANITARY SEWER LINE.
- 8"SS - SANITARY SEWER MANHOLE.
- ⊕ - SANITARY SEWER CLEAN OUT.
- 8"SD - STORM DRAIN LINE.
- ⊕ - STORM DRAIN MANHOLE/DRAIN SUMP.
- ⊕ - CATCH BASIN.
- OHP-TV&T - OVERHEAD LINE. "OHP" INDICATES OVERHEAD POWER. "TV" INDICATES OVERHEAD TELEVISION. "T" INDICATES OVERHEAD TELEPHONE.
- ⊕ - POWER POLE.
- ⊕ - POLE ANCHOR.
- ⊕ - STREET LIGHT.
- ⊕ - NATURAL GAS LINE.
- DG - GAS METER.
- ⊕ - BURIED TELEPHONE LINE.
- ⊕ - TELEPHONE VAULT.
- ⊕ - TELEPHONE PEDESTAL.
- ⊕ - TELEPHONE BOOTH.
- ⊕ - INDICATES TREE AS NOTED.
- D/D - INDICATES DRIVEWAY DROP. DRIVEWAY DROPS ADJOINING "PROPERTY" ARE INGRESS-EGRESS ACCESS POINTS TO "PROPERTY". THE TWO DRIVEWAY DROPS IMMEDIATELY NORTH OF THE DISPLAY BUILDING ARE NOT USED.
- a.c. - INDICATES ASPHALT PAVEMENT.
- ⊕ - FENCE LINE. SECURITY FENCES ON LES SCHWAB PROPERTY ARE 8 FOOT CHAINLINK FENCES. OTHER FENCES ARE AS NOTED.
- ⊕ - HANDICAP PARKING SPACE. OTHER SPACES SHOWN ARE REGULAR PARKING SPACES.
- ⊕ - SPOT ELEVATION.
- ⊕ - CONCRETE SURFACE, (SIDEWALKS, CURBS, GUTTERS, PADS).
- ⊕ - INDICATES TRAFFIC DIRECTION ARROW. ARROWS ON "PROPERTY" ARE PAINTED.

REFERENCE DOCUMENTS:

- SURVEY NO. Q-641-AX, UNDATED.
- SURVEY NO. Q-635-A, DATED MAY 6, 1948.
- SURVEY NO. Q-633-AX, DATED JUNE 1949.
- SURVEY NO. 03-288-B, DATED FEBRUARY 2, 1962.
- SURVEY NO. A-19-AX, DATED AUGUST 12, 1964.
- SURVEY NO. 03-278-A, DATED JUNE 27, 1966.
- SURVEY NO. M-40, DATED, DECEMBER 3, 1975.
- SURVEY NO. 00-75-A, DATED NOVEMBER 11, 1977.
- SURVEY NO. P-115-AX, DATED SEPTEMBER 3, 1978.
- SURVEY NO. Q-042-A, DATED MARCH 30, 1978.
- SURVEY NO. R-136-AX, DATED JULY 23, 1980.
- SURVEY NO. S-79-AX, DATED MAY 26, 1981.
- SURVEY NO. S-80-AX, DATED MAY 26, 1981.
- SURVEY NO. 85-162-A, DATED SEPTEMBER 16, 1985.
- SURVEY NO. 93-011-C, DATED NOVEMBER 2, 1992.
- SURVEY NO. 07-23-C, DATED AUGUST, 2000.
- SURVEY NO. 01-28-B, DATED DECEMBER 2000.
- SURVEY NO. 03-37-B, DATED JANUARY 8, 2003.
- PLAT OF LOBAUGH AND STORER ADDITION, RECORDED FEBRUARY 7, 1946, IN BOOK 5, PAGE 35, RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON.
- VARIOUS DEED AND OTHER RECORD REFERENCE DOCUMENTS DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE, PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, ORDER NO. 80579, DATED JANUARY 16, 2007.

NOTE:

THE RECORD OWNER OF TRACT I IS LES SCHWAB PROPERTIES, LTD., AN OREGON LIMITED PARTNERSHIP.
 OWNER OF TRACT II IS LES SCHWAB TIRE CENTERS OF PORTLAND, INC., AN OREGON CORPORATION.
 SEE SHEET 2 OF 2 FOR FULL ANNOTATION OF BOUNDARIES OF PARCELS MAKING UP TRACTS I AND II.

NOTES REGARDING BURIED UTILITIES:

BURIED UTILITIES WERE LOCATED UNDER "CALL BEFORE YOU DIG" TICKET NO. 701603. SANITARY SEWER MAIN LINE RIM AND INVERT ELEVATIONS WERE MEASURED IN 1992 SURVEY FOR LES SCHWAB TIRE CENTERS. ESTIMATED DEPTH OF SANITARY SEWER SERVICES IS 3 TO 5 FEET.
 CITY OF HERMISTON WATER DEPARTMENT PERSONNEL HAVE NO RECORD OF WATER LINE DEPTHS. WATER LINE DEPTHS ARE ESTIMATED AT 3 TO 4 FEET.
 GAS LINE SERVICE DEPTHS ARE ESTIMATED AT 3 FEET.
 BURIED TELEPHONE LINE DEPTHS ARE ESTIMATED AT 3 FEET.

THERE ARE NO PENDING CHANGES FOR STREETS ABUTTING THE "PROPERTY". NORTH FIRST STREET WAS RESURFACED IN ABOUT 1999.

RECEIVED BY
 Umatilla County Surveyors

DATE: 2-10-07

10-15-C

10-15-C

ALTA/ACSM LAND TITLE SURVEY

NARRATIVE:

THIS ALTA/ACSM LAND TITLE SURVEY WAS MADE AT THE REQUEST OF MR. LARRY McMICHAEL, CONSTRUCTION MANAGER FOR LS CONSTRUCTION CO., THE SURVEY IS OF THE EXISTING LES SCHWAB TIRE CENTER FACILITY IN HERMISTON, OREGON.

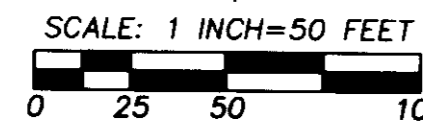
THE EXTERIOR BOUNDARY OF TRACT I OF THE PROPERTY, WHICH IS MADE UP OF PARCELS A THROUGH E, WAS SURVEYED BY ME IN LATE 1992, UNDER SURVEY NO. 93-011-C. THE EXTERIOR BOUNDARY OF TRACT II WAS SURVEYED BY ME IN AUGUST, 2000, UNDER SURVEY NO. 07-23-C. CONSULT THOSE SURVEYS FOR INFORMATION ON EXTERIOR BOUNDARIES OF TRACTS I AND II AND TIES TO CONTROLLING MONUMENTS. THE CURRENT SURVEY UTILIZES MEASUREMENTS TO CONTROLLING MONUMENTS FOUND DURING FORMERLY REFERENCED SURVEYS. I RETIRED REMAINING MONUMENTS AND CERTAIN CONTROL POINTS ON THE EXTERIOR BOUNDARIES OF TRACTS I AND II, AND RE-ESTABLISHED CERTAIN MISSING MONUMENTS ON THE OVERALL EXTERIOR BOUNDARY OF TRACTS I AND II. I DID NOT VISIT OR RE-MEASURE TO CONTROLLING MONUMENTS OUTSIDE THE BOUNDARY OF TRACTS I AND II.

BOUNDARIES OF PARCELS A THROUGH E, MAKING UP TRACT I, ARE SHOWN. I ESTABLISHED THE NORTH BOUNDARY OF TRACT I ON THE SOUTH RIGHT-OF-WAY LINE OF EAST BEEBE STREET. DETERMINED BY FOUND MONUMENTS. I DETERMINED THE SOUTH BOUNDARY OF TRACT I, BASED ON FOUND MONUMENTS, DEED DESCRIPTIONS AND WITH REFERENCE TO THE PLAT OF LOBAUGH AND STORER ADDITION. THE PORTION OF EAST JENNIE AVENUE ABUTTING THE SOUTH LINE OF PARCEL D WAS ACQUIRED BY THE CITY OF HERMISTON BY QUITCLAIM DEED RECORDED IN BOOK 305, PAGE 368, DEED RECORDS OF UMATILLA COUNTY. THE WEST BOUNDARY OF TRACT I WAS HELD ON THE EAST RIGHT-OF-WAY LINE OF NORTH FIRST STREET, 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 11. TIES TO MONUMENTS FOUND EAST OF THE EAST RIGHT-OF-WAY OF NORTH FIRST STREET INDICATE THE BEARING FOR THE EAST RIGHT-OF-WAY LINE OF NORTH FIRST STREET TO BE NORTH 00°20'46" EAST. BY CALCULATION, USING RECORD DISTANCES MEASURED FROM MONUMENTS FOUND EAST OF THE RIGHT-OF-WAY LINE. I EXTENDED THE LINES OF PARCELS A AND B WESTERLY TO TERMINATE ON A LINE 65.00 FEET EAST OF THE WEST LINE OF SECTION 11, BASED ON MONUMENTS FOUND AT THE WEST 1/4 CORNER AND NORTHWEST CORNER OF THE SECTION. TO DETERMINE THE EAST LINE OF TRACT I, I HELD THE POSITION OF THE 3/4" SQUARE BAR RECOVERED ON SURVEY NO. 93-011-C FOR THE NORTHEAST CORNER AND THE REBAR MONUMENT ESTABLISHED UNDER SURVEY NO. 93-011-C FOR THE SOUTHEAST CORNER OF TRACT I.

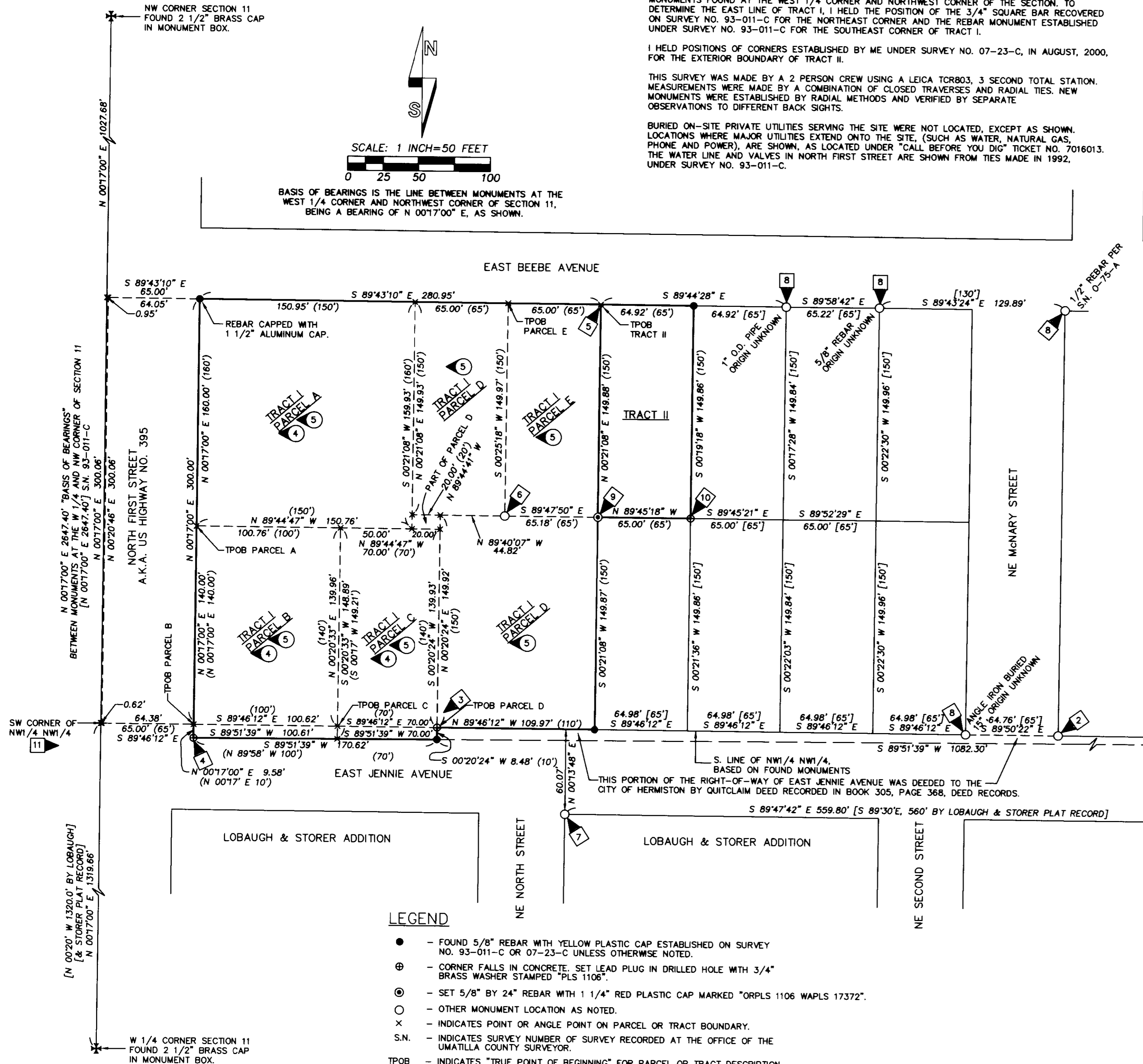
I HELD POSITIONS OF CORNERS ESTABLISHED BY ME UNDER SURVEY NO. 07-23-C, IN TOTAL, 2000, FOR THE EXTERIOR BOUNDARY OF TRACT II.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TC803, 3 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. NEW MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS TO DIFFERENT BACK SIGHTS.

BURIED ON-SITE PRIVATE UTILITIES SERVING THE SITE WERE NOT LOCATED, EXCEPT AS SHOWN. LOCATIONS WHERE MAJOR UTILITIES EXTEND ONTO THE SITE, (SUCH AS WATER, NATURAL GAS, PHONE AND POWER), ARE SHOWN, AS LOCATED UNDER "CALL BEFORE YOU DIG" TICKET NO. 7016013. THE WATER LINE AND VALVES NORTH FIRST STREET ARE SHOWN FROM TIES MADE IN 1992, UNDER SURVEY NO. 93-011-C.



BASIS OF BEARINGS IS THE LINE BETWEEN MONUMENTS AT THE WEST 1/4 CORNER AND NORTHWEST CORNER OF SECTION 11, BEING A BEARING OF N 00°17'00" E, AS SHOWN.



LEGEND

- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP ESTABLISHED ON SURVEY NO. 93-011-C OR 07-23-C UNLESS OTHERWISE NOTED.
- ⊕ - CORNER FALLS IN CONCRETE. SET LEAD PLUG IN DRILLED HOLE WITH 3/4" BRASS WASHER STAMPED "PLS 1106".
- ⊙ - SET 5/8" BY 24" REBAR WITH 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372".
- - OTHER MONUMENT LOCATION AS NOTED.
- - INDICATES POINT OR ANGLE POINT ON PARCEL OR TRACT BOUNDARY.
- S.N. - INDICATES SURVEY NUMBER OF SURVEY RECORDED AT THE OFFICE OF THE UMATILLA COUNTY SURVEYOR.
- TPOB - INDICATES "TRUE POINT OF BEGINNING" FOR PARCEL OR TRACT DESCRIPTION.
- (XOX) - INDICATES RECORD DIMENSION FROM DESCRIPTION CONTAINED IN PRELIMINARY TITLE REPORT BY PIONEER TITLE COMPANY, ORDER NO. 80579, DATED JANUARY 16, 2007.
- [XOX] - INDICATES RECORD DEED DESCRIPTION DIMENSION UNLESS OTHERWISE NOTED.
- ③ - MONUMENT NOTE. SEE "MONUMENT AND CORNER NOTES".
- ④ - LOCATION OF SURVEY ADDRESSABLE EXCEPTION FROM PRELIMINARY TITLE REPORT. SEE "EXCEPTIONS LIST".

EXCEPTIONS LIST:

THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE EXCEPTIONS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED FOR WELLS SURVEYING ON BEHALF OF LS CONSTRUCTION COMPANY. THE REPORT WAS PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDELTON, OREGON AND IS DATED AS OF JANUARY 16, 2007, ORDER NO. 80579. SYMBOL NUMBERS CORRESPOND WITH SURVEY ADDRESSABLE SPECIAL EXCEPTION NUMBERS IN THE PRELIMINARY TITLE REPORT:

- ④ AGREEMENT REGARDING DISPOSITION OF PROPERTY, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN SCHWAB PROPERTIES, LTD, AN OREGON LIMITED PARTNERSHIP, LES SCHWAB TIRE CENTERS OF OREGON, INC., AN OREGON CORPORATION AND LES SCHWAB TIRE CENTERS OF PORTLAND, INC., AN OREGON CORPORATION, RECORDED FEBRUARY 21, 1989 IN MICROFILM R-176, PAGE 1521, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON. SURVEYORS NOTE: AFFECTS PARCELS A, B AND C OF TRACT I.
- ⑤ COVENANT NOT TO SELL PROPERTIES INDEPENDENTLY, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN SCHWAB PROPERTIES, LTD, AN OREGON LIMITED PARTNERSHIP, LES SCHWAB TIRE CENTERS OF OREGON, INC., AN OREGON CORPORATION, RECORDED SEPTEMBER 23, 1993 IN MICROFILM R-241, PAGE 930, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON. SURVEYORS NOTE: AFFECTS PARCELS A, B, C, D AND E OF TRACT I.

AS DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE EXCEPTIONS 2 AND 3, TRACTS I AND II OF THE "PROPERTY" ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND ARE SUBJECT TO THE EASEMENTS, LEVIES, ASSESSMENTS AND WATER CHARGES OF SAID DISTRICT. SURVEYORS NOTE: NO EVIDENCE OF HERMISTON IRRIGATION DISTRICT FACILITIES OR EASEMENTS WERE NOTED ON TRACTS I OR II OF THE "PROPERTY".

MONUMENT & CORNER NOTES:

- ① FOUND 5/8" REBAR FOR SE CORNER OF NW1/4 NW1/4, PER S.N. S-80-AX, ON SURVEY NO. 93-011-C.
- ② FOUND 1/2" REBAR PER S.N. O-75-A, ON SURVEY NO. 93-011-C. MONUMENT BEARS N 89°37'46" W, 647.61' FROM SE CORNER NW1/4 NW1/4.
- ③ FOUND AND HELD 1" O.D. PIPE OF UNKNOWN ORIGIN ON SURVEY NO. 93-011-C. PIPE MONUMENT IS NOW GONE. REPLACED WITH LEAD PLUG AND 3/4" BRASS WASHER ON THIS SURVEY.
- ④ BRASS WASHER MONUMENT ESTABLISHED ON SURVEY NO. 93-011-C IS DESTROYED BY RECONSTRUCTION. REPLACED WITH LEAD PLUG AND 3/4" BRASS WASHER ON THIS SURVEY.
- ⑤ FOUND AND HELD 3/4" SQUARE BAR OF UNKNOWN ORIGIN ON SURVEY NO. 93-011-C. THE MONUMENT HAD BEEN DESTROYED AND WAS REPLACED BY LEAD PLUG AND 3/4" BRASS WASHER, IN AUGUST 2000, UNDER SURVEY NO. 07-23-C. THIS MONUMENT IS DESTROYED.
- ⑥ FOUND AND HELD 5/8" REBAR OF UNKNOWN ORIGIN ON SURVEY NO. 93-011-C. THE MONUMENT HAS BEEN REMOVED BY CONSTRUCTION OF TRUCK SERVICE BUILDING AND WAS NOT REPLACED.
- ⑦ FOUND 1" O.D. PIPE MONUMENT FROM LOBAUGH & STORER PLAT ON SURVEY NO. 93-011-C.
- ⑧ FOUND MONUMENT AS NOTED, ON SURVEY NO. 93-011-C.
- ⑨ WITNESS MONUMENT ESTABLISHED IN AUGUST 2000, UNDER SURVEY NO. 07-23-C IS DESTROYED BY CONSTRUCTION. SET NEW WITNESS MONUMENT N 00°21'08" E, 1.50' FROM CORNER POINT TO AVOID FENCE.
- ⑩ WITNESS MONUMENT ESTABLISHED IN AUGUST 2000, UNDER SURVEY NO. 07-23-C IS DESTROYED BY CONSTRUCTION. SET NEW WITNESS MONUMENT, A LEAD PLUG WITH BRASS WASHER, N 89°45'18" W, 1.00' & N 00°19'18" E, 0.50' FROM CORNER POINT TO AVOID FENCE.
- ⑪ THE POSITION OF THE SW CORNER OF THE NW1/4 NW1/4 CONTROLLING SURVEYS IN THIS AREA WAS CALCULATED WITH REFERENCE TO MONUMENTS FOUND & TIES TO CORNERS SHOWN ON THE PLAT OF LOBAUGH & STORER ADDITION. THE INITIAL CALCULATED POSITION FELL S 89°46'12" E, 0.62' FROM THE EXISTING SECTION LINE. FROM THE INITIAL CALCULATED POSITION, I EXTENDED THE SOUTH LINE OF THE NW1/4, N 89°46'12" W A DISTANCE OF 0.62 FEET TO INTERSECT THE WEST LINE OF SECTION 11, DEFINED BY MONUMENTS AT THE NORTHWEST CORNER & WEST 1/4 CORNERS OF THE SECTION. I HELD THIS POSITION FOR THE SW CORNER OF THE NW1/4 NW1/4.

SURVEYORS DESCRIPTIONS OF "PROPERTY"

TRACT I

PARCEL A:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon; thence South 89°46'12" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 65.00 feet; thence North 00°17'00" East, parallel with the West line of said Northwest Quarter of the Northwest Quarter and along the East right-of-way line of North First Street a distance of 140.00 feet to the TRUE POINT OF BEGINNING for this description; thence continuing North 00°17'00" East, parallel with the West line of said Northwest Quarter of the Northwest Quarter and along the East right-of-way line of North First Street a distance of 160.00 feet to the South line of East Beebe Avenue; thence South 89°43'10" East along the South line of East Beebe Avenue a distance of 150.95 feet; thence South 00°21'08" West a distance of 159.93 feet; thence North 89°44'47" West a distance of 150.76 feet to the TRUE POINT OF BEGINNING.

PARCEL B:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon; thence South 89°46'12" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 65.00 feet to the TRUE POINT OF BEGINNING for this description; thence North 00°17'00" East, parallel with the West line of said Northwest Quarter of the Northwest Quarter and along the East right-of-way line of North First Street a distance of 140.00 feet; thence South 00°20'33" West a distance of 100.76 feet; thence South 89°44'47" West a distance of 148.89 feet to the North right-of-way line of East Jennie Avenue; thence South 89°51'39" West along the North right-of-way line of East Jennie Avenue a distance of 100.61 feet; thence North 00°17'00" East, parallel with the West line of the Northwest Quarter of the Northwest Quarter and along the East right-of-way line of North First Street a distance of 9.58 feet to the TRUE POINT OF BEGINNING.

PARCEL C:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon; thence South 89°46'12" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 165.82 feet to the TRUE POINT OF BEGINNING for this description; thence North 00°20'33" East a distance of 139.96 feet; thence South 89°44'47" East a distance of 70.00 feet; thence South 00°20'24" East a distance of 139.93 feet to a point on the South line of said Northwest Quarter of the Northwest Quarter, thence continuing South 00°20'24" West a distance of 8.48 feet to an angle point in the North right-of-way line of East Jennie Avenue; thence South 89°51'39" West along the North right-of-way line of East Jennie Avenue a distance of 70.00 feet; thence North 00°20'33" East a distance of 8.93 feet to the TRUE POINT OF BEGINNING.

PARCEL D:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon; thence South 89°46'12" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 235.62 feet to the TRUE POINT OF BEGINNING for this description, said point being on the East line of that tract conveyed to Les Schwab Tire Centers of Oregon, Inc., by deed recorded in Microfilm R-157, Page 1398, Deed Records, Umatilla County, Oregon; thence North 00°20'24" East along the East line of said Les Schwab Tire Centers of Oregon, Inc., tract a distance of 139.93 feet to the North 89°44'47" West line of said Les Schwab Tire Centers of Oregon, Inc., tract a distance of 20.00 feet to the Southeast corner of that tract of land conveyed to Schwab Properties, Ltd., by deed recorded in Book 337, Page 625, said Deed Records; thence North 00°21'08" East along the East line of said Schwab Properties, Ltd., tract a distance of 10.00 feet to the Southwest corner of that tract of land conveyed to William R. Stewart, Trustee, by deed recorded in Microfilm R-157, Page 148, said Deed Records; thence continuing North 00°21'08" East along the East line of said Schwab Properties, Ltd., tract a distance of 149.93 feet to Northeast corner thereof, a point on the South right-of-way line of East Beebe Avenue; thence South 89°43'10" East along said South right-of-way line a distance of 65.00 feet to the Northwest corner of that tract of land conveyed to Gene W. Corbett, et ux, by deed recorded in Microfilm R-132, Page 1124, said Deed Records; thence South 00°25'18" East along the West line of said Corbett tract a distance of 149.97 feet to the Southwest corner thereof; thence South 89°47'50" East along the East line of said Corbett tract a distance of 65.18 feet to a point on the West line of that tract of land conveyed to Harold Snyder, et ux, by deed recorded in Book 258, Page 79, said Deed Records; thence South 00°21'08" West along the West line of said Snyder tract a distance of 149.87 feet to a point on the South line of said Northwest Quarter of the Northwest Quarter; thence North 89°46'12" West along said South line a distance of 109.97 feet to the TRUE POINT OF BEGINNING.

PARCEL E:

A tract of land located in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon, described as commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 11; thence South 89°46'12" East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 65.00 feet to a point on the East right-of-way line of North First Street; thence North 00°17'00" East, parallel with the West line of said Northwest Quarter of the Northwest Quarter and along the East right-of-way line of North First Street a distance of 300.00 feet to the South right-of-way line of East Beebe Avenue; thence South 89°43'10" East along the South right-of-way line of East Beebe Avenue a distance of 215.95 feet to the TRUE POINT OF BEGINNING for this description; thence South 00°25'18" West a distance of 149.97 feet; thence South 89°47'50" East a distance of 65.18 feet; thence North 00°21'08" East a distance of 149.88 feet; thence North 89°43'10" West a distance of 65.00 feet to the TRUE POINT OF BEGINNING.

TRACT II:

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 11; thence South 89°46'12" East along the South line of said Northwest Quarter of the Northwest Quarter of the Northwest Quarter a distance of 0.62 feet to a "point of local control" for said Southwest Quarter of the Northwest Quarter of the Northwest Quarter; thence North 00°20'46" East a distance of 300.08 feet, a point located South 89°43'10" East a distance of 0.95 feet from the West line of said Northwest Quarter of the Northwest Quarter; thence South 89°43'10" East a distance of 345.00 feet to the TRUE POINT OF BEGINNING for this description, said true point of beginning also being the Northeast corner of that land described in Contract to Pete M. Petlewich, et ux, recorded at Book 288, Page 573, Deed Records, Umatilla County; and a point on the South right-of-way line of East Beebe Avenue; thence South 89°44'28" East along the South line of East Beebe Avenue a distance of 64.92 feet to the Northwest corner of land conveyed to Marion A. Ulmer, et ux, by deed recorded in Book 210, Page 22, Deed Records, thence South 00°19'18" West along the West line of said Ulmer tract a distance of 149.86 feet to the Southwest corner thereof; thence North 89°45'18" West a distance of 65.00 feet to the Southeast corner of said Petlewich tract; thence North 00°21'08" East along the East line of said Petlewich tract a distance of 149.88 feet to the TRUE POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/08

SHEET 2 OF 2

WILLIAM R. WELLS, PLS
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDELTON, OREGON
 PHONE: (541) 276-6362

DATE: 02/07 DR. BY: JMW/WRW
 CK. BY: WRW NO: 07-1104

PROJECT:
 ALTA/ACSM LAND TITLE SURVEY FOR:
 LS CONSTRUCTION CO.
 LOCATED IN THE NW1/4 OF SECTION 11,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
 CITY OF HERMISTON,
 UMATILLA COUNTY, OREGON.