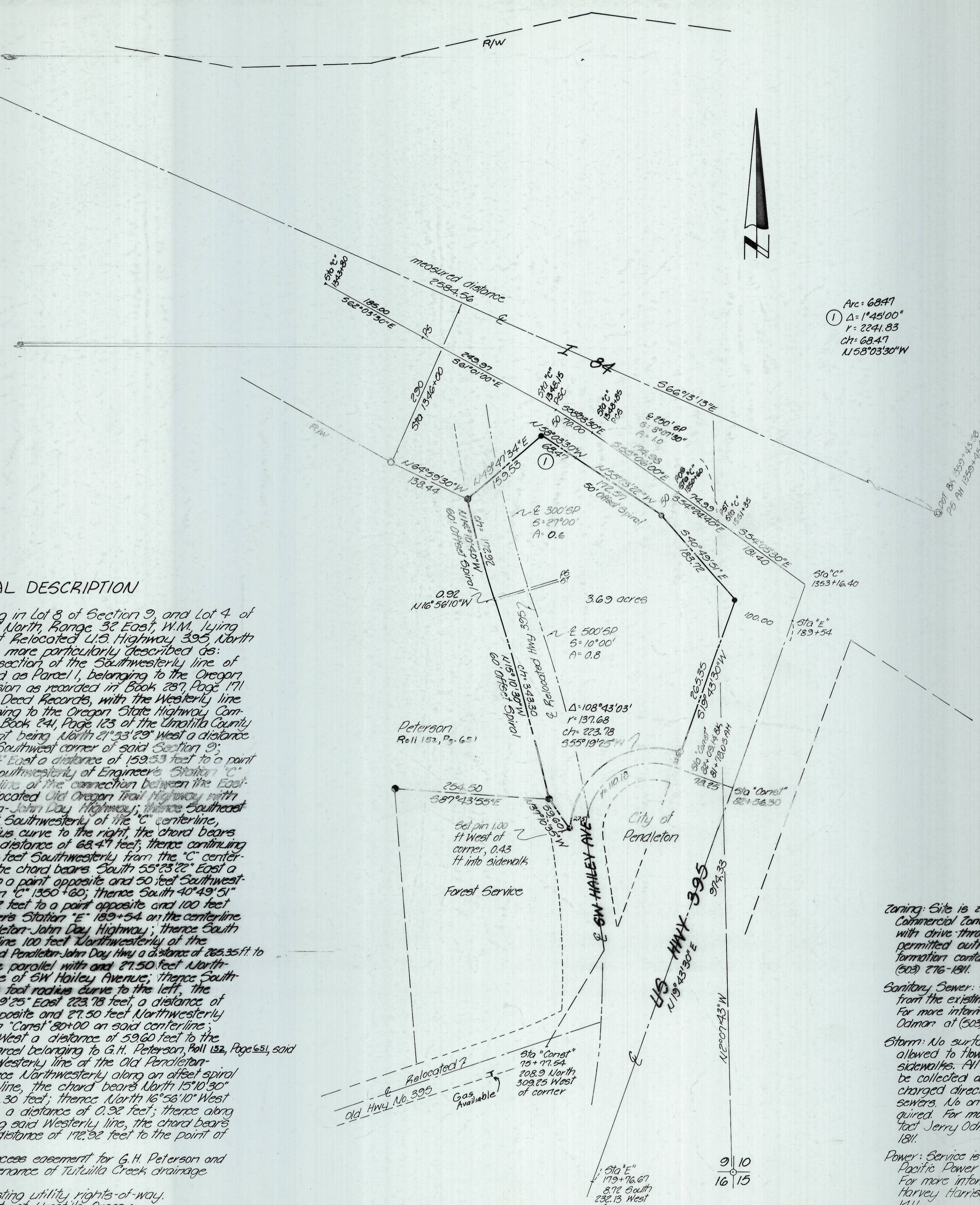


271.24
155.12
241
153.57
27.26



Arc = 68.47
① Δ: 1°45'00"
r: 2241.83
Ch: 68.47
N 58°03'30"W

LEGAL DESCRIPTION

A parcel of land lying in Lot 3 of Section 9, and Lot 4 of Section 10, Township 2 North, Range 3E East, W.M., lying South of I-84, West of Relocated U.S. Highway 395, North of SW Hailey Avenue, and being more particularly described as:

Beginning at the intersection of the Southwesterly line of that property designated as Parcel 1, belonging to the Oregon State Highway Commission as recorded in Book 237, Page 171 of the Umatilla County Deed Records, with the Westerly line of that property belonging to the Oregon State Highway Commission, as recorded in Book 241, Page 123 of the Umatilla County Deed Records, said point being North 21°53'29" West a distance of 1196.13 feet from the Southwest corner of said Section 9;

Thence North 43°47'34" East a distance of 159.53 feet to a point opposite and 50 feet Southwesterly of Engineer's Station "C" 1343+15 on the centerline of the connection between the Eastbound lanes of the Relocated Old Oregon Trail Highway with the Relocated Pendleton-John Day Highway; thence Southwesterly along a line 50 feet Southwesterly of the "C" centerline, along a 2241.83 foot radius curve to the right, the chord bears South 58°03'30" East a distance of 68.47 feet; thence continuing along said line lying 50 feet Southwesterly from the "C" centerline along a spiral out, the chord bears South 55°23'22" East a distance of 112.57 feet to a point opposite and 50 feet Southwesterly of Engineer's Station "C" 1350+60; thence South 40°49'51" East a distance of 183.12 feet to a point opposite and 100 feet Northwesterly of Engineer's Station "E" 189+54 on the centerline of the Relocated Pendleton-John Day Highway; thence South 19°43'30" West along a line 100 feet Northwesterly of the centerline of the Relocated Pendleton-John Day Hwy a distance of 265.35 ft to the intersection of a line parallel with and 27.50 feet Northwesterly of the centerline of SW Hailey Avenue; thence Southwesterly along a 137.68 foot radius curve to the left, the chord bears South 55°19'25" East 223.78 feet, a distance of 261.24 feet to a point opposite and 27.50 feet Northwesterly from Engineer's Station "Const" 80+00 on said centerline; thence North 37°10'35" West a distance of 59.60 feet to the Southeast corner of a parcel belonging to G.H. Peterson, Roll 152, Page 651, said parcel lying along the Westerly line of the Old Pendleton-John Day Highway; thence Northwesterly along an offset spiral in along said Westerly line, the chord bears North 15°10'30" West a distance of 343.30 feet; thence North 16°56'10" West along said Westerly line a distance of 0.92 feet; thence along an offset spiral out along said Westerly line, the chord bears North 14°16'40" West a distance of 112.92 feet to the point of beginning.

Reserving a 25 foot access easement for G.H. Peterson and an easement for maintenance of Tutuilla Creek drainage facility.

Also subject to all existing utility rights-of-way, All being in the County of Umatilla, Oregon.
Area = 3.69 acres.

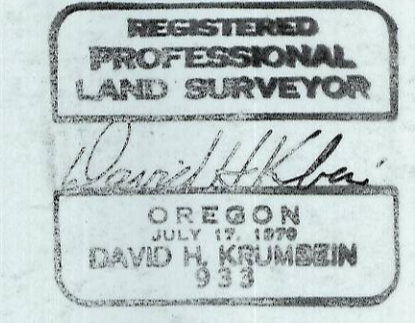
NARRATIVE

The purpose of this survey was to establish the boundaries of a parcel as described by Right-of-Way Description provided by the Oregon State Highway Division #15009A. The description provided called for the parcel boundaries to be on the right-of-way of the connection between the Eastbound lanes of the relocated Old Oregon Trail Highway with the Relocated Pendleton-John Day Highway and the Relocated Pendleton-John Day Highway with SW Hailey Avenue. The centerlines of these were all described as being a distance North, South and West from the Southeast corner of Section 9. Bearings on these centerlines were tied to I-84. We found and tied centerline monuments on I-84 to establish the Basis of Bearing and tied to the section corner found as noted on County Surveyor No. 83-85C. The West line of the parcel is along the Westerly line of the Old Pendleton-John Day Highway, which line was surveyed in 1969, County Surveyor No. G-5C for the Beraraya Corp. Points found in performing this survey are shown on the drawing and indicated in the legend.

I HEREBY CERTIFY TO BURGER KING CORPORATION AND ANY OTHER PARTIES WHO MAY RELY UPON THIS CERTIFICATION THAT I HAVE SURVEYED THE PROPERTY AND THAT ALL DIMENSIONS, ELEVATIONS AND DATA SHOWN HEREON ARE TRUE AND CORRECT.

25 SEPTEMBER 1988

David H. Krumbain
DAVID H. KRUMBAIN, P.L.S. 933

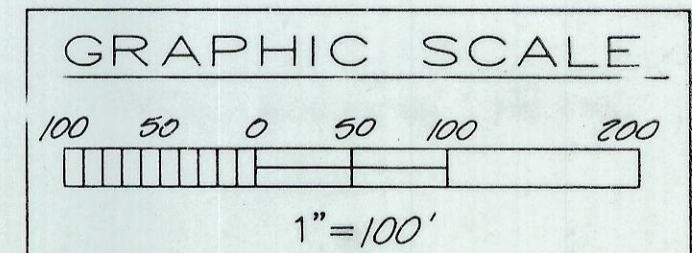


LEGEND

- denotes set 3/8" x 30" iron pin with aluminum cap stamped PLS 933
- denotes 1/2" iron pin, Beraraya Survey, County Surveyor No. G-5C
- denotes 1/2" Stake Hwy 1" aluminum cap
- denotes 1/2" iron pin
- denotes 1/2" Brass Cap

GENERAL NOTES

- Zoning:** Site is zoned C-2 Tourist Commercial Zone with restaurant with drive through service use permitted outright. For more information contact Mike Hyde at (503) 276-1811.
- Sanitary Sewer:** Service is available from the existing sewer on site. For more information contact Jerry Odman at (503) 276-1811.
- Storm:** No surface water will be allowed to flow across the City sidewalks. All storm water must be collected on-site and discharged directly to the City storm sewers. No on-site retention required. For more information contact Jerry Odman at (503) 276-1811.
- Power:** Service is available from Pacific Power and Light Company. For more information contact Harvey Harrison at (503) 276-1411.
- Landscaping:** It is required per ordinance. For more information contact Mike Hyde at (503) 276-1811.
- Water:** Service is available from existing line. For more information contact Jerry Odman at (503) 276-1811.
- Gas:** Service is available. For more information contact Cascade Natural Gas, Phil Winter, at (503) 276-1611.
- Telephone:** Service is available from U.S. West Communications. For more information contact the head offices in Portland, Oregon.
- Sanitary Disposal:** Service is available from Pendleton Sanitary. For more information contact (503) 276-1271.
- Easements:** All easements of record provided by Pioneer Title have been shown. No easement was provided for the water line, sewer line, storm sewer or telephone line that cross this property.
- Basis of Bearing:** Oregon State Highway I-84 Drawing 1A-20-5
- Bench Mark:** Storm Manhole at 1038.05 from City of Pendleton information.



NOTE:
PLEASE REFER TO SHEET C-1 FOR LEGEND INFORMATION.
SEE SHEET C-5 THRU C-9 FOR SITE DETAILS.

RECEIVED BY
Umatilla County Surveyor
Date 12-88
Rec'd By KJF
No. 88-88-C

DATE	
CHECKED BY	REVISIONS
DRAWN BY	
TITLE	

RESTAURANT FOR:

BURGER KING CORPORATION

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID H. KRUMBAIN
OREGON
JULY 17, 1978
DAVID H. KRUMBAIN
933

PAC-TECH ENGINEERING, I.C.

8509 SOUTH MOUNTAIN AVENUE, SUITE 100
SEATTLE, WA 98148
2601 SOUTH 25TH STREET, SUITE 200
TACOMA, WA 98409 (206) 473-4491
BREMERTON, WA (206) 377-2013

Northwest Guardian
SW Hailey and US Hwy 395
Pendleton, Oregon, Umatilla County
SE 1/4 Section 9 T2N R32E W.M.

Sheet 1 of 2