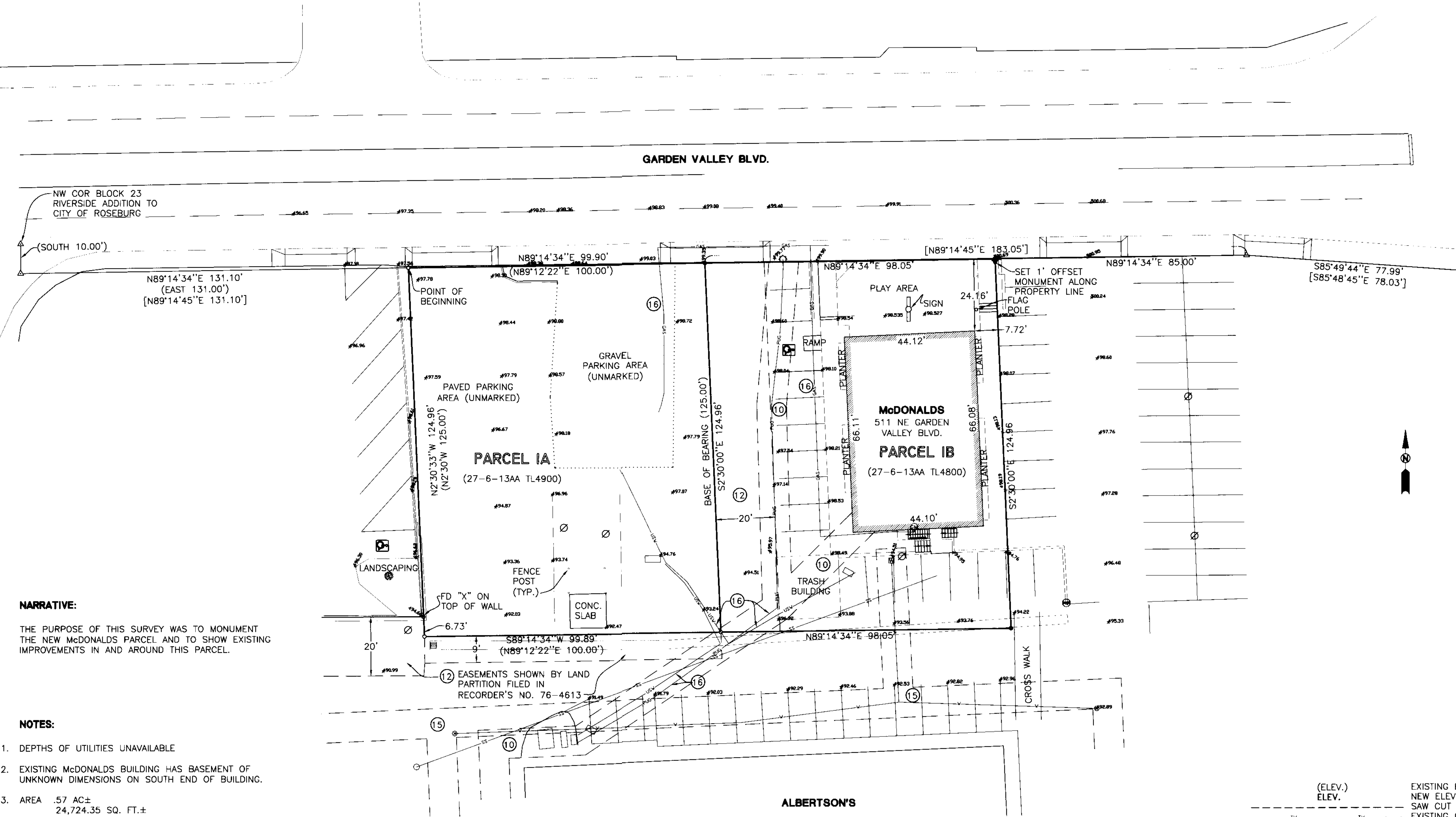


FILED  
Date: 6/18/2001 by: JP  
This survey consists of:  
Map: M137-10  
Narrative:  
Corner Ppt:

DOUGLAS COUNTY SURVEYOR

SPECIFIC EXCEPTIONS:  
(BASED ON COMMERCIAL TITLE ORDER NO. 00086248)

- 8. ROSEBURG CITY LIENS, IF ANY. (NOTE: NONE AS OF JULY 7, 2000)
- 9. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ROSEBURG URBAN SANITARY DISTRICT AND IS SUBJECT TO THE EASEMENTS, LEVIES AND ASSESSMENTS THEREOF. (NOTE: 511 NE GARDEN VALLEY BLVD. - \$740.60 OWING TO AUGUST 1, 2000 - 471 NE GARDEN VALLEY BLVD. - TAX #50752.05 \$171.30 OWING TO AUGUST 1, 2000; CREDIT OF \$829.65)
- 10. RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED, GRANTEE: PACIFIC POWER AND LIGHT COMPANY BOOK: 558 RECORDER'S NO. 74-15116, RECORDS OF DOUGLAS COUNTY, OREGON.
- 11. UNRECORDED LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JULY 9, 1975, FROM KAISER AETNA TO McDONALDS CORPORATION RECORDED IN VOLUME 579, RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 75-12005. SAID LEASE IS SUBJECT TO THE FOLLOWING: FINANCING STATEMENT: DEBTOR: EADS ENTERPRISES INC. SECURED PARTY: METLIFE CAPITAL CORP. FILED: MARCH 21, 1994 BOOK/PAGE: 1287/83 RECORDER'S NO. 94-06765, AND CONTINUATION FILED IN RECORDER'S NO. 99-6812, RECORDS OF DOUGLAS COUNTY, OREGON.
- 12. EASEMENTS AS DISCLOSED BY MINOR LAND PARTITION FILED IN RECORDER'S NO. 76-4613
- 13. DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO SECURE AN INDEBTEDNESS OF \$2,200,000.00, PLUS INTEREST: GRANTOR(S): JOSEPH FELIX REALTY CO., A CALIFORNIA GENERAL PARTNERSHIP TRUSTEE: COMMERCIAL TITLE CO., ROSEBURG, OREGON BENEFICIARY: GENERAL AMERICAN LIFE INSURANCE COMPANY, A CORPORATION OF THE CITY OF ST. LOUIS, AND STATE OF MISSOURI DATED: JANUARY 11, 1995 RECORDED: JANUARY 17, 1995 BOOK/PAGE: 1334/357 RECORDER'S NO. 95-00692, RECORDS OF DOUGLAS COUNTY, OREGON. (AFFECTS THIS AND OTHER)
- 14. ASSIGNMENTS OF RENTS, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED. ASSIGNOR(S): JOSEPH FELIX REALTY ASSIGNEE(S): GENERAL AMERICAN LIFE INSURANCE RECORDED: JANUARY 17, 1995 BOOK: 1334 PAGE: 364 RECORDER'S NO. 95-00693, RECORDS OF DOUGLAS COUNTY, OREGON. (AFFECTS THIS AND OTHER)
- 15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED, GRANTEE: CITY OF ROSEBURG BOOK: 1337 PAGE: 229 RECORDER'S NO.: 95-02170, RECORDS OF DOUGLAS COUNTY, OREGON.
- 16. UNDERGROUND UTILITY VAULT AND LINES, AS SET FORTH ON SURVEY PLAT BY I.E. ENGINEERING, JOB NO. 36-0030AP 1206-05, AUGUST 1996.



**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE NEW McDONALDS PARCEL AND TO SHOW EXISTING IMPROVEMENTS IN AND AROUND THIS PARCEL.

- NOTES:**
1. DEPTHS OF UTILITIES UNAVAILABLE
  2. EXISTING McDONALDS BUILDING HAS BASEMENT OF UNKNOWN DIMENSIONS ON SOUTH END OF BUILDING.
  3. AREA .57 AC± 24,724.35 SQ. FT.±

**TOTAL PARCEL I (PARCELS IA AND IB COMBINED)**  
**LEGAL DESCRIPTION:**  
036-003-A/P

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, SAID POINT BEING SOUTH 10 FEET AND N 89° 14' 34" E 131.10 FEET FROM THE NORTHWEST CORNER OF BLOCK 23 OF RIVERSIDE ADDITION TO THE CITY OF ROSEBURG; THENCE N 89° 14' 34" E 99.90 FEET ALONG SAID RIGHT-OF-WAY TO 5/8" IRON ROD WITH ALUMINUM CAP; THENCE N 89° 14' 34" E 98.05 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S 2° 30' 00" E 124.96 FEET TO A POINT; THENCE S 89° 14' 34" W 98.05 FEET, PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, TO A 5/8" IRON ROD WITH ALUMINUM CAP; THENCE S 89° 14' 34" W 99.89 FEET PARALLEL TO SAID RIGHT-OF-WAY TO A POINT; THENCE N 2° 30' 33" W 124.96 FEET TO A POINT ON SAID RIGHT-OF-WAY, THE POINT OF BEGINNING.

T27S, R6W, SEC. 13AA, TAX LOT 4800  
T27S, R6W, SEC. 13AA, TAX LOT 4900

**PARCEL IA**  
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, SAID POINT BEING SOUTH 10 FEET AND N 89° 14' 34" E 131.10 FEET FROM THE NORTHWEST CORNER OF BLOCK 23 OF RIVERSIDE ADDITION TO THE CITY OF ROSEBURG; THENCE N 89° 14' 34" E 99.90 FEET ALONG SAID RIGHT-OF-WAY TO 5/8" IRON ROD WITH ALUMINUM CAP; THENCE LEAVING SAID RIGHT-OF-WAY S 2° 30' 00" E 124.96 FEET TO A POINT; THENCE S 89° 14' 34" W 98.05 FEET, PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, TO A 5/8" IRON ROD WITH ALUMINUM CAP; THENCE S 89° 14' 34" W 99.89 FEET, PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD TO A POINT; THENCE N 2° 30' 33" W 124.96 FEET TO A POINT ON SAID RIGHT-OF-WAY, THE POINT BEGINNING.

**PARCEL IB**  
**LEGAL DESCRIPTION:**  
(LEASED PORTION ONLY)

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A 5/8" IRON ROD WITH ALUMINUM CAP ON THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, SAID POINT BEING SOUTH 10 FEET AND N 89° 14' 34" E 231.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 23 OF RIVERSIDE ADDITION TO THE CITY OF ROSEBURG; THENCE N 89° 14' 34" E 98.05 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S 2° 30' 00" E 124.96 FEET TO A POINT; THENCE S 89° 14' 34" W 98.05 FEET, PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, TO A 5/8" IRON ROD WITH ALUMINUM CAP; THENCE N 2° 30' 00" W 124.96 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP ON SAID RIGHT-OF-WAY, THE POINT BEGINNING.

**SURVEYOR'S CERTIFICATE:**  
"I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON AND McDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 18TH, THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION."  
DATE: SEPT. 11, 2000  
SIGNED: J. Neil Hebb  
LICENSE # 52989

**LEGEND**

(ELEV.) ELEV.	EXISTING ELEV.	EXISTING CURB INLET (CI)
---	NEW ELEV.	NEW CURB INLET (CI)
---	SAW CUT	EXISTING CATCH BASIN (CB)
---	EXISTING CABLE TV	NEW CATCH BASIN (CB)
---	EXISTING EDGE OF AC OR GRAVEL	CLEANOUT
---	EXISTING POWER (OVERHEAD)	GUY WIRE
---	EXISTING POWER (UNDERGROUND)	EXISTING FIRE HYDRANT
---	NEW UNDERGROUND (TV, POWER, PHONE)	NEW FIRE HYDRANT
---	EXISTING GAS	EXISTING RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY	NEW RIGHT-OF-WAY
---	NEW RIGHT-OF-WAY	EXISTING FENCE
---	EXISTING FENCE	NEW FENCE
---	NEW FENCE	EXISTING WATER
---	EXISTING WATER	NEW WATER
---	NEW WATER	EXISTING STORM SEWER (STS)
---	EXISTING STORM SEWER (STS)	NEW STORM SEWER (STS)
---	EXISTING SANITARY SEWER (SS)	EXISTING SANITARY SEWER (SS)
---	NEW SANITARY SEWER (SS)	NEW SANITARY SEWER (SS)
---	EXISTING FORCEMAIN (FM)	EXISTING FORCEMAIN (FM)
---	NEW FORCEMAIN (FM)	NEW FORCEMAIN (FM)
---	SILT FENCE (S-F)	NEW SILT FENCE (S-F)
---	NEW ELECTRICAL CONDUIT	TOP OF CURB
---	TOP OF CURB	ASPHALT
---	ASPHALT	BACK OF WALK
---	BACK OF WALK	FINISH GRADE
---	FINISH GRADE	

**LEGEND**  
• SET 5/8" x 30" IR W/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED  
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
△ CALCULATED POSITION  
[ ] RECORD AS PER M59-60  
[ ] RECORD AS PER M97-41

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> J. Neil Hebb OREGON JANUARY 12, 1988 F.N.E.L. HEBB 52989 EXPIRES: 6/30/2001</p>	<p><b>McDONALD'S TOPO AND BOUNDARY SURVEY</b> LYING IN THE NE 1/4 OF SEC. 13, T27S, R6W, W. M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: McDONALDS CORPORATION 5000 SW MEADOWS ST. #200 LAKE OSWEGO, OREGON 97035</p>	<p>SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 20'</p>	<p>DATE: JULY, 2000</p>	<p>JOB NO: 1026-09 PAGE: 1 OF 1</p>