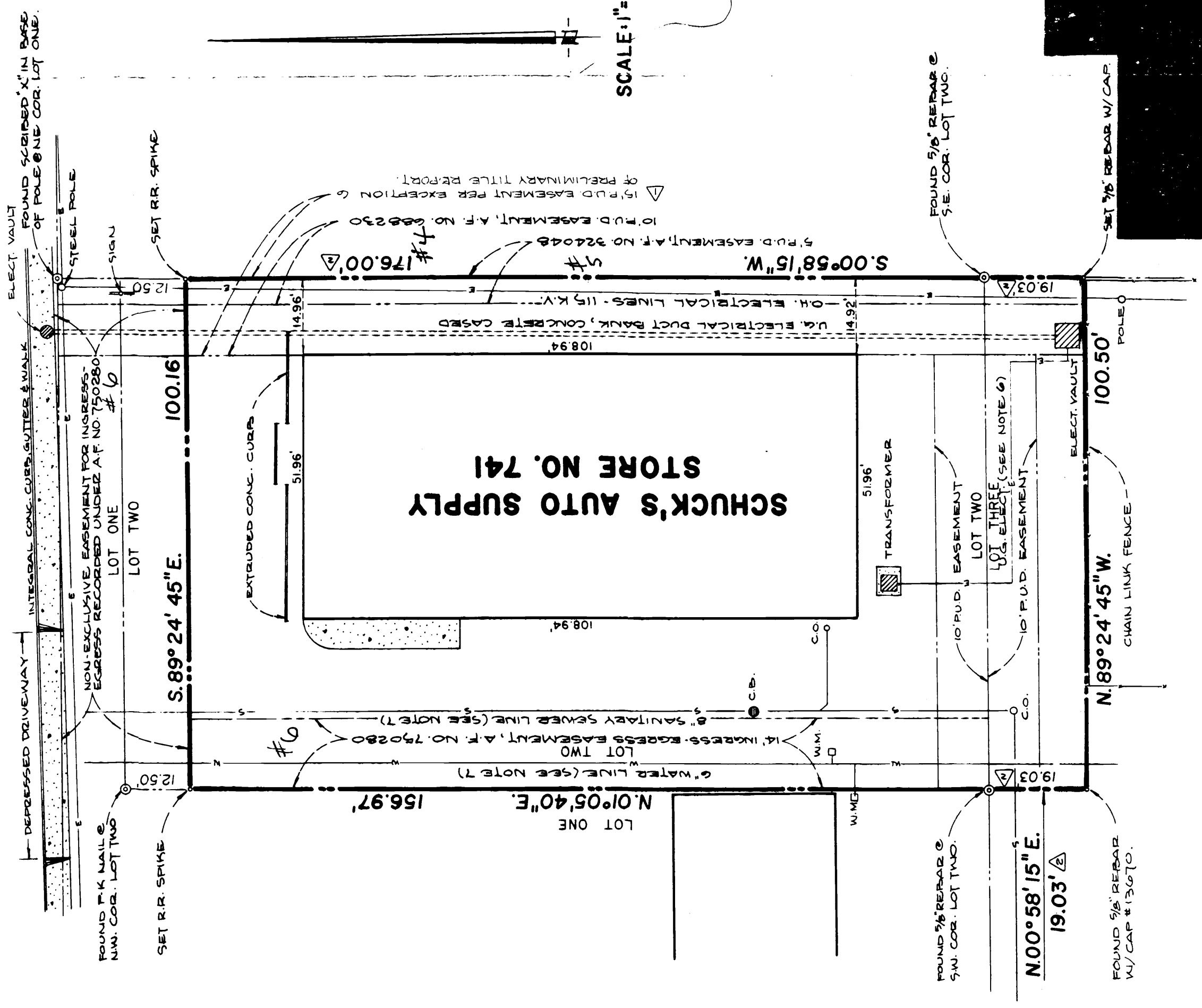


A.L.T.A. SURVEY
PAY 'N SAVE CORPORATION

PORTIONS OF LOTS 2 AND 3, SHORT PLAT NO. 453
KENNEWICK, BENTON COUNTY, WASHINGTON

WEST CLEARWATER AVENUE

LEGAL DESCRIPTION FOR STORE NO. 741
LOT 2, SHORT PLAT NO. 453, ACCORDING TO THE SURVEY THEREOF RECORDED ON DECEMBER 16, 1977, UNDER
AUDITOR'S FILE NO. 745152; EXCEPT THE NORTH 12.5 FEET THEREOF
AND
THE NORTH 19.03 FEET OF THE EAST 100.50 FEET OF LOT 3, SHORT PLAT NO. 453, RECORDED ON DECEMBER
16, 1977, UNDER AUDITOR'S FILE NO. 745152.
RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.



NOTES:

1. THE BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY COMMITMENT FOR TITLE INSURANCE ISSUED NOVEMBER 30, 1984 BY BENTON-FRANKLIN TITLE COMPANY UNDER ORDER NO. BT-8004. THE NORTH 19.3 FEET OF LOT 3 REFERENCED IN THE LEGAL DESCRIPTION IS NOT CONFORMABLE TO THE DEED RECORDED AUGUST 4, 1978 UNDER AUDITOR'S FILE NO. 745152. THE INSURED DESCRIPTION APPEARS TO INCLUDE PROPERTY ALONG THE SOUTH BOUNDARY WHICH WAS OWNED BY ~~PERSON OR HIS AGENCIES.~~
2. THE EXCLUSION OF A PORTION OF LOT 2 AND THE INCORPORATION OF A PORTION OF LOT 3 INTO THIS PARCEL MAY CONSTITUTE A VIOLATION OF THOSE PORTIONS OF THE KENNEWICK MUNICIPAL CODE PERTAINING TO SHORT PLATTING. CONTACT CITY OF KENNEWICK PLANNING DEPARTMENT FOR CLARIFICATION.
3. THE EAST WALL OF THE BUILDING SHOWN HEREON ENCRACHES INTO THE 15 FOOT P.U.D. EASEMENT 0.04 FEET (1/2 INCH) AT THE NORTHEAST CORNER AND 0.08 FEET (1 INCH) AT THE SOUTHEAST CORNER. ADDITIONALLY THE DOWNSPOUT, SIGN, FACIA AND LIGHTING LOCATED ON THE EAST BUILDING WALL ENCRACH INTO THE SAME EASEMENT.
4. ~~THE FENCE LOCATED ALONG THE SOUTH BOUNDARY ENCRACHES INTO THIS PARCEL APPROXIMATELY 0.4 FEET. THIS ENCROACHMENT IS PRESENT IN THE S.W. CORNER OF THE ENCROACHMENT IS NOT A PART OF THE PARCEL.~~
5. UNDERGROUND ELECTRICAL LINES LOCATED FROM DRAWINGS FURNISHED BY BENTON COUNTY P.U.D. NO. 1. WATER AND SEWER LINES SHOWN WERE LOCATED FROM MAPS FURNISHED BY CITY OF KENNEWICK WATER AND SEWER DEPARTMENT.
6. BASIS OF BEARING FOR THIS DRAWING IS SHORT PLAT NO. 453.

SURVEYOR'S CERTIFICATE

TO BENTON FRANKLIN TITLE COMPANY AND PAY 'N SAVE CORPORATION:
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ATA AND ACSM IN 1962. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SPECIFIED IN NOTES 4 AND 5.

John W. Burd
WASHINGTON REG. NO. 13670

FEBRUARY 21, 1985
DATE
MAY 17, 1985



METES AND BOUNDS LEGAL DESCRIPTION FOR STORE NO. 741

THOSE PORTIONS OF LOTS 2 AND 3 OF SHORT PLAT NO. 453, ACCORDING TO THE SURVEY THEREOF RECORDED ON DECEMBER 16, 1977, UNDER AUDITOR'S FILE NO. 745152, RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S01°05'40"W, ALONG THE WEST LINE OF SAID LOT 2, FOR 12.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°24'45"E, PARALLEL WITH THE NORTH LINE OF SAID LOT 2, FOR 100.16 FEET TO THE EAST LINE OF SHORT PLAT NO. 453; THENCE S00°58'15"W, ALONG SAID EAST LINE, FOR 176.00 FEET TO A POINT WHICH LIES 19.03 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N89°24'45"W FOR 100.50 FEET; THENCE N00°58'15"E FOR 19.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N01°05'40"E, ALONG THE WEST LINE OF SAID LOT 2, FOR 156.97 FEET TO THE TRUE POINT OF BEGINNING.

WORLEY SURVEYING SERVICE INC., P.S.
6855 WEST CLEARWATER AVENUE SUITE K
P.O. BOX 6132
KENNEWICK, WASHINGTON 98336
509-783-9576

Land 16705 A approx.

REVISED MAY 17, 1985 - REVISED LEGAL DESCRIPTION, METES AND BOUNDS, DESCRIPTION, DELETED NOTES 2 AND 5 TO CONFORM WITH AMENDED TITLE REPORT DATED APRIL 8, 1985, REVISED DIMENSIONS OF PARCEL AND ADDED VICINITY MAP. JB
REVISED APR. 29, 1985 - ADDED METES & BOUNDS DESCRIPTION, ADDED NOTE CLARIFYING EXCEPTION 6. JWB

VICINITY MAP