

This instrument is being re-recorded for the purpose of adding Exhibit B.

56033

71490

11-18-93 02:00 RCVD

Vol. m93 Page 30558

Vol. m93 Page 198

• Drawn by ~~W. J. J. J.~~ JS:

NB PROPERTY NO.: 52

CITY: Klamath Falls

STATE: Oregon

Laura R. Silvers
Morgan, Lewis & Bockius
101 Park Avenue
New York, NY 10178

mtc 28003
SPECIALTY WARRANTY DEED AND BILL OF SALE

THIS DOCUMENT IS BEING RERECORDED TO ADD EXHIBIT B

KNOW ALL PERSONS BY THESE PRESENTS:

That WAL-MART STORES, INC. ("Grantor"), a Delaware corporation having an address at 702 S.W. 8th Street, City of Bentonville, County of Benton, State of Arkansas, for the consideration of the sum of \$3,764,256 and other good and valuable consideration, in hand paid by RETAIL TRUST III, a Delaware business trust ("Grantee"), having an address at Rodney Square North, 1100 N. Market Street, Wilmington, Delaware 19890-0001, receipt of which Grantor hereby acknowledges, does grant, bargain, sell, and convey unto Grantee and unto Grantee's successors and assigns forever all buildings, structures and other improvements (including, without limitation, all property described on Exhibit B attached hereto) (collectively, the "Improvements") located on the land situated in the City of Klamath Falls, County of Klamath, State of Oregon, which land is more particularly described on Exhibit A attached hereto. This conveyance is subject to the easements, restrictions, reservations, and other matters of record set forth on Schedule B to the title insurance policy issued by Commonwealth Land Title Insurance Company in favor of Grantee, insuring Grantee's leasehold interest in the aforementioned land and fee title to the Improvements, dated December 22, 1992 (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the same unto Grantee and unto its successors and assigns forever with all appurtenances thereunto belonging. And Grantor hereby covenants with Grantee that Grantor has not done or suffered anything to be done whereby the Improvements are or may be encumbered in any way whatsoever, and that the said Grantor will WARRANT AND DEFEND the said Improvements against all persons claiming by, through or under Grantor, except for the Permitted Encumbrances.

IN TESTIMONY WHEREOF, Grantor has executed this instrument on the 21st day of December, 1992, by its duly authorized officers, but is delivered and effective on December 22, 1992.

Return to:
Stacie Taylor
c/o Commonwealth Land Title
14643 Dallas Parkway
Suite 770, LB-61
Dallas, Texas 75240

Taxes: Retail Trust III
Rodney Square North
1100 North
Market St
Wilmington,
Delaware
19890-0001

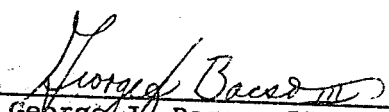
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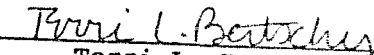
THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

ATTEST:

WAL-MART STORES, INC.


George J. Bacso, III
Assistant Secretary

(CORPORATE SEAL)

By: 
Terri L. Bertschy
Assistant Treasurer

709/KLC8515R

STATE OF NEW YORK)

: SS.:

COUNTY OF NEW YORK)

Know all men by these presents that before me, the below-named Notary Public in and for the State and County named above duly commissioned to take acknowledgments, there personally appeared Terri L. Bertschy and George J. Bacso, III, each of whom is personally known to me to be a person named in and who signed the legal instrument to which this acknowledgment is attached and which was produced to me in the State and County aforesaid, and being by me first duly sworn each did acknowledge before me, depose and say to me that he resides in, respectively, 503 Southwest O Street, Bentonville, Arkansas and 4 Astwood Lane, Bella Vista, Arkansas, and is, respectively, assistant treasurer and assistant secretary of WAL-MART STORES, INC., a Delaware corporation, named as one of the parties to the aforementioned legal instrument; that he knows the seal of said corporation; that the seal imprinted on the legal instrument to which this acknowledgement is attached is an imprint of the true seal of said corporation; that after being duly informed of the contents and import of such legal instrument he had signed and caused the seal of such corporation to be imprinted on such legal instrument as the officer of such corporation indicated above; that he had signed and sealed the same in the name of and on behalf of such corporation by the authority, order and resolution of its Board of Directors; that he had signed his name thereto on behalf of said corporation by like order; that the execution of said legal instrument was the free and voluntary act and deed of said corporation for the consideration, purposes, and uses set forth in such legal instrument; that he had delivered such legal instrument to the other parties thereto as such; and that on behalf of said corporation he had received a true copy of such legal instrument without charge.

IN WITNESS WHEREOF, I have signed and imprinted my official notarial seal on this acknowledgment in the State and County named above on the 21st day of December, 1992.

My commission expires: 3/21/94

CAMERON S. FOSTER
NOTARY PUBLIC, State of New York
No. 03-4921384
Qualified in Bronx County
Certificate Filed in New York County
Commission Expires 3/21/94

Cameron S. Foster
Notary Public

Print Name: Cameron S. Foster

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN LOTS 1, 2, AND 3, BLOCK 1, OF "TRACT 1080 - WASHBURN PARK", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND THE SE1/4 NE1/4 OF SECTION 9, T39S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°02'00"E, ALONG THE EAST LINE OF SAID LOT 2, 60.00 FEET; THENCE S89°58'00"W 209.00 FEET; THENCE S00°02'00"E 209.00 FEET; THENCE N89°58'00"E 181.66 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE ALONG THE BOUNDARIES OF SAID LOTS 2 AND 1, ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS N68°55'22"W 532.96 FEET AND CENTRAL ANGLE EQUALS 49°26'52") 460.27 FEET, ALONG THE ARC OF A SPIRAL CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S84°01'29"W 384.34 FEET) 386.00, N89°26'30"W 40.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, AND N89°26'30"W 359.98 FEET TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 1 BEARS N89°26'30"W 260.00 FEET; THENCE N00°07'15"W, PARALLEL TO THE WEST LINE OF SAID LOT 1, 619.18 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE CONTINUING N00°07'15"W 32.00 FEET; THENCE S89°25'35"E 359.98 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N89°58'00"E 771.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S00°02'00"E 32.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.519 ACRES, MORE OR LESS, AND WITH BEARINGS BASED ON SAID "TRACT 1080 -- WASHBURN PARK".

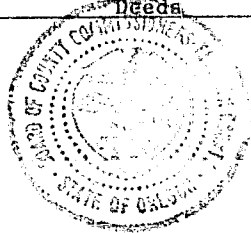
TOGETHER WITH the benefits of an easement granted in that certain Agreement of Easement with Covenants and Restrictions Affecting Land between Wal-Mart Stores, Inc. and Washburn Enterprises, Inc. dated May 21, 1991, and recorded June 25, 1991, in M91, Page 12081.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 5th day
of Jan. A.D., 19 93 at 10:12 o'clock AM., and duly recorded in Vol. M93
of Deeds on Page 198

FEE \$45.00

Evelyn Biehn County Clerk
By [Signature]



xExhibit B*

CLIENT: WAL-MART STORES, INC.
 PROJECT: WMT1772 WAL-MART - KLAMATH FALLS, OR
 CONTRACT: 01-01 GENERAL CONSTRUCTION
 ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.00 CONDITION: 1.00 COMBINED: 1.03000

CONTRACT COST SEGREGATION

30562

Saturday Jul 11, 1992 9:01a

PROPERTY	SURVEY	SURVEY	UNIT
UNIT	TAKEOFF	TAKEOFF	OF
NUMBER	NUMBER	DESCRIPTION	MEASURE

COMPONENT: 01 NEW RETAIL STORE

0060	000001	COST NOT ANALYZED	WAL-MART ACCTG.	1.000	LS
3870	060000	DOCK AREA RCVG. TABLE 3X2	VALUATION GROUP	1.000	LS
	060005	MOSE. MARKING DESK	VALUATION GROUP	1.000	LS
	060010	LOUNGE BASE CABINET	MEANS	10.000	LF
	060015	LOUNGE COUNTER TOP	MEANS	10.000	LF
	060020	LOUNGE CABINET SINK UNIT	MEANS	1.000	LS
	060025	LAY-AWAY BASE CABINET	MEANS	44.000	LF
	060030	LAY-AWAY COUNTER TOP W/SPLASH	MEANS	44.000	LF
	060035	LAY-AWAY LOW PARTITION	MEANS	22.000	LF
	060040	LAY-AWAY COUNTER TOP 12"W	MEANS	22.000	LF
	060045	STORAGE SHELVING 10'H	VALUATION GROUP	60.000	LF
	060050	SECURITY SHELVING 10'H	VALUATION GROUP	50.000	LF
	060055	STORAGE BINS 3-TIER	MEANS	36.000	LF
	060060	CLAIMS AREA COUNTER TOP W/SPL	MEANS	5.000	LF
	060065	CLAIMS AREA SHELVING 10'H	VALUATION GROUP	50.000	LF
	060070	MERCH/UPC COUNTER TOP W/SPLASH	MEANS	60.000	LF
	060075	ADVERT. COUNTER TOP W/SPLASH	MEANS	15.000	LF
	060080	CASH ROOM COUNTER TOP W/SPLASH	MEANS	15.000	LF
	060085	GUNROOM SHELVING	VALUATION GROUP	1.000	LS
2750	060090	ELIASON DBL. ACTING DOOR (2)	VENDOR	2.000	PAIR
3090	060100	WIRE MESH PARTITIONS	MEANS	3,900.000	SF
7570	070000	PHARMACY REGISTER RECEPT.	MEANS	2.000	EA
	070005	PHARMACY REGISTER COND/WIRE	MEANS	25.000	LF
	070010	PHARMACY REGISTER 1P/20A CB	MEANS	1.000	EA
7120	070015	PHARMACY EQUIP. 1G RECEPT.	MEANS	3.000	EA
	070020	PHARMACY EQUIP. 1G J-BOX	MEANS	1.000	EA
	070025	PHARMACY EQUIP. 1G COND/WIRE	MEANS	30.000	LF
7110	080000	SNACKBAR PNL. A J-BOX	MEANS	1.000	EA
	080005	SNACKBAR PNL. A CONDUIT 1.25"	MEANS	70.000	LF
	080010	SNACKBAR PNL. A WIRE 5/8"	MEANS	350.000	LF
	080015	SNACKBAR PNL. A 3P/60A CB	MEANS	1.000	EA
	080020	SNACKBAR PNL. B J-BOX	MEANS	1.000	EA
	080025	SNACKBAR PNL. B CONDUIT 1.25"	MEANS	70.000	LF
	080030	SNACKBAR PNL. B WIRE 5/8"	MEANS	350.000	LF
	080035	SNACKBAR PNL. B 3P/60A CB	MEANS	1.000	EA
	080040	SNACKBAR EQUIP. J-BOX	MEANS	2.000	EA
	080045	SNACKBAR EQUIP. COND/WIRE	MEANS	110.000	LF
	080050	SNACKBAR EQUIP. 2P/20A CB	MEANS	2.000	EA
7570	080051	SNACKBAR REGISTER RECEPT.	MEANS	1.000	EA
	080052	SNACKBAR REGISTER COND/WIRE	MEANS	50.000	LF
5380	080055	SNACKBAR 4" CI WASTE PIPE	MEANS	25.000	LF

CONTRACT COST SEGREGATION

30563

CLIENT: WAL-MART STORES, INC.
 PROJECT: WMT1772 WAL-MART - KLAMATH FALLS, OR
 CONTRACT: 01-01 GENERAL CONSTRUCTION
 ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.00 CONDITION: 1.00 COMBINED: 1.03000

Saturday Jul 11, 1992 9:01a

PROPERTY UNIT NUMBER	SURVEY TAKEOFF NUMBER	SURVEY TAKEOFF DESCRIPTION	COST SOURCE	QUANTITY	UNIT OF MEASURE
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COMPONENT: 01 NEW RETAIL STORE

5380	080060	SHACKBAR 3" CI WASTE PIPE	MEANS	45.000	LF
	080065	SHACKBAR 2" CI WASTE PIPE	MEANS	10.000	LF
	080070	SHACKBAR 3" CLEANOUT	MEANS	2.000	EA
	080075	SHACKBAR 4" CLEANOUT	MEANS	1.000	EA
	080080	SHACKBAR 2" CI VENT PIPE	MEANS	50.000	LF
	080085	SHACKBAR 3" CI VENT PIPE	MEANS	30.000	LF
	080090	SHACKBAR FLOOR DRAIN	MEANS	5.000	EA
	080095	SHACKBAR GREASE TRAP	MEANS	1.000	EA
	080100	SHACKBAR 1/2" WATER PIPE	MEANS	22.000	LF
	080105	SHACKBAR 3/4" WATER PIPE	MEANS	85.000	LF
	080110	SHACKBAR EQUIP. STUB-OUT	VALUATION GROUP	7.000	EA
5270	090000	AQUARIUMS 4" CI WASTE PIPE	MEANS	130.000	LF
	090005	AQUARIUMS 3/4" WATER PIPE	MEANS	60.000	LF
	090010	AQUARIUMS 4" CLEANOUT	MEANS	1.000	EA
	090015	AQUARIUMS 2" CI VENT PIPE	MEANS	30.000	LF
	090020	AQUARIUMS CU STUB OUT	VALUATION GROUP	1.000	EA
	090025	AQUARIUMS FLOOR DRAIN	MEANS	1.000	EA
7360	100005	OPTICAL 75W RECESSED INCAND.	MEANS	40.000	EA
	100010	OPTICAL DIMMERS 1000W	MEANS	3.000	EA
	100015	OPTICAL COND/WIRE	MEANS	300.000	LF
4060	100020	OPTICAL SIGNAGE RECEPT.	MEANS	4.000	EA
	100025	OPTICAL SIGNAGE SWITCH	MEANS	1.000	EA
	100030	OPTICAL SIGNAGE COND/WIRE	MEANS	100.000	LF
	100035	OPTICAL SIGNAGE 1P/20A CB	MEANS	1.000	EA
7640	100040	OPTICAL LAB MACH. RECEPT.	MEANS	2.000	EA
	100045	OPTICAL LAB MACH. COND/WIRE	MEANS	40.000	LF
	100050	OPTICAL LAB MACH. 1P/20A CB	MEANS	2.000	EA
	100055	OPTICAL CHEM VATS RECEPT.	MEANS	1.000	EA
	100060	OPTICAL CHEM VATS COND/WIRE	MEANS	20.000	LF
	100065	OPTICAL CHEM VATS 1P/20A CB	MEANS	1.000	EA
	100070	OPTICAL DISPLAY LTS. RECEPT.	MEANS	2.000	EA
	100075	OPTICAL DISPLAY LTS. SWITCH	MEANS	1.000	EA
	100080	OPTICAL DISPLAY LTS. COND/WIRE	MEANS	75.000	LF
	100085	OPTICAL DISPLAY LTS 1P/20A CB	MEANS	1.000	EA
4060	110005	PHOTO LAB SIGNAGE RECEPT.	MEANS	1.000	EA
	110010	PHOTO LAB SIGNAGE J-BOX	MEANS	1.000	EA
	110015	PHOTO LAB SIGNAGE COND/WIRE	MEANS	75.000	LF
	110020	PHOTO LAB SIGNAGE 1P/20A CB	MEANS	1.000	EA
4980	110025	PHOTO DENSITOMETER RECEPT.	MEANS	1.000	EA
	110030	PHOTO DENSITOMETER COND/WIRE	MEANS	35.000	LF
	110035	PHOTO DENSITOMETER 1P/20A CB	MEANS	1.000	EA

CLIENT: WAL-MART STORES, INC.

PROJECT: WMT1772 WAL-MART - KLAMATH FALLS, OR

30564

CONTRACT: 01-01 GENERAL CONSTRUCTION

ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.00 CONDITION: 1.00 COMBINED: 1.03000

Saturday Jul 11, 1992 9:01a

PROPERTY	SURVEY	SURVEY			UNIT
UNIT	TAKEOFF	TAKEOFF			OF
NUMBER	NUMBER	DESCRIPTION	COST SOURCE	QUANTITY	MEASURE

COMPONENT: 01 NEW RETAIL STORE

4980	110040	PHOTO LAB REFRIG. RECEPT.	MEANS	1.000	EA
	110045	PHOTO LAB REFRIG. COND/WIRE	MEANS	20.000	LF
	110050	PHOTO LAB REFRIG. 1P/20A CB	MEANS	1.000	EA
	110055	PHOTO LAB WATER HTR. J-BOX	MEANS	1.000	EA
	110060	PHOTO LAB WATER HTR. COND/WIRE	MEANS	20.000	LF
	110065	PHOTO LAB WATER HTR. 1P/20A CB	MEANS	1.000	EA
	110070	PHOTO LAB COMPRESSOR RECEPT.	MEANS	1.000	EA
	110075	PHOTO LAB COMPRESSOR COND/WIRE	MEANS	20.000	LF
	110080	PHOTO LAB COMPRESSOR 1P/20A CB	MEANS	1.000	EA
	110090	PHOTO FILM MACH. COND/WIRE	MEANS	25.000	LF
	110095	PHOTO FILM MACH. 2P/20A CB	MEANS	1.000	EA
	110105	PHOTO PROCESSOR COND/WIRE	MEANS	25.000	LF
	110110	PHOTO PROCESSOR 2P/20A CB	MEANS	1.000	EA
	110115	PHOTO LAB WATER HTR. 6-GAL.	MEANS	1.000	EA
	110120	PHOTO LAB WATER HTR. PIPE 1/2"	MEANS	40.000	LF
7570	110125	PHOTO LAB REGISTER RECEPT.	MEANS	1.000	EA
	110130	PHOTO LAB REGISTER COND/WIRE	MEANS	40.000	LF
7600	160000	ROLLING RACKS J-BOX	MEANS	4.000	EA
	160005	ROLLING RACKS COND/WIRE	MEANS	640.000	LF
7540	160010	STOCKROOM CLG. FAN J-BOX	MEANS	9.000	EA
	160015	STOCKROOM CLG. FAN SWITCH	MEANS	2.000	EA
	160020	STOCKROOM CLG. FAN COND/WIRE	MEANS	250.000	LF
7620	160025	DISPLAY J-BOX	MEANS	4.000	EA
	160030	DISPLAY RECEPT.	MEANS	27.000	EA
	160035	DISPLAY COND/WIRE	MEANS	1,550.000	LF
	160040	DISPLAY 1P/20ACB	MEANS	31.000	EA
4060	160045	STOREFRONT SIGNS J-BOX	MEANS	43.000	EA
	160050	STOREFRONT SIGNS COND/WIRE	MEANS	860.000	LF
	160055	STOREFRONT SIGNS 1P/20A CB	MEANS	11.000	EA
7560	160060	SECURITY CAMERA RECEPT.	MEANS	50.000	EA
	160065	SECURITY CAMERA COND/WIRE	MEANS	1,250.000	LF
7920	160070	TIME CLOCK RECEPT.	MEANS	1.000	EA
	160075	TIME CLOCK COND/WIRE	MEANS	10.000	LF
7670	160080	SATELLITE NEMA 4 J-BOX	MEANS	1.000	EA
	160085	SATELLITE NEMA 3R DISC.SW.30A	MEANS	1.000	EA
	160090	SATELLITE COND/WIRE	MEANS	45.000	LF
	160095	SATELLITE 1P/20A CB	MEANS	2.000	EA
	160100	TELEPHONE OUTLET	MEANS	29.000	EA
	160105	TELEPHONE OUTLET CONDUIT 3/4"	MEANS	290.000	LF
	160110	TELEPHONE PLYWOOD PANEL 4X8	MEANS	1.000	EA
	160115	TELEPHONE EQ. RECEPT	MEANS	1.000	EA

CLIENT: WAL-MART STORES, INC.
 PROJECT: WMT1772 WAL-MART - KLAHATH FALLS, OR
 CONTRACT: 01-01 GENERAL CONSTRUCTION
 ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.00 CONDITION: 1.00 COMBINED: 1.03000

Saturday Jul 11, 1992 9:01a

PROPERTY UNIT NUMBER	SURVEY TAKEOFF NUMBER	SURVEY TAKEOFF DESCRIPTION	COST SOURCE	QUANTITY	UNIT OF MEASURE
COMPONENT: 01 NEW RETAIL STORE					
7670		160120 TELEPHONE EQ. COND/WIRE	MEANS	45.000	LF
		160125 TELEPHONE EQ. 1P/20A CB	MEANS	1.000	EA
		160130 TELEPHONE FEEDER CONDUIT 4"	MEANS	55.000	LF
		160135 TELEPHONE SERVICE COND. 3" PVC	MEANS	10.000	LF
7310		160140 SWIVEL LIGHT 150W WALL MTD.	MEANS	2.000	EA
		160145 SWIVEL LIGHT RECEPT.	MEANS	1.000	EA
		160150 SWIVEL LIGHT COND/WIRE	MEANS	10.000	LF
7210		160155 COMPACTOR J-BOX	MEANS	1.000	EA
		160160 COMPACTOR DISC.SW.30A, NF	MEANS	1.000	EA
		160165 COMPACTOR COND/WIRE	MEANS	240.000	LF
		160170 COMPACTOR 3P/20A CB	MEANS	1.000	EA
		160175 BALER DISC.SW.30A, NF	MEANS	1.000	EA
		160180 BALER COND/WIRE	MEANS	230.000	LF
		160185 BALER 3P/20A CB	MEANS	1.000	EA
7720		160190 HAND DRYERS	MEANS	6.000	EA
		160195 HAND DRYERS COND/WIRE	MEANS	150.000	LF
		160200 HAND DRYERS 1P/20A CB	MEANS	6.000	EA
7570		160205 I.R.C. WIRING INSTALLATION	VALUATION GROUP	6,400.000	LF
		160210 I.R.C. J-BOX	MEANS	14.000	EA
		160215 CHECKOUT MALE CONNECTOR	VALUATION GROUP	54.000	EA
		160220 CHECKOUT J-BOX	MEANS	27.000	EA
		160225 CHECKOUT COND/WIRE	MEANS	1,350.000	LF
		160235 SERVICE DESK REGISTER RECEPT.	MEANS	1.000	EA
		160240 SERVICE DESK REGISTER COND/WIR	MEANS	60.000	LF
		160250 GARDEN CTR. REGISTER RECEPT.	MEANS	1.000	EA
		160255 GARDEN CTR. REGISTER COND/WIRE	MEANS	380.000	LF
		160260 PANEL LE 120/208V 3PH 4W	MEANS	1.000	EA
		160265 PANEL LG 120/208V 3PH 4W	MEANS	1.000	EA
		160270 TRANSFORMER TE 30KVA	MEANS	1.000	EA
		160275 TRANSFORMER TG 30KVA	MEANS	1.000	EA
		160280 TELEPOWER POLE INSTALLATION	MEANS	27.000	EA
		160285 MERCH/UPC EQUIP. RECEPT.	MEANS	6.000	EA
		160290 MERCH/UPC EQUIP. COND/WIRE	MEANS	700.000	LF
		160295 RCVG. TERMINAL RECEPT.	MEANS	3.000	EA
		160300 RCVG. TERMINAL COND/WIRE	MEANS	350.000	LF
		160305 SCANNING EQUIP. RECEPT.	MEANS	2.000	EA
		160310 SCANNING EQUIP. COND/WIRE	MEANS	270.000	LF
		160315 PRICING EQUIP. RECEPT.	MEANS	2.000	EA
		160320 PRICING EQUIP. COND/WIRE	MEANS	175.000	LF
		160325 LAY-AWAY RECEPT.	MEANS	1.000	EA
		160330 LAY-AWAY COND/WIRE	MEANS	55.000	LF

CONTRACT COST SEGREGATION

CLIENT: WAL-MART STORES, INC.

PROJECT: WIT1772 WAL-MART - KLAHATH FALLS, OR

30566

CONTRACT: 01-01 GENERAL CONSTRUCTION

ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.00 CONDITION: 1.00 COMBINED: 1.03000

Saturday Jul 11, 1992 9:01a

PROPERTY UNIT NUMBER	SURVEY TAKEOFF NUMBER	SURVEY TAKEOFF DESCRIPTION	COST SOURCE	QUANTITY	UNIT OF MEASURE
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COMPONENT: 01 NEW RETAIL STORE

7800	160345	AUTO. OPENER SWING OPEN TYPE	MEANS	2.000	PAIR
	160350	AUTO. OPENER J-BOX	MEANS	2.000	EACH
	160355	AUTO. OPENER COND/WIRE	MEANS	100.000	LF
	160360	AUTO. OPENER 1P/20A CB	MEANS	2.000	EA
7590	160365	LOUNGE REFRIG. RECEPT.	MEANS	1.000	EA
	160370	LOUNGE REFRIG. COND/WIRE	MEANS	25.000	LF
	160375	LOUNGE MICROWAVE RECEPT.	MEANS	1.000	EA
	160380	LOUNGE MICROWAVE COND/WIRE	MEANS	25.000	LF
	160385	LOUNGE COFFEE RECEPT.	MEANS	1.000	EA
	160390	LOUNGE COFFEE COND/WIRE	MEANS	25.000	LF
7550	160395	VENDING MACH. RECEPT.	MEANS	3.000	EA
	160400	VENDING MACH. COND/WIRE	MEANS	120.000	LF
0970	160405	SECURITY LIGHT 175W M.H.	MEANS	12.000	EA
	160410	SECURITY LIGHT COND/WIRE	MEANS	1,050.000	LF
	160415	SECURITY LIGHT CONTACTOR 30AMP	MEANS	1.000	EA
	160420	SECURITY LIGHT 1P/20A CB	MEANS	1.000	EA
7450	160435	CORNIICE LTS. FLUOR. STRIP 8'	MEANS	31.000	EA
	160440	CORNIICE LTS. FLUOR. STRIP 4'	MEANS	1.000	EA
	160445	CORNIICE LTS. COND/WIRE	MEANS	350.000	LF

***** COMPONENT TOTALS *****

***** CONTRACT TOTALS *****

CLIENT: WAL-MART STORES, INC.
 PROJECT: WMT1772 WAL-MART - KLAMATH FALLS, OR
 CONTRACT: 01-02 SITEWORK

CONTRACT COST SEGREGATION

30567

Saturday Jul 11, 1992 9:01a

ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.01 CONDITION: 1.00 COMBINED: 1.04030

PROPERTY	SURVEY	SURVEY			
UNIT	TAKEOFF	TAKEOFF			UNIT
NUMBER	NUMBER	DESCRIPTION	COST SOURCE	QUANTITY	OF MEASURE

COMPONENT: 01 NEW RETAIL STORE

0060	021000 SITE COST NOT ANALYZED	WAL-MART ACCTG.	1.000	LS
0930	021005 PARKING LOT LIGHTING	WAL-MART ACCTG.	1.000	LS
0200	021100 HD CONCRETE PAVING 6"	MEANS	303.000	SY
	021105 HD BASE COURSE 2"	MEANS	303.000	SY
	021110 HD COMPACTED SUBGRADE 12"	MEANS	101.000	CY
	021115 HD ASPHALTIC CONCRETE 3"	MEANS	3,238.000	SY
	021120 HD BASE COURSE 9"	MEANS	3,238.000	SY
	021125 HD COMPACTED SUBGRADE 12"	MEANS	1,079.000	CY
	021130 LD ASPHALTIC CONCRETE 2 1/2"	MEANS	31,939.000	SY
	021135 LD BASE COURSE 6"	MEANS	31,939.000	SY
	021140 LD COMPACTED SUBGRADE 12"	MEANS	10,644.000	CY
	021145 CRUSHED GRAVEL STORAGE	MEANS	533.000	SY
	021150 COMPACTED SUBGRADE ROAD 12"	MEANS	554.000	CY
	021155 PAVEMENT STRIPING	MEANS	23,868.000	LF
	021160 CONCRETE CURB & GUTTER	MEANS	5,650.000	LF
	021165 CONCRETE SIDEWALK	MEANS	12,915.000	SF
	021170 CART CORRALS	MEANS	5.000	EA
	021175 GUARD POSTS	MEANS	12.000	EA
	021180 SIGNS	MEANS	21.000	EA
1070	021185 CHAIN LINK FENCE	MEANS	230.000	LF
0650	021190 FIRE WATER MAIN HYDRANT	MEANS	3.000	EA
	021195 FIRE WATER MAIN TRENCHING	MEANS	1,037.000	LF
	021200 FIRE WATER MAIN PIPE 8"DI	MEANS	30.000	LF
	021205 FIRE WATER MAIN PIPE 12"DI	MEANS	1,057.000	LF
0400	021210 STORM DRAINAGE INLET/HANDHOLE	MEANS	12.000	EA
	021215 STORM DRAINAGE TRENCHING	MEANS	3,202.000	LF
	021220 STORM DRAINAGE PIPE 12"RCP	MEANS	75.000	LF
	021225 STORM DRAINAGE PIPE 15"RCP	MEANS	414.000	LF
	021230 STORM DRAINAGE PIPE 18"RCP	MEANS	440.000	LF
	021235 STORM DRAINAGE PIPE 21"HDPE	MEANS	225.000	LF
	021240 STORM DRAINAGE PIPE 24"HDPE	MEANS	332.000	LF
	021242 STORM DRAINAGE PIPE 8"CPP	MEANS	120.000	LF
	021243 STORM DRAINAGE PIPE 12"HDPE	MEANS	470.000	LF
	021245 STORM DRAINAGE PIPE 10"RCP	MEANS	285.000	LF
	021246 STORM DRAINAGE PIPE 15"HDPE	MEANS	650.000	LF
	021247 STORM DRAINAGE PIPE 8"RCP	MEANS	30.000	LF
	021248 STORM DRAINAGE PIPE 8"DI	MEANS	85.000	LF
0600	021249 STORM DRAINAGE PIPE 12"DI	MEANS	246.000	LF
	021250 DOMESTIC WATER TRENCHING	MEANS	30.000	LF
0500	021255 DOMESTIC WATER PIPE 2.5"DI	MEANS	30.000	LF
	021260 SANITARY SEWER TRENCHING	MEANS	860.000	LF

30568

THE DELOITTE & TOUCHE VALUATION GROUP

CONTRACT COST SEGREGATION

CLIENT: WAL-MART STORES, INC.
 PROJECT: WMT1772 WAL-MART - KLAMATH FALLS, OR
 CONTRACT: 01-02 SITEWORK
 ESTIMATING FACTORS = TIME: 1.03 LOCATION: 1.01 CONDITION: 1.00 COMBINED: 1.04030

Saturday Jul 11, 1992 9:01a

PROPERTY	SURVEY	SURVEY			
UNIT	TAKEOFF	TAKEOFF			UNIT
NUMBER	NUMBER	DESCRIPTION	COST SOURCE	QUANTITY	OF MEASURE

COMPONENT: 01 NEW RETAIL STORE

0500	021265	SANITARY SEWER PIPE 3"PVC	MEANS	860.000	LF
	021270	SANITARY SEWER PUMP STATION	MEANS	1.000	EA
0100	021275	SPRAY HEAD SPRINKLERS	MEANS	123.000	EA
	021280	SOD LAWN	MEANS	28,123.000	SF
	021285	SEEDED TURF	MEANS	73,810.000	SF
	021290	NORWAY MAPLE	MEANS	15.000	EA
	021295	EUROPEAN WHITE BIRCH	MEANS	10.000	EA
	021300	GREEN ASH	MEANS	26.000	EA
	021305	PURPLE LEAF PLUM	MEANS	12.000	EA
	021310	FLOWERING QUINCE	MEANS	22.000	EA
	021315	COMPACT OREGON GRAPE	MEANS	26.000	EA
	021320	BRIDAL WREATH SPIRAEA	MEANS	23.000	EA

***** COMPONENT TOTALS *****

***** CONTRACT TOTALS *****

***** PROJECT TOTALS *****

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title Company
 on this 18th day of November A.D. 19 93
 at 2:00 o'clock P.M. and duly recorded
 in Vol. M93 of Deeds Page 30568

Evelyn Biehn County Clerk
 By Debbie M. [Signature]

Fee. \$55.00

Deputy