

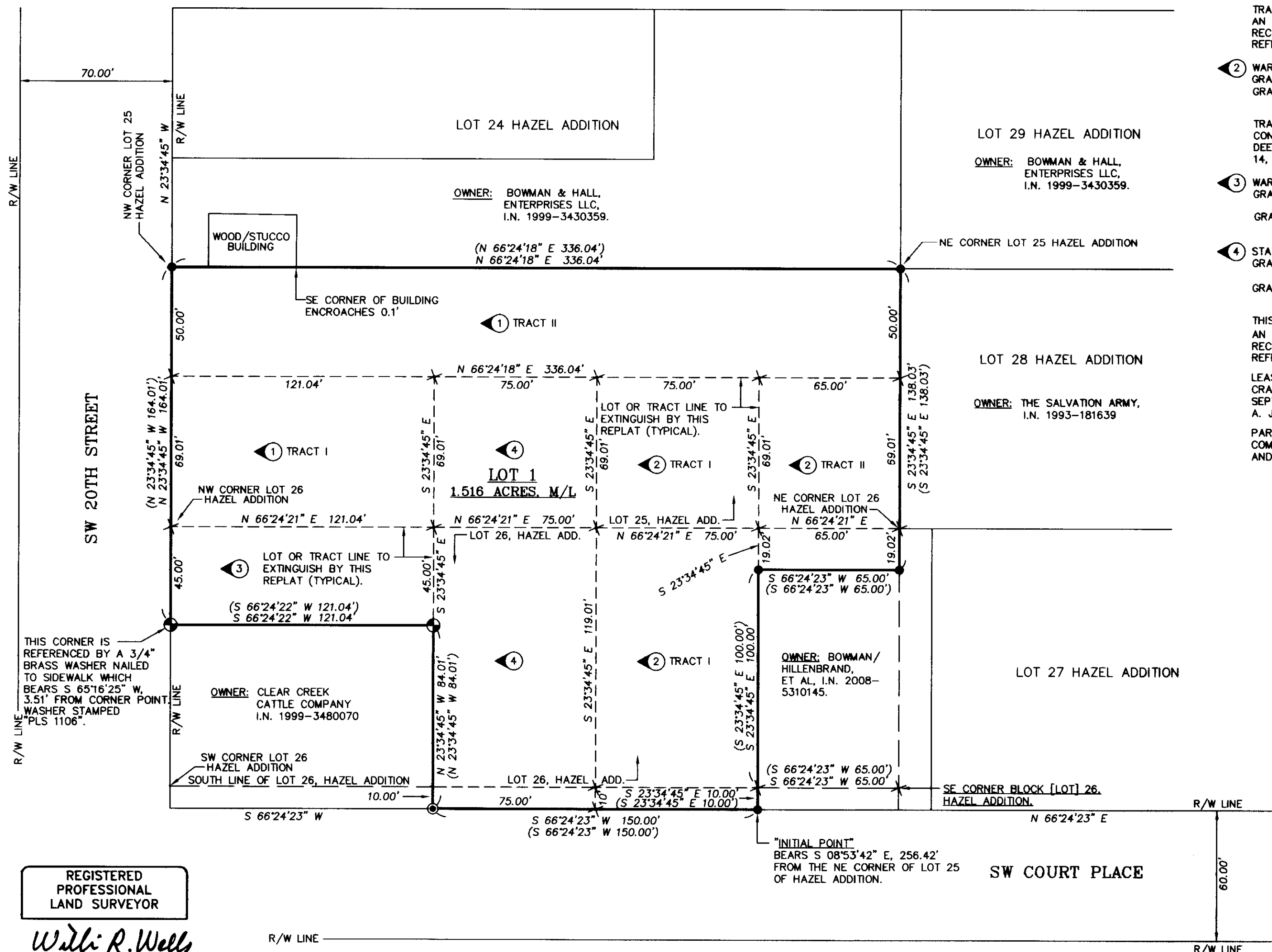
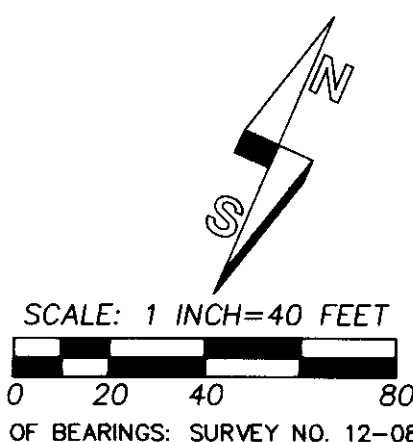
WALGREENS REPLAT

A REPLAT OF LOT 25 AND PORTIONS OF LOT 26 OF HAZEL ADDITION, CITY OF PENDLETON AND OTHER LANDS. SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. SEPTEMBER, 2012

LEGEND

- ⊙ - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP FROM SURVEY NO. 07-195-B.
- ⊕ - FOUND 3/4" BRASS WASHER STAMPED "PLS 1106" SET IN LEAD PLUG ON SURVEY NO. 07-195-B.
- - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" ESTABLISHED ON SURVEY NO. 12-083-C.
- ✕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION PER SURVEY NO. 12-083-C.
- I.N. - INDICATES INSTRUMENT NUMBER, UMATILLA COUNTY OFFICE OF RECORDS.
- - INDICATES OVERALL PROPERTY LINE OF NEW LOT 1.
- - - - - INDICATES LOT LINE FROM HAZEL ADDITION OR METES AND BOUNDS TRACT LINE TO EXTINGUISH BY THIS REPLAT.

NOTE: IN THE RECORD DESCRIPTIONS FOR THE TRACTS MAKING UP THE PROPERTY, LOTS 25 AND 26 OF HAZEL ADDITION ARE SOMETIMES REFERRED TO AS BLOCK 25 AND 26 HAZEL ADDITION.



REFERENCE DEEDS AND RECORD ENCUMBRANCES:

NEW LOT 1 IS MADE UP OF SIX TRACTS PREVIOUSLY DESCRIBED IN DEEDS BY SIX DIFFERENT METES AND BOUNDS DESCRIPTIONS. THE REFERENCE DEEDS LISTED BELOW CONTAIN DESCRIPTIONS OF THE SIX TRACTS. SOME OF THE TRACTS HAVE ENCUMBRANCES APPLYING TO THAT TRACT ONLY. ENCUMBRANCES ON INDIVIDUAL TRACTS ARE LISTED BELOW.

SYMBOL WITH NUMBER INDICATES GENERAL LOCATION OF TRACT WITHIN NEW LOT 1. SEE TRACT DESCRIPTIONS CONTAINED IN DEEDS FOR LIMITS OF ENCUMBRANCES.

- ① WARRANTY DEED, RECORDED AS I.N. 2012-5940593, UMATILLA COUNTY DEED RECORDS. GRANTOR: CLEAR CREEK CATTLE COMPANY. GRANTEE: GRH PENDLETON LLC, AN IDAHO LIMITED LIABILITY COMPANY, 85% INTEREST. C & J VENTURES LLC, AN IDAHO LIMITED LIABILITY COMPANY, 15% INTEREST. TRACTS I AND II ARE SUBJECT TO: AN EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, DATED NOVEMBER 28, 1911, RECORDED AT BOOK 76, PAGE 184, UMATILLA COUNTY DEED RECORDS. THIS EASEMENT REFERS TO "AS-STAKED" LOCATIONS IN 1911 AND IS CONSIDERED A "BLANKET" EASEMENT.
- ② WARRANTY DEED, RECORDED AS I.N. 2012-5940592, UMATILLA COUNTY DEED RECORDS. GRANTOR: KENNETH L. LEBSOCK AND RHONDA LEBSOCK, HUSBAND AND WIFE. GRANTEE: GRH PENDLETON LLC, AN IDAHO LIMITED LIABILITY COMPANY, 85% INTEREST. C & J VENTURES LLC, AN IDAHO LIMITED LIABILITY COMPANY, 15% INTEREST. TRACTS I AND II ARE SUBJECT TO: CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED UNDER DEED RECORDED AT BOOK 188, PAGE 390, UMATILLA COUNTY DEED RECORDS, DATED MARCH 14, 1949. GRANTOR: RUSSELL LEWIS WHITFORD, ETUX.
- ③ WARRANTY DEED, RECORDED AS I.N. 2012-5940591, UMATILLA COUNTY DEED RECORDS. GRANTOR: PATRICIA A. HOFER AND DANIEL L. VANSICKLE AND CLIFFORD D. VANSICKLE AND DALE A. VANSICKLE AND GAIL A. ELLIS AND DOROTHY F. MADRIGAL. GRANTEE: GRH PENDLETON LLC, AN IDAHO LIMITED LIABILITY COMPANY, 85% INTEREST. C & J VENTURES LLC, AN IDAHO LIMITED LIABILITY COMPANY, 15% INTEREST.
- ④ STATUTORY WARRANTY DEED RECORDED AS I.N. 2012-5940590, UMATILLA COUNTY DEED RECORDS. GRANTOR: CATHERINE A. JONES, TRUSTEE OF THE CATHERINE A. JONES REVOCABLE LIVING TRUST UTD 6/23/94. GRANTEE: GRH PENDLETON LLC, AN IDAHO LIMITED LIABILITY COMPANY, 85% INTEREST. C & J VENTURES LLC, AN IDAHO LIMITED LIABILITY COMPANY, 15% INTEREST. THIS TRACT SUBJECT TO: AN EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, DATED NOVEMBER 28, 1911, RECORDED AT BOOK 76, PAGE 184, UMATILLA COUNTY DEED RECORDS. THIS EASEMENT REFERS TO "AS-STAKED" LOCATIONS IN 1911 AND IS CONSIDERED A "BLANKET" EASEMENT. LEASE AGREEMENT DATED JANUARY 14, 1985, BETWEEN CATHERINE A. JONES, LESSOR, AND CRAIG TWIG ZEIGLER AND BARBARA ZEIGLER, LESSEE, AS MODIFIED BY ADDENDUM DATED SEPTEMBER 21, 2011, ENTERED INTO BY CATHERINE A. JONES, TRUSTEE OF THE CATHERINE A. JONES REVOCABLE LIVING TRUST UTD 6/23/94 AND KRIS THIEME. PARKING EASEMENT AGREEMENT BETWEEN GRH PENDLETON, LLC, AN IDAHO LIMITED LIABILITY COMPANY, GRANTORS, AND CLEAR CREEK CATTLE COMPANY, GRANTEE, RECORDED AS I.N. 2012-5940594.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON September 19, 2012
 at 2:00 o'clock P.m., in the record of PLATS of said County.
 BOOK PAGE Slide
 15 68

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer
 Fees \$ 73.00 No. 2012-5960290

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/4/2012
 Rec'd By: S. Ores
 No.: 12-133-B

WELLS SURVEYING
 1 SW NYE AVENUE, SUITE B
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

PROJECT: WALGREENSRPST
 WALGREENS REPLAT
 LOT 25 AND PORTIONS OF LOT 26 OF HAZEL ADDITION, CITY OF PENDLETON, AND OTHER LANDS, SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

DATE: 03/12 DR. BY: DMT/WRW
 CK. BY: WRW NO: 12-1367

REGISTERED PROFESSIONAL LAND SURVEYOR
 Willi R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/14

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF THE WALGREENS REPLAT
 Willi R. Wells
 WILLIAM R. WELLS, PLS

WALGREENS REPLAT

A REPLAT OF LOT 25 AND PORTIONS OF LOT 26 OF HAZEL ADDITION, CITY OF PENDLETON AND OTHER LANDS. SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. SEPTEMBER, 2012

APPROVALS

CITY OF PENDLETON

PENDLETON CITY PLANNER

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

18th DAY OF September 2012.

[Signature] PENDLETON CITY PLANNER

PENDLETON CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

18th DAY OF September 2012.

[Signature] PENDLETON CITY SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 19 DAY OF September 2012.

[Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 19 DAY OF SEPTEMBER 2012.

[Signature] CHAIRMAN

[Signature] COMMISSIONER

ABSENT COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 19th DAY OF September 2012.

[Signature] COUNTY ASSESSOR

[Signature] COUNTY TAX COLLECTOR

OWNERS DECLARATION

GRH PENDLETON, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 85% INTEREST AND C & J VENTURES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 15% INTEREST, AS TENANTS IN COMMON, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "WALGREENS REPLAT", A REPLAT OF LOT 25 AND A PORTION OF LOT 26, HAZEL ADDITION, CITY OF PENDLETON, AND OTHER LANDS, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

GRH PENDLETON, LLC

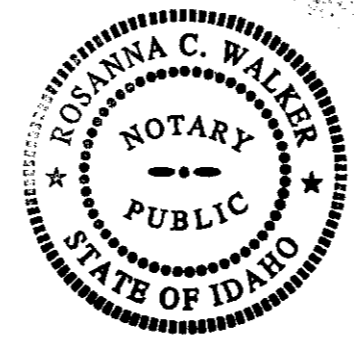
[Signature] GARY R. HAWKINS, MANAGER

ACKNOWLEDGMENT STATE OF IDAHO

COUNTY OF ADAMS

ON THIS 18th DAY OF September 2012, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GARY R. HAWKINS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF GRH PENDLETON, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME.

[Signature] NOTARY PUBLIC, STATE OF IDAHO MY COMMISSION EXPIRES: 6/6/18



C & J VENTURES, LLC

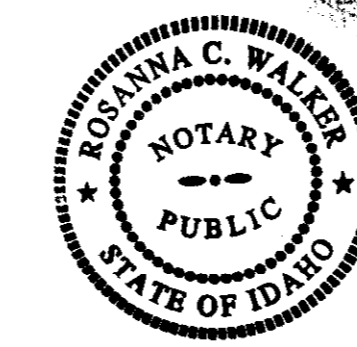
[Signature] COLBY HALKER, MANAGER

ACKNOWLEDGMENT STATE OF IDAHO

COUNTY OF ADAMS

ON THIS 19th DAY OF September 2012, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED COLBY HALKER, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF C & J VENTURES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME.

[Signature] NOTARY PUBLIC, STATE OF IDAHO MY COMMISSION EXPIRES: 6/6/18



SURVEYORS CERTIFICATE AND NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "WALGREENS REPLAT".

THE BOUNDARY MONUMENTS WERE RECOVERED OR ESTABLISHED ON UMATILLA COUNTY SURVEY NO. 12-083-C. THAT SURVEY WAS MADE BY A 2 PERSON CREW, BY CLOSED TRAVERSE WITH A LEICA TCR 803 THREE SECOND TOTAL STATION.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 25 AND 26, HAZEL ADDITION IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND IN A 10 FOOT STRIP OF LAND LOCATED BETWEEN THE NORTH LINE OF SW COURT PLACE AND THE SOUTH LINE OF LOT 26, HAZEL ADDITION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 26, THENCE SOUTH 66°24'23" WEST ALONG THE SOUTH LINE OF LOT 26 A DISTANCE OF 65.00 FEET; THENCE SOUTH 23°34'45" EAST, PARALLEL WITH THE EAST LINE OF LOT 26 A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW COURT PLACE, THE "INITIAL POINT" FOR THIS DESCRIPTION, SAID INITIAL POINT BEARS SOUTH 08°53'42" EAST A DISTANCE OF 256.42 FEET FROM THE NORTHEAST CORNER OF LOT 25, HAZEL ADDITION; THENCE SOUTH 66°24'23" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET; THENCE NORTH 23°34'45" WEST, PARALLEL WITH THE EAST LINE OF LOT 26 A DISTANCE OF 84.01 FEET; THENCE SOUTH 66°24'22" WEST A DISTANCE OF 121.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 20TH STREET, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 26; THENCE NORTH 23°34'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 45.00 FEET TO THE NORTHWEST CORNER OF LOT 26; THENCE CONTINUING NORTH 23°34'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOT 25, HAZEL ADDITION, A DISTANCE OF 119.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE NORTH 66°24'18" EAST ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 336.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 23°34'45" EAST ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 119.01 FEET TO THE NORTHEAST CORNER OF LOT 26 OF HAZEL ADDITION; THENCE SOUTH 23°34'45" EAST ALONG THE EAST LINE OF SAID LOT 26 A DISTANCE OF 19.02 FEET; THENCE SOUTH 66°24'23" WEST A DISTANCE OF 65.00 FEET; THENCE SOUTH 23°34'45" EAST, PARALLEL WITH THE EAST LINE OF LOT 26 A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH 23°34'45" EAST A DISTANCE OF 10.00 FEET TO THE "INITIAL POINT".

THE PROPERTY DESCRIBED IS SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

[Signature] WILLIAM R. WELLS, PLS



WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON September 19, 2012 at 2:00 o'clock Pm., in the record of PLATS of said County. BOOK PAGE Slide 15 68

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer Fees \$ 73.00 No. 2012-5960290

RECEIVED BY

Umatilla County Surveyor Date: 10/4/2012 Rec'd By: [Signature] No.: 12-133-B

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362 DATE: 09/12 DR. BY: DMT/WRW CK. BY: WRW NO: 12-1367

PROJECT: \WALGREENSRPS2 WALGREENS REPLAT LOT 25 AND PORTIONS OF LOT 26 OF HAZEL ADDITION, CITY OF PENDLETON, AND OTHER LANDS, SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF THE WALGREENS REPLAT.

[Signature] WILLIAM R. WELLS, PLS