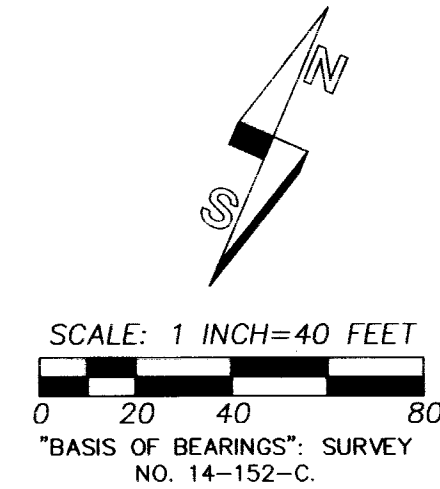


KNOLL & LULU REPLAT
 A REPLAT OF LOT 1, P.G.G. REPLAT, & LOTS 1-4 & 7-12, BLOCK 3 &
 LOTS 1-5, BLOCK 6, OF ORIGINAL TOWN, NOW CITY OF HERMISTON &
 CERTAIN VACATED STREETS & ALLEYS
 JULY, 2015



LEGEND

- ⊙ - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊙ - FOUND "MAGSPIKE" OF UNKNOWN ORIGIN REFERENCED ON SURVEY NO. 14-152-C.
- ⊙ - FOUND 3/4" BRASS WASHER STAMPED "PLS 1106" SCREWED INTO LEAD PLUG IN CONCRETE FOR CORNER POINT OR "WITNESS" CORNER AS NOTED, ESTABLISHED ON SURVEY NO. 14-152-C.
- ⊙ - FOUND RAILROAD SPIKE STAMPED "1106" WITH PUNCH MARK ESTABLISHED ON SURVEY NO. 14-152-C.
- ◆ - SET 3/4" BRASS WASHER STAMPED "PLS 1106" SCREWED INTO LEAD PLUG IN CONCRETE FOR CORNER POINT OR "WITNESS" CORNER AS NOTED.
- - SET RAILROAD SPIKE IN ASPHALT STAMPED "PLS 1106" WITH PUNCH MARK.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ⊙ - LOT NUMBERS FROM ORIGINAL TOWN OF HERMISTON PLAT. OLD LOTS WITHIN THIS REPLAT WILL EXTINGUISH WITH RECORDING OF THIS REPLAT.
- PUE - INDICATES PUBLIC UTILITY EASEMENT.

NOTE:

COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF SURVEY NO. 14-152-C. SEE SURVEY NO. 14-152-C FOR ADDITIONAL CONTROL SURVEY INFORMATION.

EXISTING ENCUMBRANCES:

- AS DISCLOSED BY MEMORANDUM OF CONTRACT OF SALE RECORDED AS INST. NO. 2015-6250434 AND 2015-6250435, OFFICE OF RECORDS.
1. REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE HERMISTON IRRIGATION DISTRICT.
 2. EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF THE ALLEY, NOW VACATED, IF ANY SUCH EXIST.
 3. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION RECORDED JANUARY 18, 1943 IN BOOK 160, PAGE 587, DEED RECORDS.
 4. MEMORANDUM OF AGREEMENT FOR SEWER LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 9, 1957 IN BOOK 244, PAGE 479, DEED RECORDS.
 5. EASEMENT OR EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 18, 1986 IN REEL 133, PAGE 479, MICROFILM RECORDS.
 6. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN BETWEEN PENDLETON GRAIN GROWERS, LESSOR AND BI-MART CORPORATION, A CALIFORNIA CORPORATION, LESSEE, DATED OCTOBER 25, 2000 AND RECORDED NOVEMBER 3, 2000 AS INST. NO. 2000-3780383, OFFICE OF RECORDS.
 7. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO CASCADE NATURAL GAS COMPANY RECORDED NOVEMBER 22, 1982, IN REEL 97, PAGE 276, MICROFILM RECORDS.
 8. THE REPLATTED LANDS ARE SUBJECT TO A JOINT PARKING LOT AGREEMENT AS DISCLOSED IN EXHIBIT B OF CONTRACTS OF SALE RECORDED AS INST. NO. 2015-6250434 AND 2015-6250435, OFFICE OF RECORDS.

REFERENCE SURVEYS:

- SURVEY 14-152-C
- SURVEY 90-30-A
- SURVEY 86-123-A
- P.G.G. REPLAT BOOK 13, PAGE 120
- HERMISTON ORIGINAL TOWN PLAT

RECEIVED BY

Umatilla County Surveyor
 Date: 12/28/2015
 Rec'd By: G. Hensley
 No.: 15-133-B

RECORDING INFORMATION,
 UMATILLA COUNTY OFFICE OF RECORDS.

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded

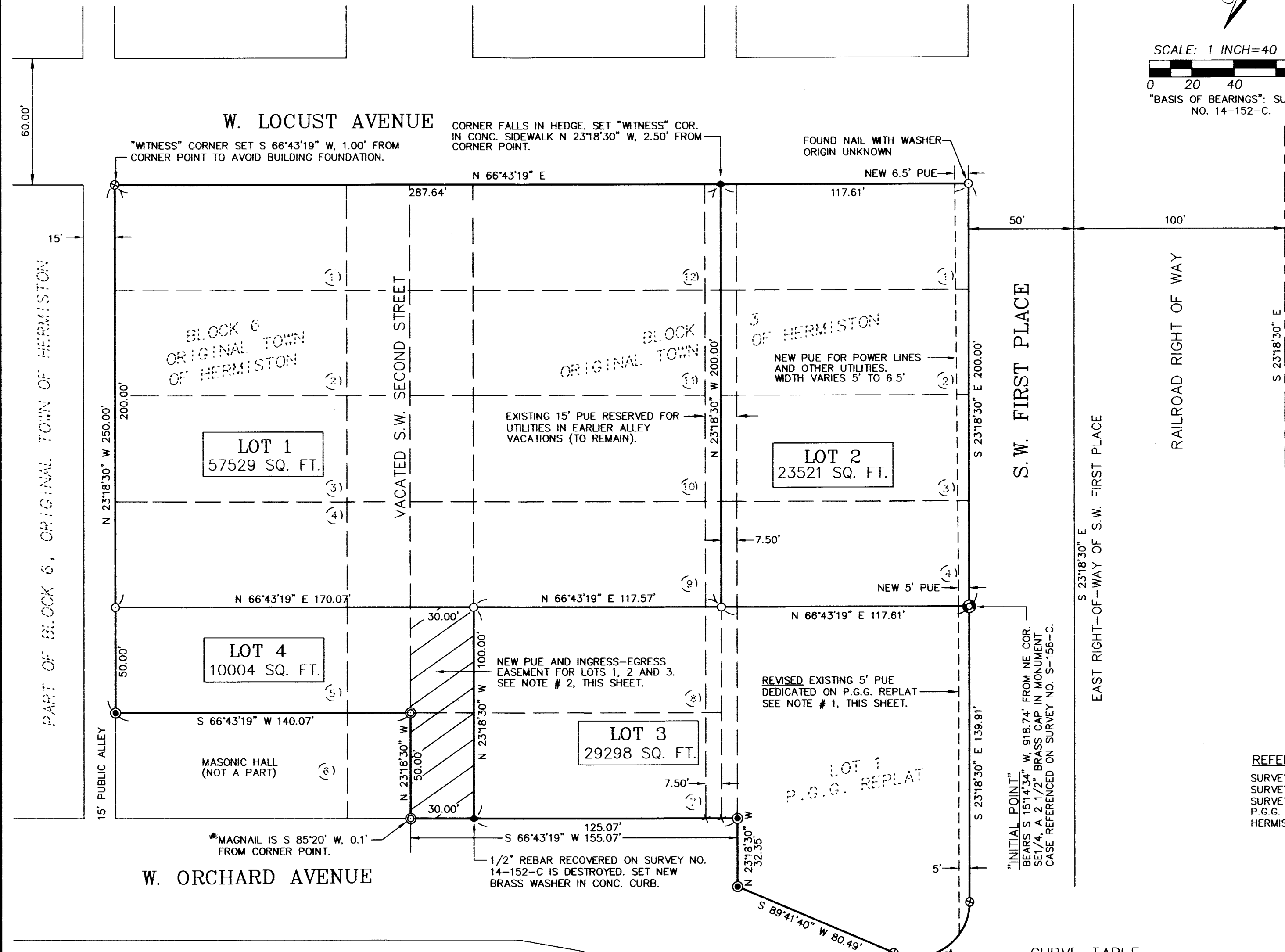
ON December 23, 2015
 at 10:56 o'clock Am., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 16 21

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer
 Fees \$ 78.00 No. 2015-6380047

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	113°02'44"	25.89'	51.08'	43.19'	N 33°11'35" E



NOTE # 1:

THE EXISTING 5' PUE DEDICATED ON THE P.G.G. REPLAT IS REVISED BY THIS REPLAT TO EXCLUDE THE FOOTPRINT AREA OF THE EXISTING BUILDING ON LOT 1 OF P.G.G. REPLAT. THE EASEMENT WIDTH OF 5' IS RETAINED ABOVE THE EXISTING BUILDING TO ACCOMMODATE EXISTING OVERHEAD WIRES.

NOTE # 2:

NEW 30' PUE FOR UTILITY SERVICES TO NEW LOTS 1, 2 AND 3 AND FOR PUBLIC INGRESS AND EGRESS ACROSS NEW LOT 4 TO NEW LOTS 1, 2 AND 3. THIS EASEMENT IS ACROSS THE VACATED PORTION OF SW SECOND STREET WITHIN NEW LOT 4.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2, OF KNOLL & LULU REPLAT.

William R. Wells
 WILLIAM R. WELLS, PLS
 RENEWS 6/30/16

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/16

WELLS SURVEYING
 200 SE HAILEY, SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 7/15 DR. BY: DMT
 CK. BY: WRW NO: 14-1520

PROJECT: KN & L REPLAT2015
 KNOLL & LULU REPLAT
 SITUATED IN THE
 SE1/4 OF SECTION 10,
 T4N, R28E, W.M. CITY OF HERMISTON,
 UMATILLA COUNTY, OREGON.

KNOLL & LULU REPLAT
A REPLAT OF LOT 1, P.G.G. REPLAT, & LOTS 1-4 & 7-12, BLOCK 3 &
LOTS 1-5, BLOCK 6, OF ORIGINAL TOWN, NOW CITY OF HERMISTON &
CERTAIN VACATED STREETS & ALLEYS
JULY, 2015

SURVEYORS CERTIFICATE & 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, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "KNOLL & LULU REPLAT".

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TCR 803 THREE SECOND TOTAL STATION. CONTROL MONUMENTS TIED AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

REAL PROPERTY DESCRIPTION:

LOTS 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, BLOCK 3, IN ORIGINAL TOWN, NOW CITY OF HERMISTON, LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

ALSO, THAT VACATED ALLEY SITUATE IN SAID BLOCK 3, VACATED BY ORDINANCE NO. 359, 608, AND 775 OF THE CITY OF HERMISTON;

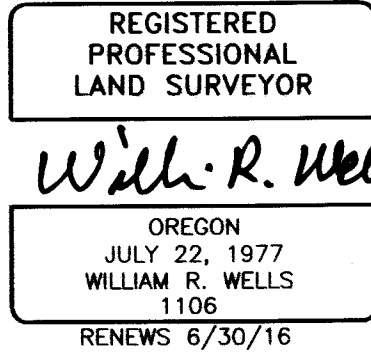
ALSO, LOTS 1, 2, 3, 4 AND 5, BLOCK 6, ORIGINAL TOWN, NOW CITY OF HERMISTON, LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

TOGETHER WITH THOSE PORTIONS OF VACATED SW SECOND STREET WHICH INURED TO LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 3 AND LOTS 1, 2, 3, 4, AND 5, BLOCK 6 BY REASON OF ORDINANCE NO. 1685.

ALSO LOT 1, P.G.G. REPLAT, A REPLAT OF LOTS 5 AND 6, BLOCK 3, ORIGINAL TOWN OF HERMISTON AND OTHER LAND IN UMATILLA COUNTY, OREGON.

SUBJECT TO EASEMENTS AND ENCUMBRANCES OF RECORD.

Will R. Wells
WILLIAM R. WELLS, PLS 1106



Will R. Wells

OWNERS DECLARATION & DEDICATION

PENLETON GRAIN GROWERS, INC., OWNER AND CONTRACT SELLER UNDER MEMORANDUMS OF CONTRACT OF SALE RECORDED AS INSTRUMENT NO. 2015-6250434 AND 2015-6250435, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF THE "KNOLL AND LULU REPLAT", A REPLAT THE P.G.G. REPLAT TO THE CITY OF HERMISTON, LOTS 1 THROUGH 4 AND 7 THROUGH 12, BLOCK 3, & LOTS 1 THROUGH 5, BLOCK 6 AND A PORTION OF VACATED SW SECOND STREET AND A CERTAIN VACATED ALLEY, IN ORIGINAL TOWN, NOW CITY OF HERMISTON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92 AND THE CITY OF HERMISTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

PENLETON GRAIN GROWERS DOES HEREBY ACKNOWLEDGE EASEMENTS AND ENCUMBRANCES OF RECORD AND HEREBY DEDICATES THE NEW PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 2, THE REVISED EXISTING PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 3 AND THE NEW PUBLIC UTILITY EASEMENT AND PUBLIC INGRESS-EGRESS EASEMENT ALONG THE EAST LINE OF LOT 4, FOR PUBLIC USE.

PENLETON GRAIN GROWERS, INC. SELLER

BY: Jack Jacobson, Sen. Mgr.
NAME TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF December, 2015

BY: Michelle L. Deane, Notary Public

NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 933136

COMMISSION EXPIRES: October, 14, 2018

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF KNOLL & LULU REPLAT.

Will R. Wells
WILLIAM R. WELLS, PLS

OWNERS DECLARATION & DEDICATION, CONTINUED:

KNOLL, LLC AND LULU, LLC, CONTRACT PURCHASERS UNDER MEMORANDUM OF CONTRACT OF SALE RECORDED AS INSTRUMENT NO. 2015-6250434, UMATILLA COUNTY OFFICE OF RECORDS, DO HEREBY ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF THE "KNOLL AND LULU REPLAT", A REPLAT THE P.G.G. REPLAT TO THE CITY OF HERMISTON, LOTS 1 THROUGH 4 AND 7 THROUGH 12, BLOCK 3, & LOTS 1 THROUGH 5, BLOCK 6 AND A PORTION OF VACATED SW SECOND STREET AND A CERTAIN VACATED ALLEY, IN ORIGINAL TOWN, NOW CITY OF HERMISTON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92 AND THE CITY OF HERMISTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

KNOLL, LLC, AND LULU, LLC, DO HEREBY ACKNOWLEDGE EASEMENTS AND ENCUMBRANCES OF RECORD AND HEREBY DEDICATES THE NEW PUBLIC UTILITY EASEMENT AND PUBLIC INGRESS-EGRESS EASEMENT ALONG THE EAST SIDE OF LOT 4, FOR PUBLIC USE.

LULU, LLC, PURCHASER

BY: John P. Hammer, Member
JOHN P. HAMMER TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2015

BY: John P. Hammer, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

KNOLL, LLC, PURCHASER

KNOLL, LLC, BY LULU, LLC, MEMBER
BY: John P. Hammer, Member
JOHN P. HAMMER TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2015

BY: John P. Hammer, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

LULU, LLC, AND RICHARD L. HUNSAKER, CONTRACT PURCHASERS UNDER MEMORANDUM OF CONTRACT OF SALE RECORDED AS INSTRUMENT NO. 2015-6250435, UMATILLA COUNTY OFFICE OF RECORDS, DO HEREBY ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF THE "KNOLL AND LULU REPLAT", A REPLAT THE P.G.G. REPLAT TO THE CITY OF HERMISTON, LOTS 1 THROUGH 4 AND 7 THROUGH 12, BLOCK 3, & LOTS 1 THROUGH 5, BLOCK 6 AND A PORTION OF VACATED SW SECOND STREET AND A CERTAIN VACATED ALLEY, IN ORIGINAL TOWN, NOW CITY OF HERMISTON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92 AND THE CITY OF HERMISTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

LULU, LLC, AND RICHARD L. HUNSAKER DO HEREBY ACKNOWLEDGE EASEMENTS AND ENCUMBRANCES OF RECORD AND HEREBY DEDICATES THE NEW PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 2 AND THE REVISED EXISTING PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 3, FOR PUBLIC USE.

LULU, LLC, PURCHASER

BY: John P. Hammer, Member
JOHN P. HAMMER TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2015

BY: John P. Hammer, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

RICHARD L. HUNSAKER, PURCHASER

BY: Richard L. Hunsaker

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2015

BY: Richard L. Hunsaker, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

KNOLL, LLC, PURCHASER, CONTINUED

KNOLL, LLC, BY ROSCOE DIVINE, LLC, MEMBER

BY: J. Roscoe Divine, Member
J. ROSCOE DIVINE TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2015

BY: L. Roscoe Divine, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

KNOLL, LLC, BY JENNY INVESTMENTS, LLC, MEMBER

BY: Jack Louie, Member
JACK LOUIE TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2015

BY: Jack Louie, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

KNOLL, LLC, BY JOHN P. HAMMER, MEMBER

BY: John P. Hammer, Member
JOHN P. HAMMER TITLE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Lane) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2015

BY: John P. Hammer, Notary Public
Notary Public for the State of Oregon

COMMISSION NUMBER: 939768

COMMISSION EXPIRES: June 16, 2019

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

18 DAY OF November, 2015

Margaret Taylor, Chair

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

15th DAY OF November, 2015

[Signature], Mayor

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

22nd DAY OF October, 2015

Annette Kirkpatrick, Manager

UMATILLA COUNTY SURVEYOR

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

DATED THIS: 21 DAY OF December, 2015

[Signature], Umatilla County Surveyor

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS: 22nd DAY OF December, 2015

[Signatures], Chairmen and Commissioners

[Signature], 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 CONTAINED IN THE ACCOMPANYING PLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS: 22nd DAY OF December, 2015

[Signatures], Assessor and Tax Collector

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA)
I certify that this instrument was received and recorded

ON December 23, 2015 at 10:56 o'clock Am., in the record of PLATS of said County. BOOK PAGE Slide 16 21

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2015-6380047

WELLS SURVEYING
200 SE HAILEY, SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 7/15 DR. BY: DMT
CK. BY: WRW NO: 14-1520

PROJECT: K & L REPLAT20152

KNOLL & LULU REPLAT

SITUATED IN THE SE1/4 OF SECTION 10, T4N, R28E, W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

RECEIVED BY
Umatilla County Surveyor
Date: 12/28/15
Rec'd By: Gillensley
No.: 15-133-B