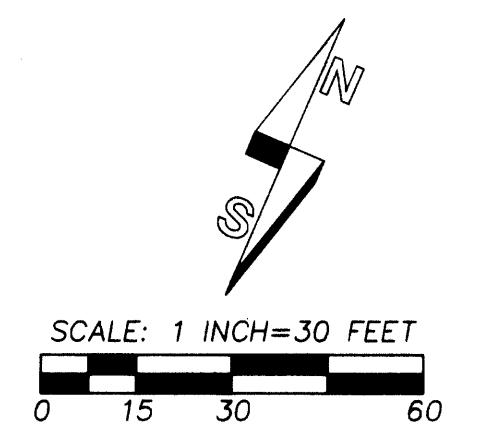


# ALTA/ACSM LAND TITLE SURVEY



**SHORT LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 66°43'19" W	7.50'
L2	N 23°18'30" W	30.00'
L3	N 23°18'30" W	25.00'
L4	S 23°18'30" E	25.00'
L5	S 23°18'30" E	30.00'
L6	S 66°43'19" W	15.00'

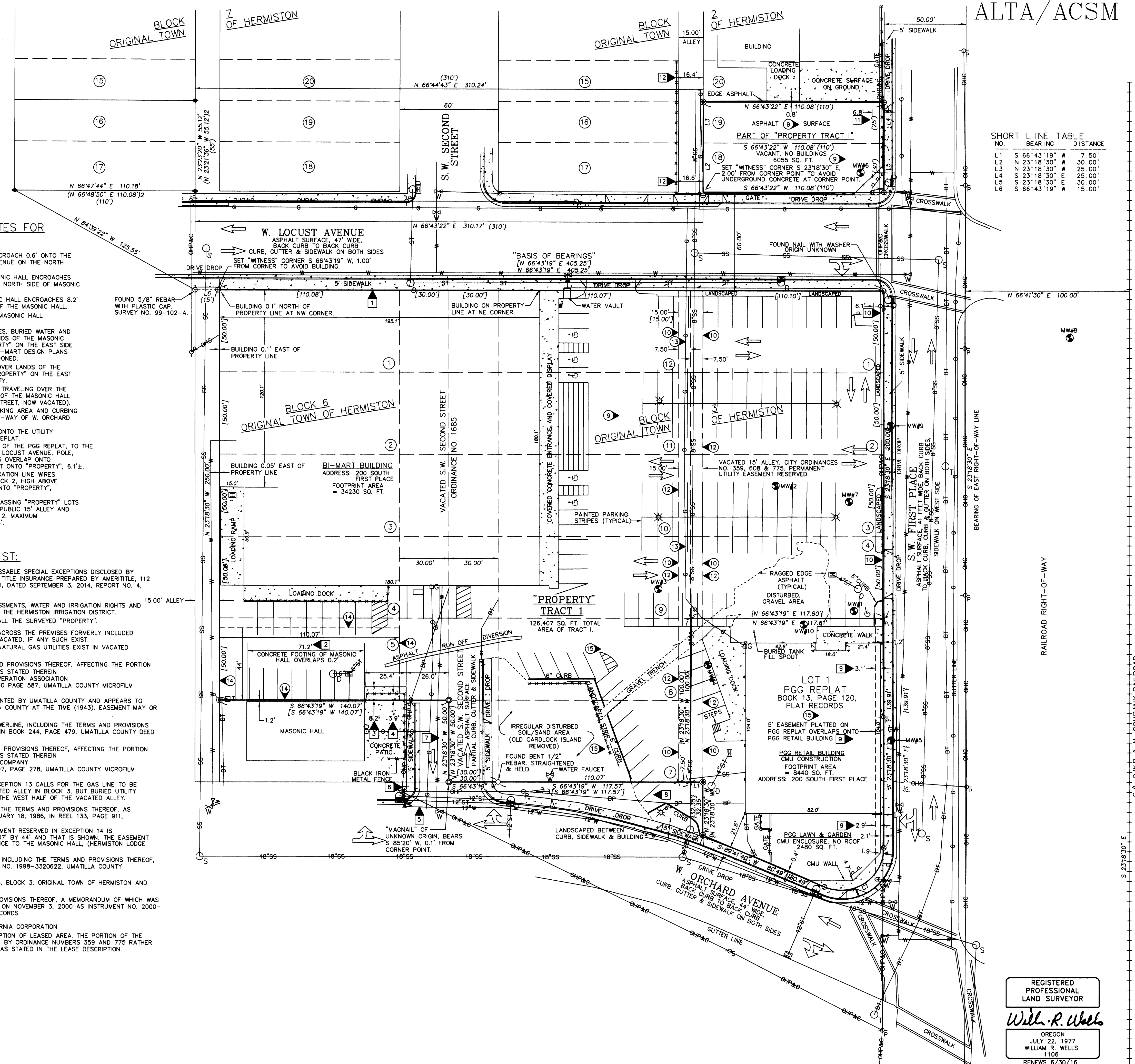
- LEGEND**
- - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PL 17372."
  - ⊕ - SCREWED 3/4" BRASS WASHER STAMPED "PLS 1106" INTO LEAD PLUG IN CONCRETE FOR CORNER POINT OR "WITNESS" CORNER AS NOTED.
  - - MONUMENT FOUND AS NOTED FROM SURVEY NO. 90-30-A UNLESS OTHERWISE NOTED.
  - ◆ - FOUND 1/2" REBAR FROM SURVEY NO. 86-123-A
  - ⊙ - FOUND "MAGNAIL" OF UNKNOWN ORIGIN.
  - ⊙ - SET RAILROAD SPIKE STAMPED "1106" WITH PUNCH MARK.
  - - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - (XOX) - INDICATES RECORD DIMENSION FROM THE PLAT OF ORIGINAL TOWN, NOW CITY OF HERMISTON, IF NOT DEPICTED, THE RECORD DIMENSION FOR LOTS IN BLOCKS 3 AND 6 ARE 50 FEET NORTH-SOUTH AND 110 FEET EAST-WEST.
  - [XOX] - INDICATES RECORD DIMENSION FROM SURVEY NO. 90-30-A.
  - (XOX) - INDICATES RECORD DIMENSION FROM PGG REPLAT.
  - (XOX)2 - INDICATES RECORD DIMENSION FROM SURVEY NO. 86-123-A.
  - (XOX)D - INDICATES RECORD DIMENSION FROM DEED TO STATE OF OREGON THROUGH ITS STATE HIGHWAY COMMISSION RECORDED AT BOOK 180, PAGE 532, DEED RECORDS, OR FROM TRACT II LEGAL DESCRIPTION CONTAINED IN PRELIMINARY TITLE REPORT.
  - L3 - INDICATES LINE TOO SHORT TO DIMENSION, SEE "SHORT LINE TABLE."
  - C3 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
  - ⊙ - INDICATES LOCATION OF OBSERVED ENCROACHMENT, SEE "ENCROACHMENT NOTES," THIS SHEET.
  - ⊙ - INDICATES LOCATION OF SURVEY ADDRESSABLE SPECIAL EXCEPTIONS CONTAINED IN AMENDED PRELIMINARY TITLE REPORT PREPARED BY AMERTITLE, 112 S.E. COURT AVENUE, PENDELTON, OREGON. NUMBERS CORRESPOND WITH EXCEPTION NUMBERS IN THE REPORT.
  - - OVERALL PROPERTY LINE.
  - ③ - INDICATES LOT NUMBER, BLOCK 2, 3, 6 OR 7, ORIGINAL TOWN, NOW CITY OF HERMISTON.
  - - MONITORING WELL, NUMBER INDICATED.
  - - BURIED WATER LINE.
  - ⊙ - WATER METER.
  - ⊙ - WATER VALVE.
  - ⊙ - FIRE HYDRANT.
  - ⊙ - WATER MANHOLE, (METER VAULT).
  - ⊙ - SANITARY SEWER MANHOLE.
  - ⊙ - SANITARY SEWER LINE.
  - ⊙ - STORM SEWER DRYWELL.
  - - STORM SEWER LINE.
  - ⊙ - STORM GRATE OR CURB INLET.
  - ⊙ - GAS METER.
  - - BURIED NATURAL GAS LINE.
  - ⊙ - TELEPHONE PEDESTAL.
  - ⊙ - TELEPHONE MANHOLE.
  - - BURIED TELEPHONE LINE OR COMMUNICATION LINE.
  - ⊙ - POWER POLE OR COMMUNICATION LINE POLE.
  - - GUYWIRE ANCHOR.
  - ⊙ - OVERHEAD POWER AND COMMUNICATION LINES.
  - ⊙ - OVERHEAD POWER LINE.
  - ⊙ - OVERHEAD COMMUNICATION LINE, (PHONE, TV).
  - ⊙ - BURIED POWER LINE.
  - - EXISTING FENCE, FENCES ARE 6 FOOT CHAIN LINK UNLESS OTHERWISE NOTED.
  - - SIGN.
  - - HANDICAP PARKING SPACE.
  - - TRAFFIC DIRECTION FLOW ARROW.
  - ⊙ - OUTDOOR LIGHT.
  - ⊙ - INDICATES CONCRETE SURFACE.

**ENCROACHMENT NOTES FOR ALTA SHEET 1:**

- 1) FOUR CIRCULAR ROOF DRAINS ENCR OACH 0.6' ONTO THE RIGHT-OF-WAY OF WEST LOCUST AVENUE ON THE NORTH SIDE OF THE BI-MART BUILDING.
- 2) CONCRETE FOOTING OF THE MASONIC HALL ENCR OACHES 0.2' ONTO "PROPERTY" FOR 71.2' ON NORTH SIDE OF MASONIC HALL.
- 3) CONCRETE PATIO OF THE MASONIC HALL ENCR OACHES 8.2' ONTO "PROPERTY" FOR 25.4' EAST OF THE MASONIC HALL.
- 4) METAL FENCE ON PATIO OF THE MASONIC HALL ENCR OACHES 3.9' ONTO "PROPERTY".
- 5) BASED ON BURIED UTILITY LOCATES, BURIED WATER AND GAS SERVICE LINES CROSS OVER LANDS OF THE MASONIC HALL BEFORE ENTERING THE "PROPERTY" ON THE EAST SIDE OF THE MASONIC HALL. PROPERTY BI-MART DESIGN PLANS INDICATE WATER LINE MAY BE ABANDONED.
- 6) OVERHEAD POWER LINES CROSS OVER LANDS OF THE MASONIC HALL BEFORE ENTERING "PROPERTY" ON THE EAST SIDE OF THE MASONIC HALL.
- 7) OBSERVED PATRONS OF BI-MART TRAVELING OVER THE EXISTING STREET ON THE EAST SIDE OF THE MASONIC HALL PROPERTY, (FORMERLY SW SECOND STREET, NOW VACATED).
- 8) A PORTION OF THE ASPHALT PARKING AREA AND CURBING EXTENDS INTO THE STREET RIGHT-OF-WAY OF W. ORCHARD AVENUE. (IRREGULAR).
- 9) PGG RETAIL BUILDING OVERLAPS ONTO THE UTILITY EASEMENT DEDICATED ON THE PGG REPLAT.
- 10) FROM THE NORTH LINE OF LOT 1 OF THE PGG REPLAT, TO THE SOUTH RIGHT-OF-WAY LINE OF WEST LOCUST AVENUE, POLE, WIRES AND POWER POLE CROSS ARMS OVERLAP ONTO "PROPERTY". MAXIMUM ENCROACHMENT ONTO "PROPERTY", 6.1'±.
- 11) OVERHEAD POWER AND COMMUNICATION LINE WIRES OVERLAP ONTO LOTS 18 AND 19, BLOCK 2, HIGH ABOVE GROUND. MAXIMUM ENCROACHMENT ONTO "PROPERTY", 6.8'±.
- 12) THE FENCED ENCLOSURE ENCOMPASSING "PROPERTY" LOTS 18 AND 19, BLOCK 2, INCLUDES THE PUBLIC 15' ALLEY AND PART OF LOTS 18 AND 17 OF BLOCK 2. MAXIMUM ENCROACHMENT OF "PROPERTY" 16.6'.

**SPECIAL EXCEPTIONS LIST:**

- THE FOLLOWING IDENTIFIES SURVEY ADDRESSABLE SPECIAL EXCEPTIONS DISCLOSED BY AMENDED PRELIMINARY TITLE REPORT FOR TITLE INSURANCE PREPARED BY AMERTITLE, 112 S.E. COURT AVENUE, PENDELTON, OR 97801, DATED SEPTEMBER 3, 2014, REPORT NO. 4, TITLE NO. 0073039:
- 9) REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE HERMISTON IRRIGATION DISTRICT. SURVEYORS NOTE: EXCEPTION 9 COVERS ALL THE SURVEYED "PROPERTY".
  - 10) EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF ALLEY, NOW VACATED, IF ANY SUCH EXIST. SURVEYORS NOTE: SANITARY SEWER AND NATURAL GAS UTILITIES EXIST IN VACATED ALLEY.
  - 11) EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS GRANTED TO: UMATILLA ELECTRIC COOPERATION ASSOCIATION RECORDED: JANUARY 18, 1943 IN BOOK 160 PAGE 587, UMATILLA COUNTY MICROFILM RECORDS. SURVEYORS NOTE: EXCEPTION 11 WAS GRANTED BY UMATILLA COUNTY AND APPEARS TO ONLY APPLY TO LAND OWNED BY UMATILLA COUNTY AT THE TIME (1943). EASEMENT MAY OR MAY NOT APPLY TO "PROPERTY".
  - 12) MEMORANDUM OF AGREEMENT FOR SEWERLINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 9, 1957, IN BOOK 244, PAGE 479, UMATILLA COUNTY DEED RECORDS.
  - 13) EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS GRANTED TO: CASCADE NATURAL GAS COMPANY RECORDED: NOVEMBER 22, 1982 IN REEL 97, PAGE 278, UMATILLA COUNTY MICROFILM RECORDS. SURVEYORS NOTE: EASEMENT CITED IN EXCEPTION 13 CALLS FOR THE GAS LINE TO BE LOCATED IN THE EAST HALF OF THE VACATED ALLEY IN BLOCK 3, BUT BURIED UTILITY LOCATES INDICATE IT IS CONSTRUCTED IN THE WEST HALF OF THE VACATED ALLEY.
  - 14) EASEMENT OR EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 18, 1986, IN REEL 133, PAGE 911, UMATILLA COUNTY MICROFILM RECORDS. SURVEYORS NOTE: LOCATION OF THE EASEMENT RESERVED IN EXCEPTION 14 IS UNSPECIFIED. THE RESERVED AREA IS 110.07' BY 44' AND THAT IS SHOWN, THE EASEMENT IS FOR TRANSPORTING NATURAL GAS SERVICE TO THE MASONIC HALL, (HERMISTON LODGE NO. 138 A.F. & A.M.).
  - 15) COVENANT NOT TO SELL SEPARATELY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 10, 1988, AS INSTRUMENT NO. 1988-3320622, UMATILLA COUNTY MICROFILM RECORDS. SURVEYORS NOTE: AFFECTS LOTS 7 AND 8, BLOCK 3, ORIGINAL TOWN OF HERMISTON AND LOT 1 OF THE PGG REPLAT.
  - 16) LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, A MEMORANDUM OF WHICH WAS DATED OCTOBER 25, 2000 AND RECORDED ON NOVEMBER 3, 2000 AS INSTRUMENT NO. 2000-3780383, UMATILLA COUNTY MICROFILM RECORDS. LESSOR: PENDELTON GRAIN GROWERS, INC. LESSEE: BI-MART CORPORATION, A CALIFORNIA CORPORATION. SURVEYORS NOTE: SEE LEASE FOR DESCRIPTION OF LEASED AREA. THE PORTION OF THE VACATED ALLEY IN BLOCK 3 WAS VACATED BY ORDINANCE NUMBERS 359 AND 775 RATHER THAN ORDINANCE NUMBERS 608 AND 775 AS STATED IN THE LEASE DESCRIPTION.



C/L O.W.R. & N. COMPANY RAILROAD

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

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG.
C1	113°02'44"	25.89'	51.07'	43.19'	N 33°11'35" E
C2	113°00'10"	25.89'	51.07'	43.19'	N 33°11'35" E

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/29/2014  
Rec'd By: *Glenney*  
No.: 14-157-C

SHEET 1 OF 2

WELLS SURVEYING 920 SW FRAZER SUITE 102 P.O. BOX 1696 PENDELTON, OR 97801 PHONE: (541) 276-6362	PROJECT: ALTA/ACSM LAND TITLE SURVEY FOR: PENDELTON GRAIN GROWERS, INC. HERMISTON RETAIL STORE AREA SITUATED IN THE SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, T4N, R28E, W4M, CITY OF HERMISTON, UMATILLA COUNTY, OREGON
DATE: 10/27/14 CK. BY: wrw	DR. BY: wrw NO: 14-1520

**RECORD LEGAL DESCRIPTIONS FROM PRELIMINARY TITLE REPORT:**

**TRACT I:**

LOTS 18 AND 19, BLOCK 2, IN ORIGINAL TOWN, NOW CITY OF HERMISTON, LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

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;

TOGETHER WITH THOSE PORTIONS OF VACATED SW SECOND STREET WHICH INURED TO LOTS 7, 8, 9, 10, 11, 12, BLOCK 3 AND LOTS 1, 2, 3, 4, AND 5, BLOCK 3 BY REASON OF ORDINANCE NO. 403.

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

**TRACT II:**

A TRACT OF LAND LOCATED IN SW 1/4 SW 1/4 SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 980 FEET NORTH OF SOUTHWEST CORNER OF SECTION 11, SAID POINT ALSO BEING 1675.1 FEET SOUTH AND 15.82 FEET EAST OF QUARTER CORNER COMMON TO SECTIONS 10 AND 11, IN TOWNSHIP 4 NORTH, RANGE 28, SAID POINT ALSO BEING NORTHWEST CORNER OF THAT TRACT CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN BOOK 180, PAGE 532, DEED RECORDS; THENCE SOUTH 89°43'17" EAST ALONG NORTH LINE OF STATE OF OREGON TRACT A DISTANCE OF 130 FEET TO A POINT ON WESTERLY RIGHT OF WAY LINE OF THE OREGON-WASHINGTON RAILROAD NAVIGATION COMPANY RIGHT OF WAY LINE; THENCE NORTHWESTERLY ALONG WESTERLY RIGHT OF WAY OF OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY TO A POINT ON EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH ALONG EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD A DISTANCE OF 298 FEET MORE OR LESS, TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

**SURVEYORS NOTE:** IN TRACT I RECORD DESCRIPTION, THE HERMISTON ORDINANCE CITED AS NO. 403 IS INCORRECT. THE CORRECT ORDINANCE NUMBER FOR VACATION OF SW SECOND STREET IS ORDINANCE NO. 1685.

**SURVEYORS NOTE:** RESOLUTION OF THE TRACT II BOUNDARY RESULTED IN DIFFERENT DIMENSIONS FROM THOSE CITED IN THE RECORD DESCRIPTION. THEREFORE, I HAVE RE-DESCRIBED TRACT II, BASED ON THIS ALTA/ACSM SURVEY AS FOLLOWS:

**SURVEYORS NARRATIVE DESCRIPTION OF TRACT II:**

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°13'43" EAST A DISTANCE OF 1675.10 FEET AND NORTH 89°46'17" EAST OF 14.77 FEET OF THE QUARTER SECTION CORNER COMMON TO SECTIONS 10 AND 11, IN TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD AND ALSO BEING NORTHWEST CORNER OF THAT TRACT CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN BOOK 180, PAGE 532, DEED RECORDS; THENCE SOUTH 89°56'43" EAST ALONG NORTH LINE OF STATE OF OREGON TRACT A DISTANCE OF 131.08 FEET TO A POINT ON WESTERLY RIGHT OF WAY LINE OF THE OREGON-WASHINGTON RAILROAD NAVIGATION COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF A 2764.93 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.38 FEET TO THE POINT OF BEGINNING OF SAID CURVE, (LONG CHORD BEARS NORTH 22°59'37" WEST A DISTANCE OF 30.37 FEET); THENCE NORTH 23°18'30" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 298.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 00°07'17" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD A DISTANCE OF 303.06 FEET TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY;

**SURVEYORS NOTE:** THE SUPPLEMENTAL CALL OF 980 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 11, CALLED IN THE TITLE COMPANY'S RECORD DESCRIPTION FOR TRACT II IS INCORRECT AND SHOULD NOT BE INCLUDED AS PART OF THE DESCRIPTION.

**GENERAL NOTES:**

1. THE PROPERTY IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SOURCE: FEMA GOOGLE FLOOD HAZARD OVERLAY LEGEND FOR PANEL NUMBER 41059C05856, EFFECTIVE DATE SEPTEMBER 3, 2010.
2. TRACT I IS CITY OF HERMISTON ZONE C-1. TRACT II IS CITY OF HERMISTON ZONE C-2. CONSULT WITH CITY OF HERMISTON PLANNER FOR MORE INFORMATION. THIS INFORMATION IS PROVIDED BY THE SURVEYOR, NOT THE INSURER.
3. UTILITIES WERE LOCATED FROM VISUAL OBSERVATION AND FROM UTILITY PAINT MARKS EVIDENT FROM PREVIOUS UTILITY LOCATES WHEN THE PGG CARDLOOK ISLAND AND BURIED FUEL TANKS WERE REMOVED AND MONITORING WELLS INSTALLED. OTHER SOURCES OF BURIED UTILITY INFORMATION WERE A MARCH 1990 TOPOGRAPHIC SURVEY FOR PGG, A SITEWORK PLAN FOR B-MART DATED 11/2/89, AND A SITE PLAN FOR THE PGG RETAIL BUILDING DATED 5/29/98. UTILITIES NEAR THE WEST SIDE OF TRACT II WERE LOCATED PER "CALL BEFORE YOU DIG" TICKET NO. 14235683.
4. 122 PAINTED REGULAR SPACES AND 6 PAINTED HANDICAP SPACES WERE OBSERVED DURING THE SURVEY. SOME PAINTED SPACES HAVE BEEN OBLITERATED BY BURIED TANK REMOVAL ON TRACT I.
5. NO EVIDENCE OF THE "PROPERTY" BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY.
6. ACCORDING TO ONLINE NATIONAL WETLANDS INVENTORY MAP, NO PART OF THE "PROPERTY" IS SHOWN AS WETLAND.

**SURVEYORS CERTIFICATION**

TO: PENDLETON GRAIN GROWERS, INC.  
DOUBLE H, LLC.  
CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, (a) (b), 7(c) (b)(1), 8, 9, 11(b), 18, 19, AND 22, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 27, 2014.

DATE OF PLAT OR MAP: OCTOBER 28, 2014.

*Will R. Wells*  
WILLIAM R. WELLS, PLS  
OREGON LICENSE NO. 1106  
10-31-14  
DATE SIGNED

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/18

**NARRATIVE**

THIS ALTA/ACSM SURVEY WAS MADE AT THE REQUEST OF PENDLETON GRAIN GROWERS, INC. THE "PROPERTY" IS A THREE-LOCATIONS TRACT I CONTAINS THE B-MART BUILDING AND THE PGG RETAIL BUILDING IN A CONTIGUOUS BLOCK OF LAND. ANOTHER PART OF TRACT I IS LOCATED AT THE NORTHWEST CORNER OF SW FIRST PLACE AND WEST LOCUST AVENUE. TRACT II IS A SEPARATE TRACT LOCATED ABOUT 600 FEET SOUTH OF THE PGG RETAIL STORE.

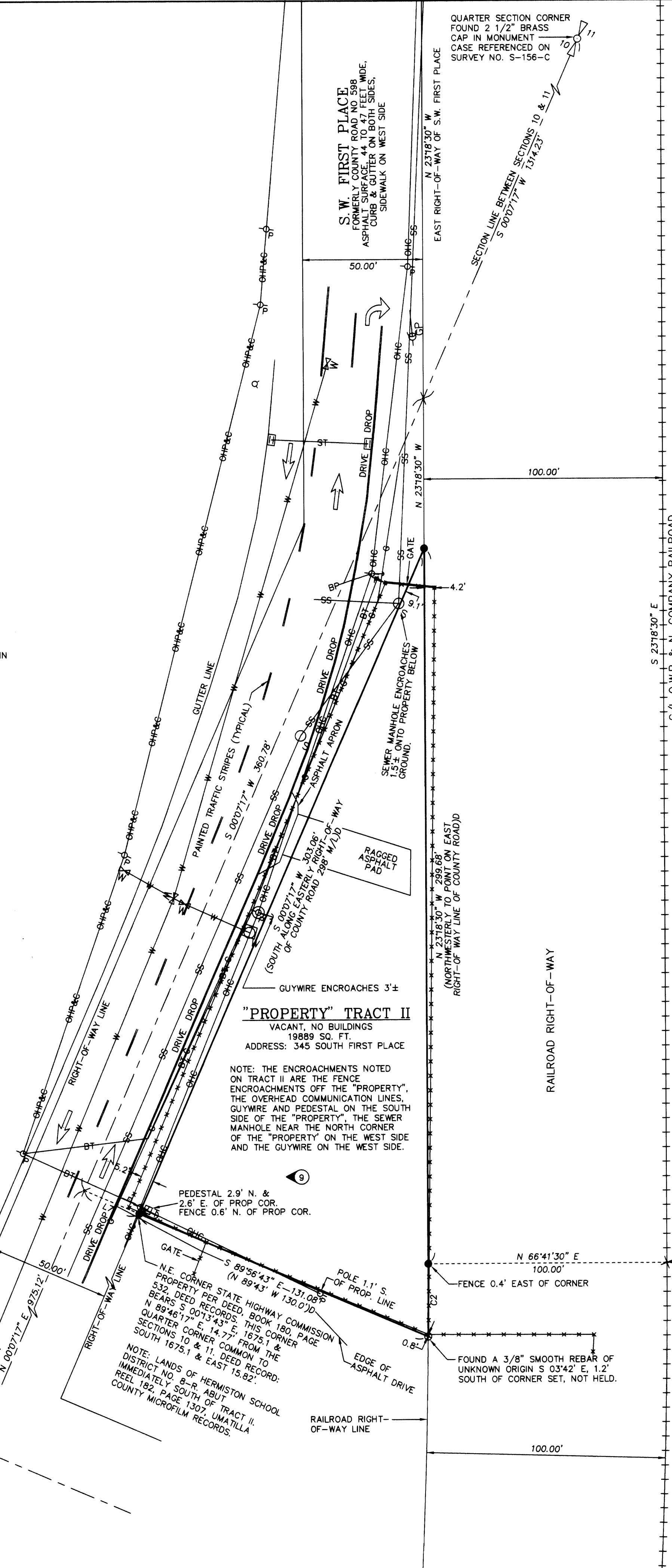
THE EXTERIOR BOUNDARY OF TRACT I IN BLOCKS 3 AND 6, ORIGINAL TOWN, NOW CITY OF HERMISTON, WAS PREVIOUSLY SURVEYED BY DENNY EDWARDS IN THE PGG REPLAT AND ON SURVEY NO. 90-30-A. NEARLY ALL THE MONUMENTS ESTABLISHED ON THESE SURVEYS HAVE BEEN REMOVED BY CONSTRUCTION. I HELD THE MEASUREMENTS REPORTED PGG REPLAT AND SURVEY NO. 90-30-A AS THE BASIS OF CONTROL FOR SURVEYING IN BLOCKS 3 AND 6. THE CONTROLLING MONUMENTS USED WERE FOUND ON THE SOUTH SIDE OF WEST LOCUST AVENUE AS DEPICTED.

TO LOCATE THE EXTERIOR BOUNDARY OF LOTS 18 AND 19 IN BLOCK 2, ORIGINAL TOWN, NOW CITY OF HERMISTON, I HELD THE NORTH LINE OF WEST LOCUST AVENUE AS THE SOUTH BOUNDARY AND THE WEST RIGHT-OF-WAY LINE OF SW FIRST PLACE AS THE EAST BOUNDARY. THE NORTH BOUNDARY OF LOT 19 WAS HELD AT THE RECORD PLAT DIMENSION OF 55.00 FEET FROM THE NORTH LINE OF WEST LOCUST AVENUE. THE WEST LINE OF SAID LOTS 18 AND 19 WAS DETERMINED PARALLEL WITH SW FIRST PLACE AT THE PROPORTIONAL DISTANCE BETWEEN SW FIRST STREET RIGHT-OF-WAY AND THE MONUMENTS FOUND FROM SURVEY NO. 86-123-A AT THE EAST SIDE OF THE ALLEY IN BLOCK 7, ORIGINAL TOWN. THE LOCATION OF THE RIGHT-OF-WAY OF SW FIRST PLACE WAS DETERMINED BY MEASURING THE CENTERLINE OF THE RAILROAD TRACK AND OFFSETTING 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW FIRST PLACE.

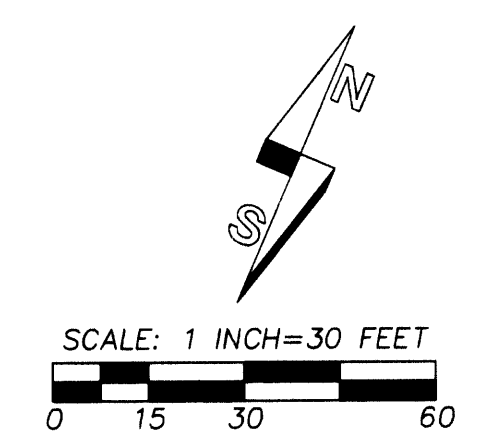
TO SURVEY TRACT II, I CONSULTED THE DEED FOR THE STATE OF OREGON PROPERTY RECORDED AT BOOK 180, PAGE 532, DEED RECORDS, RECORD SURVEY NUMBERS K-32-B AND 89-110-A, AND PARTITION PLAT NO. 1996-03. SURVEY NO. K-32-B WAS MADE IN 1978 BY DON STAEHLER AND LOCATED LANDS SOUTH OF THE STATE OF OREGON TRACT TO HIGHLAND AVENUE. SURVEY K-32-B ALSO LOCATED THE PCC OF THE RAILROAD RIGHT-OF-WAY JUST NORTH OF HIGHLAND AVENUE. SURVEY NO. K-32-B HELD THE RIGHT-OF-WAY OF FIRST PLACE AS 60 FEET IN WIDTH. FIRST PLACE IN THIS VICINITY WAS FORMERLY COUNTY ROAD NO. 598, WITH A RIGHT-OF-WAY WIDTH OF 50 FEET. FIRST PLACE WAS TURNED OVER TO THE CITY OF HERMISTON BY UMATILLA COUNTY ABOUT 2005. AT THAT TIME, THE RIGHT-OF-WAY WIDTH REMAINED AT 50 FEET. SURVEY NO. 89-110-A AND PARTITION PLAT NO. 1996-03 ALSO HELD A 60 FOOT RIGHT-OF-WAY WIDTH FOR FIRST PLACE. CALCULATIONS TO DETERMINE THE NORTH LINE OF THE STATE OF OREGON TRACT AS DESCRIBED IN BOOK 180, PAGE 532 INDICATE THE COUNTY ROAD WIDTH WAS DETERMINED AT 50 FEET AT THE TIME OF THE DEED, IN 1947.

TO DETERMINE THE SOUTH LINE OF TRACT II I LOCATED THE NORTH LINE OF THE STATE OF OREGON TRACT AFTER ROTATING THE BEARINGS CALLED IN THE STATE DEED TO THE BEARING BASE FOR THIS SURVEY. NEXT I LOCATED THE TANGENT FOR THE RAILROAD BY TIES TO THE RAIL CENTERLINE. I CALCULATED THE LOCATION OF THE RAILROAD PCC PER STAEHLER SURVEY NO. K-32-B, THEN HAVING THE BEARING OF THE RAILROAD TANGENT, A POINT ON THE RADIAL LINE FOR THE RAILROAD PCC AND THE RAILROAD DELTA ANGLE OF 20°24', I LOCATED THE BEGINNING OF THE RAILROAD CURVE ON THE EAST SIDE OF TRACT II. THE REMAINDER OF THE EAST SIDE OF TRACT II IS FIXED ON THE RAILROAD RIGHT-OF-WAY 100.00 FEET WEST OF RAILROAD CENTERLINE. THE WEST SIDE OF TRACT II WAS DETERMINED ON A LINE 25.00 FEET (HALF THE COUNTY ROAD RIGHT-OF-WAY OF 50.00 FEET), EAST FROM THE SECTION LINE AS DETERMINED BETWEEN THE SECTION CORNER MONUMENT AT THE SW CORNER OF SECTION 11 AND THE 1/4 SECTION CORNER MONUMENT COMMON TO SECTION 10 AND 11.

THE PERIMETER BOUNDARY SURVEY FOR TRACTS I AND II WAS MADE BY CLOSED TRAVERSES. TIES TO BUILDING CORNERS AND FEATURES WERE MADE BY RADIAL TIES. TIES TO THE SOUTHWEST AND WEST 1/4 CORNERS OF SECTION 11 WERE MADE WITH A TRIMBLE GEODETIC GPS RECEIVER - 32-B CONNECTED TO THE OREGON REAL TIME CORRECTION NETWORK BY CELLULAR MODEM. A LEICA TC803 THREE SECOND TOTAL STATION WAS USED FOR CONVENTIONAL TRAVERSING. TIES TO CONTROLLING CORNERS AND TO NEW MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT OBSERVATIONS.



**ALTA/ACSM LAND TITLE SURVEY**



**SHORT LINE TABLE**

NO.	BEARING	DISTANCE
L7	S 89°56'43\"	E 25.00'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C2	0°37'46\"	2764.93'	30.38'	30.37'	N 22°59'37\"

- LEGEND**
- - SET 5/8 BY 24\"
  - ⊗ - SET 3/4\"
  - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - (XOX)D - INDICATES RECORD DIMENSION FROM DEED TO THE STATE OF OREGON THROUGH ITS STATE HIGHWAY COMMISSION RECORDED AT BOOK 180, PAGE 532, DEED RECORDS, OR FROM TRACT II LEGAL DESCRIPTION CONTAINED IN PRELIMINARY TITLE REPORT.
  - L3 - INDICATES LINE TOO SHORT TO DIMENSION, SEE "SHORT LINE TABLE".
  - C3 - INDICATES CURVE NUMBER. SEE CURVE TABLE.
  - ⊙ - INDICATES LOCATION OF SURVEY ADDRESSABLE SPECIAL EXCEPTIONS CONTAINED IN AMENDED PRELIMINARY TITLE REPORT PREPARED BY AMERTITLE, 112 S.E. COURT AVENUE, PENDLETON, OREGON. NUMBERS CORRESPOND WITH EXCEPTION NUMBERS IN THE REPORT. SEE SHEET 1 OF 2 FOR EXCEPTIONS LIST.
  - - OVERALL PROPERTY LINE.
  - - BURIED WATER LINE.
  - ⊠ - WATER METER.
  - - WATER VALVE.
  - - FIRE HYDRANT.
  - - WATER MANHOLE, (VAULT).
  - ⊙ - SANITARY SEWER MANHOLE.
  - - SANITARY SEWER LINE.
  - ⊙ - STORM SEWER DRYWELL.
  - - STORM SEWER LINE.
  - - STORM GRATE OR CURB INLET.
  - - BURIED NATURAL GAS LINE.
  - ⊠ - TELEPHONE PEDESTAL.
  - - BURIED TELEPHONE LINE OR COMMUNICATION LINE.
  - - POWER POLE OR COMMUNICATION LINE POLE.
  - - GUYWIRE ANCHOR.
  - - OVERHEAD POWER AND COMMUNICATION LINES.
  - - OVERHEAD POWER LINE.
  - - OVERHEAD COMMUNICATION LINE, (PHONE, TV).
  - - BURIED POWER LINE.
  - - EXISTING FENCE. FENCES ARE 6 FOOT CHAIN LINK UNLESS OTHERWISE NOTED.
  - - SIGN.
  - - TRAFFIC DIRECTION FLOW ARROW.

- REFERENCE DOCUMENTS**
- PLAT OF ORIGINAL TOWN OF HERMISTON, PLAT BOOK 2, PAGE 62, DATED 11/1904.
  - PLAT OF PGG REPLAT, PLAT BOOK 13, PAGE 120, RECORDED JUNE, 1998.
  - PLAT OF WOODS REPLAT, PLAT BOOK 13, PAGE 134, RECORDED JANUARY, 1999.
  - PLAT OF PANADERIA EL PUEBLO ADDITION, PLAT BOOK 15, PAGE 8, RECORDED MAY, 2006.
  - PLAT OF O.D.A. REPLAT, PLAT BOOK 15, PAGE 39, RECORDED JUNE, 2008.
  - PARTITION PLAT NO. 1994-09, RECORDED MARCH, 1994.
  - PARTITION PLAT NO. 1996-03, RECORDED JANUARY, 1996.
  - SURVEY NO. 08-78-A, EDWARDS, RECORDED 06/2008.
  - SURVEY NO. 86-123-A, EDWARDS, RECORDED OCTOBER, 1986.
  - SURVEY NO. R-190-A, EDWARDS, RECORDED APRIL, 1980.
  - SURVEY NO. Q-609-AX, HARRIS, DATED APRIL, 1956.
  - SURVEY NO. Q-610-B, HARRIS, DATED FEBRUARY, 1956.
  - SURVEY NO. 99-102-A, EDWARDS, RECORDED JUNE, 1999.
  - SURVEY NO. 90-30-A, EDWARDS, RECORDED MARCH, 1990.
- DOCUMENTS, DESCRIPTIONS AND EXCEPTIONS CONTAINED IN AMENDED REPORT FOR PRELIMINARY TITLE INSURANCE, PREPARED BY AMERTITLE, 112 SE COURT AVENUE, PENDLETON, OREGON, REPORT NO. 4, TITLE NUMBER 0073039, DATED AUGUST 29, 2014.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 12/29/2014  
Rec'd By: G. Hensley  
No.: 14-152-C

SHEET 2 OF 2

<b>WELLS SURVEYING</b> 920 SW FRAZER SUITE 102 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	<b>PROJECT:</b> VPGG ALTA52 ALTA/ACSM LAND TITLE SURVEY FOR: PENDLETON GRAIN GROWERS, INC. HERMISTON RETAIL STORE AREA SITUATED IN THE SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, T4N, R28E, W4M, CITY OF HERMISTON, UMATILLA COUNTY, OREGON
DATE: 10/27/14 CK. BY: wrw	DR. BY: wrw NO: 14-1520