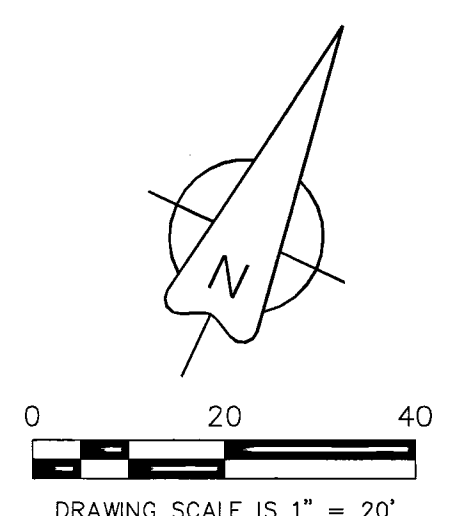
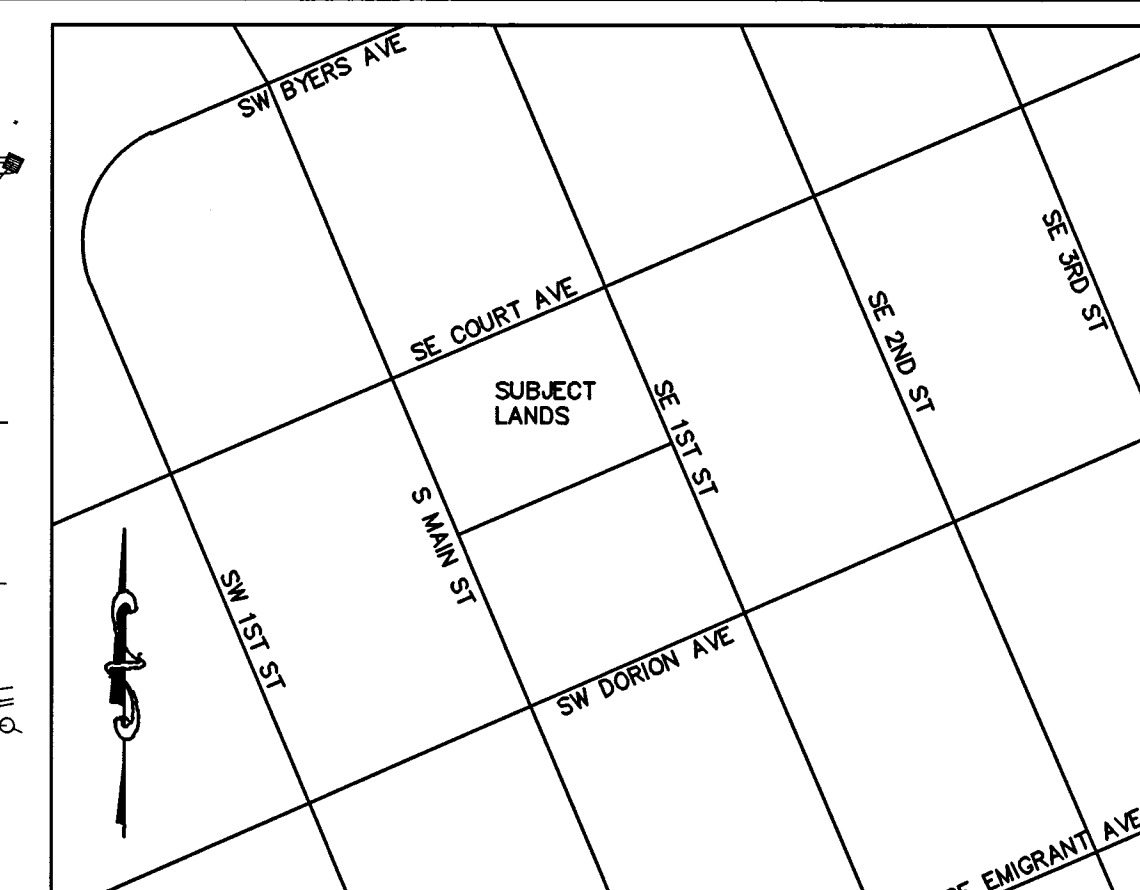
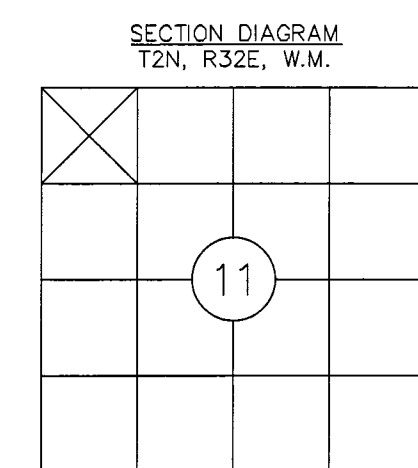


SURVEY
 BEING A PORTION OF BLOCK 4 OF THE SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF
 PENDELTON UMATILLA CO. OR., RECORDED IN BOOK 1 AT PAGE 114, OF THE CITY OF
 PENDELTON, LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 11, T2N, R32E, W.M.,
 UMATILLA COUNTY, OREGON

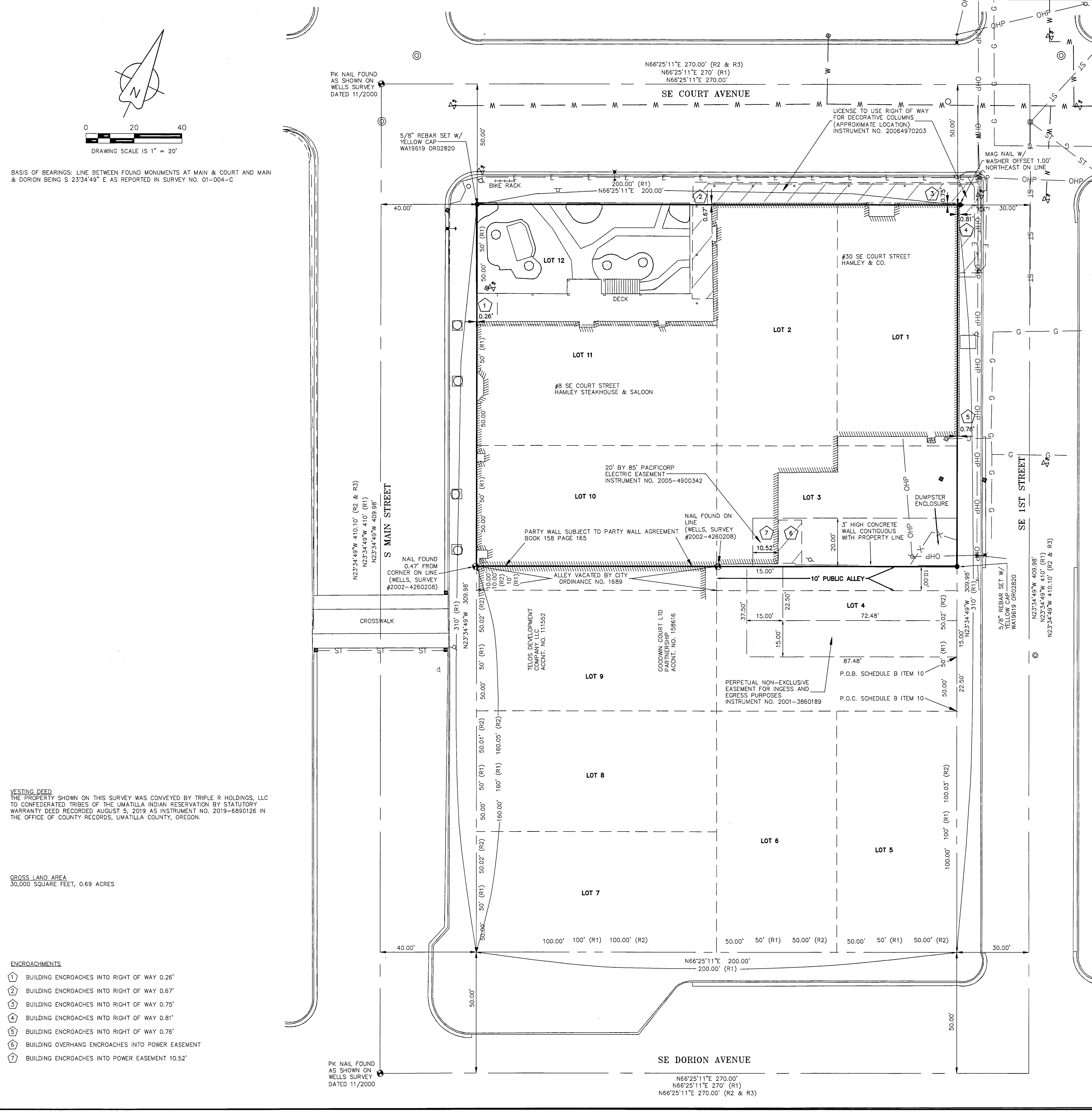


BASIS OF BEARINGS: LINE BETWEEN FOUND MONUMENTS AT MAIN & COURT AND MAIN & DORION BEING S 23°34'49" E AS REPORTED IN SURVEY NO. 01-004-C

GROSS LAND AREA
 30,000 SQUARE FEET, 0.69 ACRES

- ENCROACHMENTS**
- ① BUILDING ENCRACHES INTO RIGHT OF WAY 0.26'
 - ② BUILDING ENCRACHES INTO RIGHT OF WAY 0.67'
 - ③ BUILDING ENCRACHES INTO RIGHT OF WAY 0.75'
 - ④ BUILDING ENCRACHES INTO RIGHT OF WAY 0.81'
 - ⑤ BUILDING ENCRACHES INTO RIGHT OF WAY 0.76'
 - ⑥ BUILDING OVERHANG ENCRACHES INTO POWER EASEMENT
 - ⑦ BUILDING ENCRACHES INTO POWER EASEMENT 10.52'

VESTING DEED
 THE PROPERTY SHOWN ON THIS SURVEY WAS CONVEYED BY TRIPLE R HOLDINGS, LLC TO CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION BY STATUTORY WARRANTY DEED RECORDED AUGUST 5, 2019 AS INSTRUMENT NO. 2019-6890126 IN THE OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.



LEGEND & ABBREVIATIONS

- | | | | |
|---|---|---|--------------------------|
| ⊗ | WATER VALVE | — | RIGHT OF WAY CENTERLINE |
| ⊙ | MANHOLE | — | RIGHT OF WAY BOUNDARY |
| ⊙ | SANITARY SEWER MANHOLE | — | PROPERTY BOUNDARY |
| ⊙ | LIGHTPOLE | — | LOT LINE |
| ⊙ | TREE | — | EASEMENT |
| ⊙ | CATCH BASIN | — | CONCRETE GUTTER FLOWLINE |
| ⊙ | HANDICAP PARKING | — | EDGE OF CONCRETE |
| ⊙ | POWER POLE W/ UNDERGROUND WIRES | — | WATER LINE |
| ⊙ | SIGN | — | OVERHEAD POWER LINE |
| ⊙ | STORM DRAIN MANHOLE | — | STORM SEWER LINE |
| ⊙ | POWER POLE | — | NATURAL GAS LINE |
| ⊙ | GAS METER | — | BURIED ELECTRIC LINE |
| ⊙ | FOUND MONUMENT AS SHOWN | — | TOP OF CURB (BACK) |
| ⊙ | FIRE HYDRANT | — | FENCE |
| ⊙ | BUILDING OVERHANG | — | UNDERGROUND ELECTRIC |
| ⊙ | DECORATIVE COLUMN | — | EDGE OF SIDEWALK |
| ⊙ | GUY WIRE | — | LANDSCAPED AREA |
| ⊙ | PARALLEL PARKING STRIPES | | |
| ⊙ | MONUMENT SET AS NOTED | | |
| ⊙ | P.O.C. POINT OF COMMENCEMENT | | |
| ⊙ | P.O.B. POINT OF BEGINNING | | |
| ⊙ | C.T.U.I.R. CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION | | |

SURVEYOR'S NARRATIVE
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION (C.T.U.I.R.). THE SURVEY INCLUDED AN ALTA/NSPS SURVEY OF THE PROPERTY HOUSING HAMLEY STEAKHOUSE & SALOON AND HAMLEY & CO. THE SITE IS CURRENTLY OWNED BY C.T.U.I.R. THE RECORD DESCRIPTION DOCUMENT USED FOR PREPARATION OF THIS SURVEY IS CONTAINED IN A TITLE INSURANCE POLICY PREPARED BY AMERITITLE, 112 SE COURT AVE, PENDELTON OREGON AND DATED AUGUST 5, 2019, POLICY NUMBER 309469AM.

REFERENCE SURVEYS
 R1 PLAT SHOWING SUBDIVISION OF BLOCK 4, IN THE OLD TOWN OF PENDELTON, FILED JUNE 27, 1888, BOOK 1, PAGE 114, RECORD OF TOWN PLATS
 R2 SURVEY NO. 01-004-C, BY WELLS, DATED 11/2000
 R3 SURVEY NO. 2002-4260208, GOODWIN COURT CONDOMINIUMS, BOOK 14, PAGE 47, RECORD OF PLATS, BY WELLS, DATED 06/2002

"PK" NAILS IN THE CENTERLINE OF SOUTH MAIN STREET AT COURT AVENUE AND DORION AVENUE, WHICH PERPETUATE THE LOCATION OF STREET CENTERLINE MONUMENTS REMOVED DURING SOUTH MAIN STREET RECONSTRUCTION IN THE LATE 1980'S, WERE USED AS THE BASIS FOR SURVEY CONTROL MEASUREMENTS COLLECTED IN THE FIELD SHOWED THESE "PK" NAILS TO BE 409.98' APART, 0.02' LESS THAN RECORD. THIS SET THE CENTERLINE FOR SOUTH MAIN STREET FROM WHICH THE RECORD BLOCK ANGLES FOR BOTH SOUTHEAST COURT AVENUE AND SOUTHEAST DORION AVENUE, RIGHT ANGLES AS IMPLIED BY RECORD PLAT AND SHOWN BY WELLS, WERE TURNED AND THE RECORD DISTANCES FOLLOWED TO COMPLETE THE STREET CENTERLINE PROFILE FOR THE BLOCK. RECORD OFFSETS FROM THESE CENTERLINES WERE USED TO ESTABLISH THE PERIMETER OF THE BLOCK. THE INTERIOR LOTS AND ALLEYS WERE PROPORTIONED ACCORDINGLY BASED ON THIS PERIMETER. THE BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED AND FOUND TO BE IN AGREEMENT WITH RECORD.

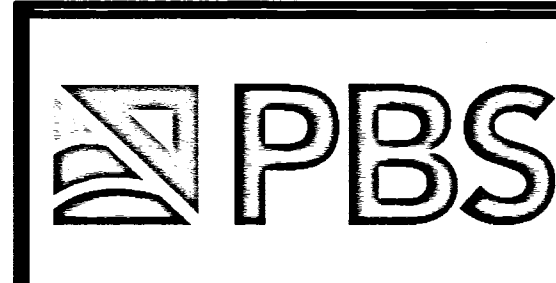
PARTY WALL NOTE
 THE PARTY WALL AGREEMENT NOTED IN TITLE COMMITMENT SCHEDULE B SPECIAL EXCEPTION 9 AFFECTS THE SOUTHERLY 16 INCHES OF THE LOT LINE FOR LOT 10 FROM THE RIGHT OF WAY OF SOUTH MAIN STREET TO THE EASTERLY LINE OF LOT 10. THE AGREEMENT STATES, IN EFFECT, THAT THE OWNERS OF THE 10' ALLEY PREVIOUSLY VACATED BY CITY ORDINANCE NO. 1689, SAID ALLEY BORDERING BOTH LOT 10 TO THE NORTH AND LOT 9 TO THE SOUTH, HAVE THE RIGHT TO USE THE BRICK WALL ALONG THE SOUTHERLY LINE OF LOT 10 AS A PARTY WALL. THIS AGREEMENT ENCUMBERS THE OWNER OF LOT 10 AND BENEFITS THE OWNER OF THE VACATED 10' ALLEY.

THE WELLS SURVEY, COUNTY SURVEY 01004-C, NOTES THAT A 3/4" BRASS WASHER WAS SET 0.50 FEET SW FROM CORNER ON LINE AT THE NW CORNER OF THE VACATED ALLEY ON THE SOUTH SIDE OF THE PROPERTY. THE PLAT OF THE GOODWIN COURT CONDOMINIUMS, BOOK 14, PAGE 47, RECORD OF PLATS NOTES A BRASS WASHER WAS SET 0.75 FEET S66°25'11"W FROM THE CORNER. I FOUND A BRASS WASHER 0.47 FEET S56°18'20"W FROM THE CORNER.

NOTES
 SEE SHEET 2 OF 2 FOR BUILDING DETAIL

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
 OREGON
 JUNE 30, 1987
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/19
 9/5/2019

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/9/19
 Rec'd By: [Signature]
 No.: 19-086-C

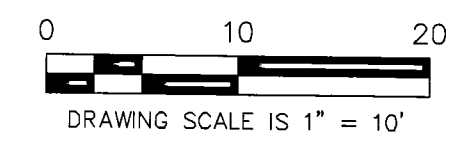
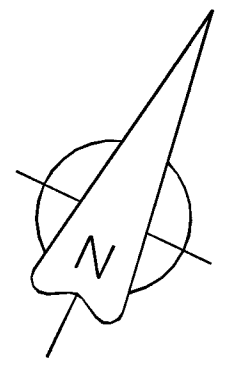


PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.856.3028
 pbsusa.com

CLIENT: C.T.U.I.R.	PROJECT NO.: 67429.009
SURVEYOR: GREG E. FLOWERS	DATE: 08/28/2019
CALC BY: GEF	DRAWN BY: JLM
SECTION: 11	TOWNSHIP: 2 NORTH
CITY: PENDELTON	COUNTY: UMATILLA
SCALE: 1"=20'	RANGE: 32 EAST
SHEET 1 OF 2	

SURVEY

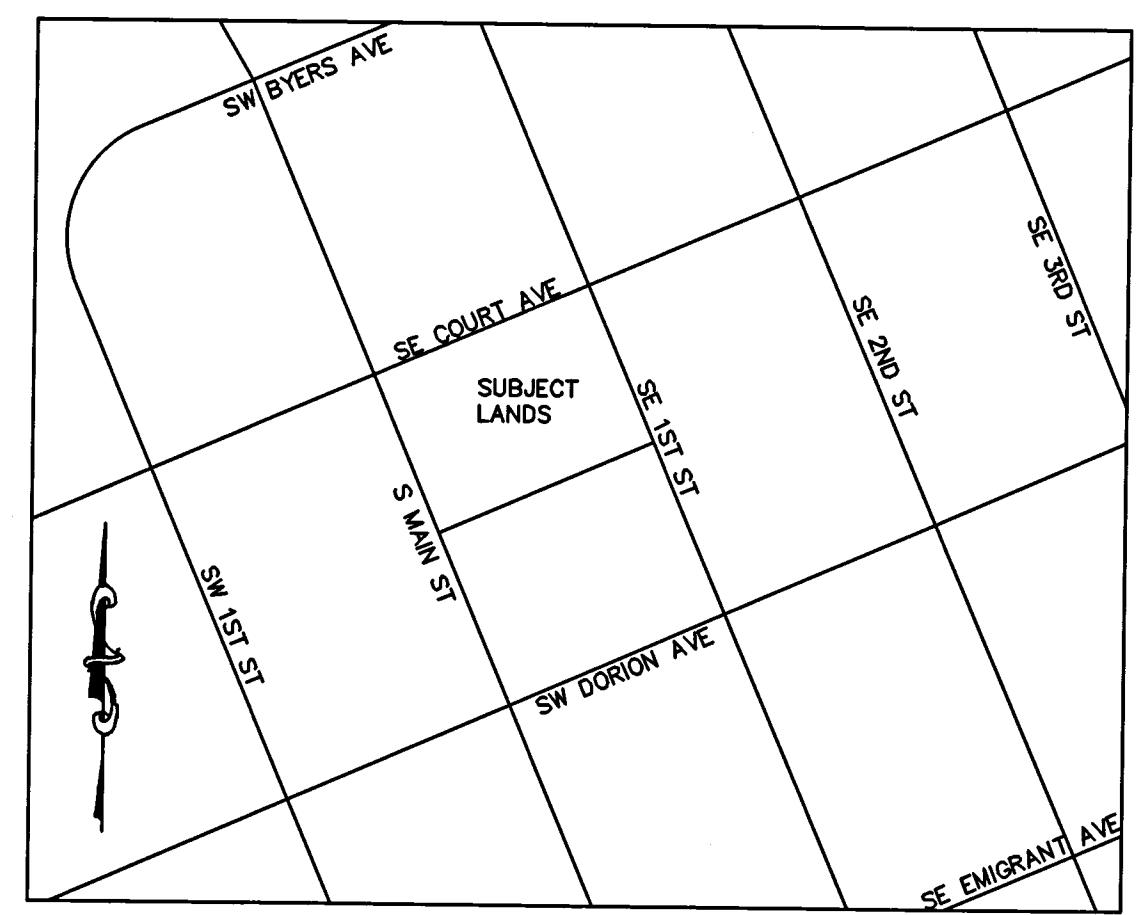
BEING A PORTION OF BLOCK 4 SHOWN ON RECORD SURVEY TITLED, "PLAT SHOWING THE SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDELTON UMATILLA CO. OR.", RECORDED IN BOOK 1 AT PAGE 114, OF THE CITY OF PENDELTON, LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 11, T2N, R32E, W.M., UMATILLA COUNTY, OREGON



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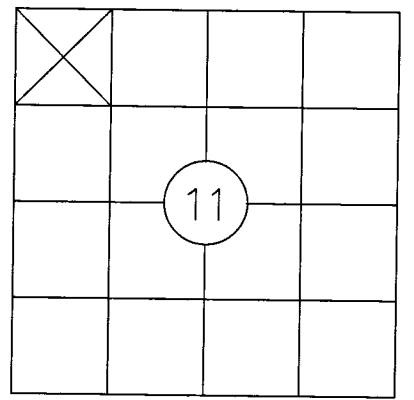
5/8" REBAR SET W/
YELLOW CAP
WA19519 OR02820

MAG NAIL W/
WASHER OFFSET 1.00'
NORTHEAST ON LINE



VICINITY MAP
NOT TO SCALE

SECTION DIAGRAM
T2N, R32E, W.M.



ANNOTATION KEY

- BUILDING DIMENSIONS
- [LOT DIMENSIONS]
- PROPERTY BOUNDARY

NOTES:
SEE SHEET 1 OF 2 FOR BOUNDARY RESOLUTION

RECEIVED BY

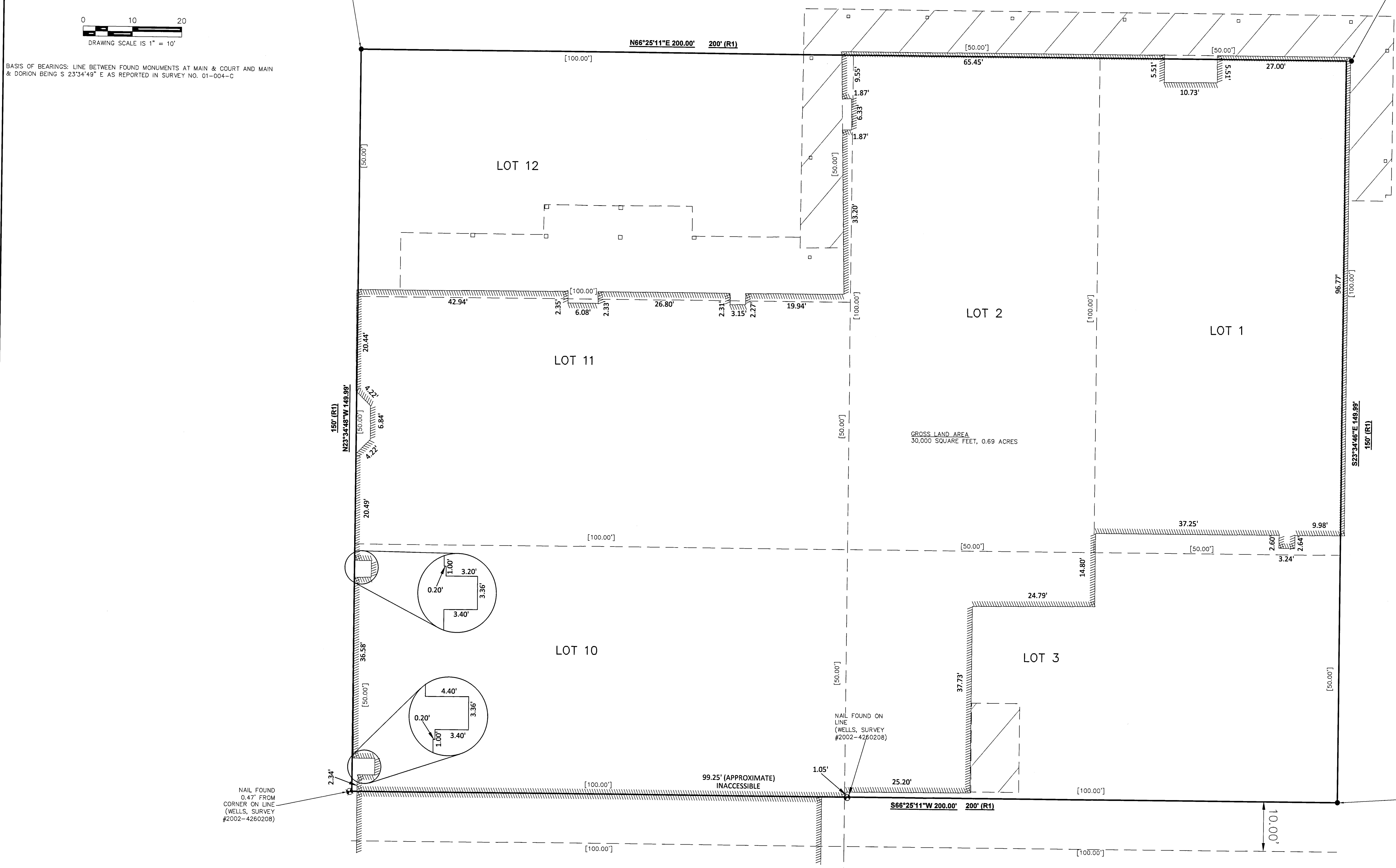
Umatilla County Surveyor
Date: 9/9/19
Rec'd By: CT
No.: 19-086-C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

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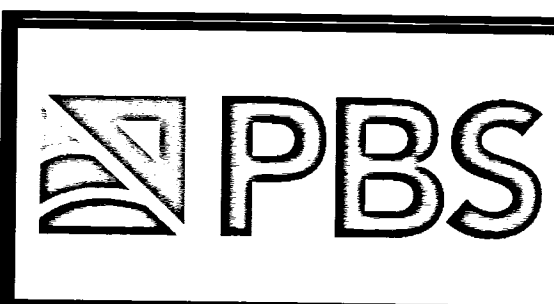


GROSS LAND AREA
30,000 SQUARE FEET, 0.69 ACRES

NAIL FOUND
0.47' FROM
CORNER ON LINE
(WELLS, SURVEY
#2002-4260208)

NAIL FOUND ON
LINE
(WELLS, SURVEY
#2002-4260208)

5/8\"/>



PBS Engineering and
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Walla Walla, WA 99362
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SHEET 2 OF 2	