

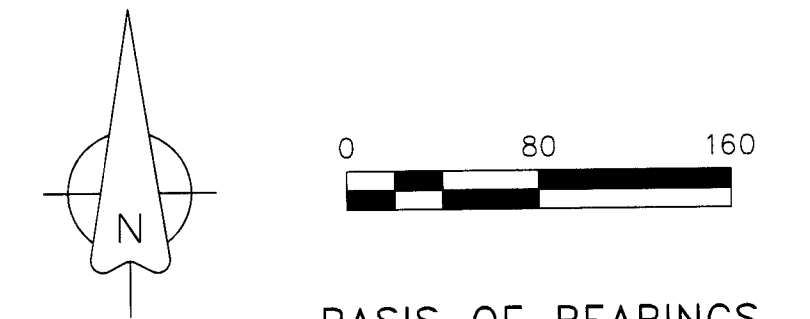
NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF URBAN PATTERNS FOR THE PURPOSE OF SHOWING EXISTING CONDITIONS AT THE LEASE PARCEL SITE SHOWN HEREON, BEING A PORTION OF LOT 1 OF COYOTE SOUTH BUSINESS PARK SUBDIVISION, FILED IN UMATILLA COUNTY SURVEYOR RECORDS AS MAP NO. 11-99-B.

THE BOUNDARY LINE OF THIS PARCEL WAS ESTABLISHED PER SAID SUBDIVISION, AND MONUMENTS FOUND IN THE FIELD AGREED WITH RECORD POSITIONS. THIS BOUNDARY WAS HELD PER RECORD AND MISSING CORNERS WERE SET AS SHOWN HEREON. BEARINGS AND DISTANCES SHOWN ARE PER SAID SUBDIVISION, UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PERFORMED USING TRIMBLE R10 AND R12 RECEIVERS HAVING STANDARD ACCURACIES OF 8MM + 1PPM HORIZONTAL AND 15MM + 1PPM VERTICAL.

RECORD OF SURVEY
FOR PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON BEING A PORTION OF LOT 1 OF COYOTE SOUTH BUSINESS PARK SUBDIVISION, RECORDS OF UMATILLA COUNTY



BASIS OF BEARINGS
STATE PLANE COORDINATE SYSTEM
OREGON NORTH ZONE (NAD 83)

BASED UPON THE BASIS OF BEARINGS PER COYOTE SOUTH BUSINESS PARK SUBDIVISION FILED AS INSTRUMENT NO. 11-099-B IN RECORDS OF UMATILLA COUNTY. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES, MULTIPLY BY A SCALE FACTOR OF 0.999860289322.

LEGEND

- PROPERTY LINE
- - - EXISTING LOT LINE
- · - · - SECTION LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY LINE
- - - EASEMENT LINE
- FOUND MONUMENT PER R1 UNLESS OTHERWISE NOTED
- ⊙ CALCULATED POINT
- ⊙ SET 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 OR 02820"
- (XXX)RX RECORD MEASUREMENT PER RECORD DOCUMENT IF DIFFERENT FROM MEASURED

RECORD LEGAL DESCRIPTION OF LEASE PARCEL

A PORTION OF LOT 1 AS SHOWN ON THE COYOTE SOUTH BUSINESS PARK SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST POINT OF SAID LOT 1 BEING AN INTERSECTION OF TOKTI ROAD AND NIGHTAY ROAD [WHICH] BEARS N77°47'39"W, 461.63 FEET FROM THE SOUTH ONE-SIXTEENTH CORNER COMMON TO SAID SECTION 21 AND SECTION 22 OF SAID TOWNSHIP AND RANGE;

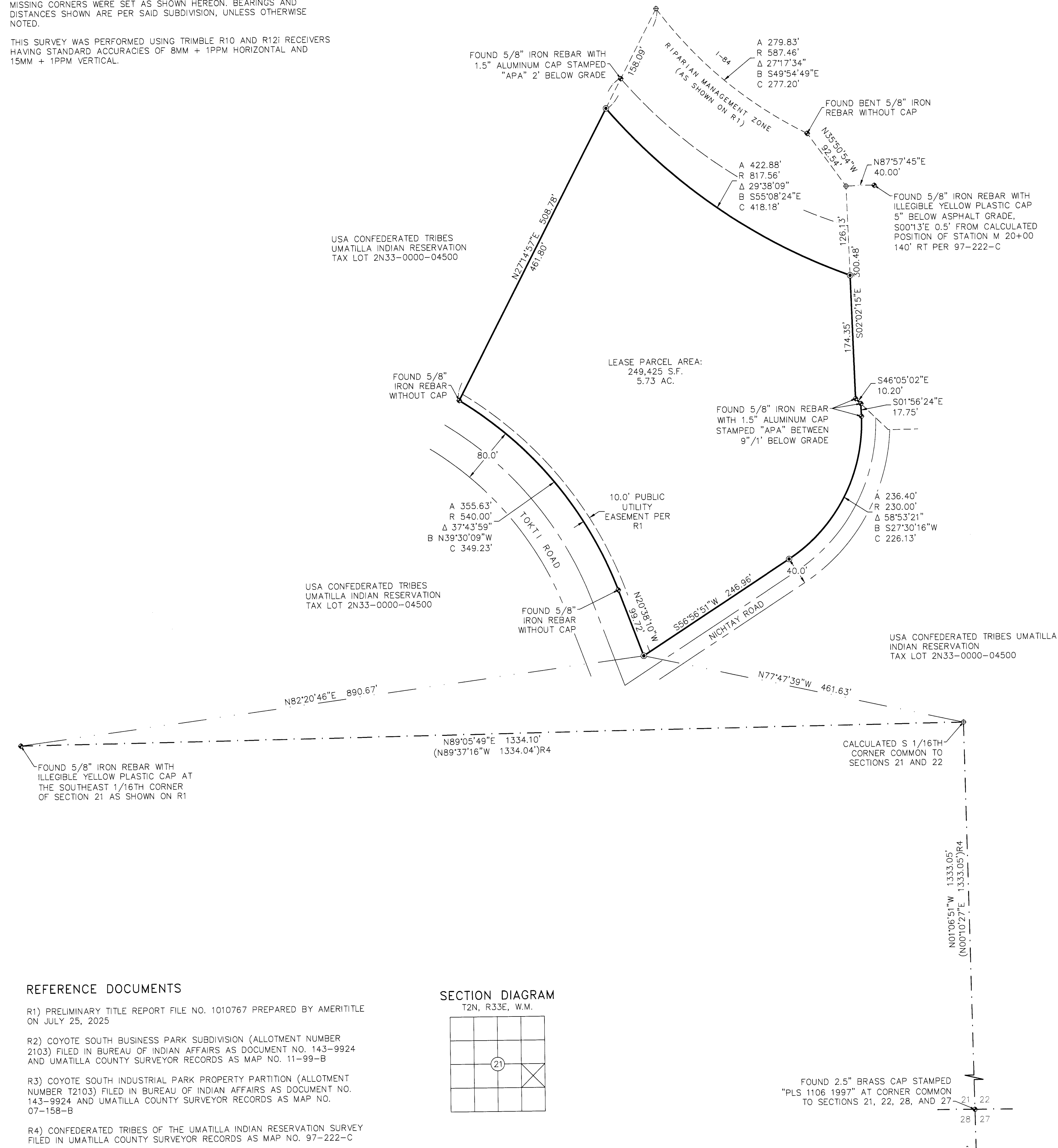
THENCE N20°38'10"W, ALONG SAID TOKTI ROAD, 99.72 FEET;
THENCE 355.63 FEET CONTINUING ALONG TOKTI ROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 37°43'59", (CHORD BEARS N39°30'09"W, 349.23 FEET);
THENCE LEAVING SAID TOKTI ROAD, N27°14'57"E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 461.80 FEET;
THENCE 422.88 FEET, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 817.56 FEET, A CENTRAL ANGLE OF 29°38'11", (CHORD BEARS S55°08'24"E, 418.18 FEET) TO THE EAST LINE OF SAID LOT 1;

THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES:
1. S2°02'15"E, 174.35 FEET;
2. S46°05'02"E, 10.20 FEET;
3. S1°56'24"E, 17.75 FEET;
4. 236.40 FEET ALONG A CURVE TO THE [RIGHT] HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 58°53'21", (CHORD BEARS S27°30'16"W, 226.13 FEET);
5. S56°56'56"W, 246.96 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 249,428 SQUARE FEET, 5.726 ACRES, MORE OR LESS.

FOR THIS SURVEY THE SOUTH ONE-SIXTEENTH CORNER COMMON TO SAID SECTION 21 AND SECTION 22 BEARS N1°06'51"W, 1333.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21.

SURVEYOR'S NOTES:
REVISIONS ARE SHOWN IN THE ABOVE LEGAL DESCRIPTION, AS SCRIBNER'S ERRORS WERE FOUND IN THE PROVIDED DOCUMENTS.
1. "WITCH" HAS BEEN REVISED TO "WHICH"
2. "LEFT" HAS BEEN REVISED TO "RIGHT" TO ALIGN WITH THE INTENDED CALL.

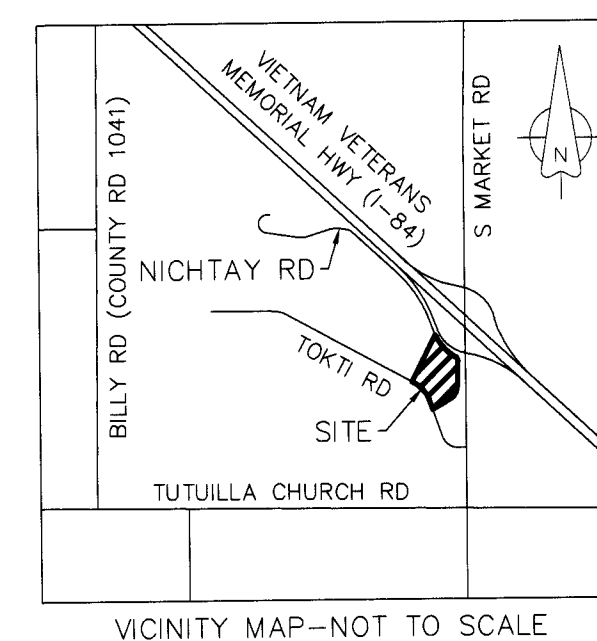


RECEIVED BY
Umatilla County Surveyor
Date: 9/10/25
Rec'd By: CT
No.: 25-075-C

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

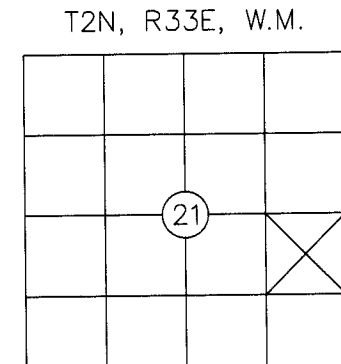
RENEWS 12/31/2025
9/10/2024



REFERENCE DOCUMENTS

- R1) PRELIMINARY TITLE REPORT FILE NO. 1010767 PREPARED BY AMERITITLE ON JULY 25, 2025
- R2) COYOTE SOUTH BUSINESS PARK SUBDIVISION (ALLOTMENT NUMBER 2103) FILED IN BUREAU OF INDIAN AFFAIRS AS DOCUMENT NO. 143-9924 AND UMATILLA COUNTY SURVEYOR RECORDS AS MAP NO. 11-99-B
- R3) COYOTE SOUTH INDUSTRIAL PARK PROPERTY PARTITION (ALLOTMENT NUMBER T2103) FILED IN BUREAU OF INDIAN AFFAIRS AS DOCUMENT NO. 143-9924 AND UMATILLA COUNTY SURVEYOR RECORDS AS MAP NO. 07-158-B
- R4) CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION SURVEY FILED IN UMATILLA COUNTY SURVEYOR RECORDS AS MAP NO. 97-222-C

SECTION DIAGRAM
T2N, R33E, W.M.



FOUND 2.5" BRASS CAP STAMPED "PLS 1106 1997" AT CORNER COMMON TO SECTIONS 21, 22, 28, AND 27

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|--|---------------------------|-----------------------|----------------------|
| <p>Apex Companies, LLC 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 apexcos.com</p> | CLIENT: URBAN PATTERNS | PROJECT NO.: 25011231 | |
| | SURVEYOR: GREG E. FLOWERS | DATE: 09/04/2025 | |
| | CALC BY: GEF | DRAWN BY: AA | SCALE: 1" = 80' |
| | SECTION: 21 | TOWNSHIP: 2 NORTH | RANGE: 33 EAST, W.M. |
| | CITY: N/A | COUNTY: UMATILLA | |
| | | SHEET 1 OF 1 | |