

MINOR PARTITION PLAT NO. 200700097

Situate in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 South, Range 38 East WM, La Grande, Union County, Oregon

Sta. in Meters 1+915.668 P.O.T.
"H" 20+116.800 P.O.T.

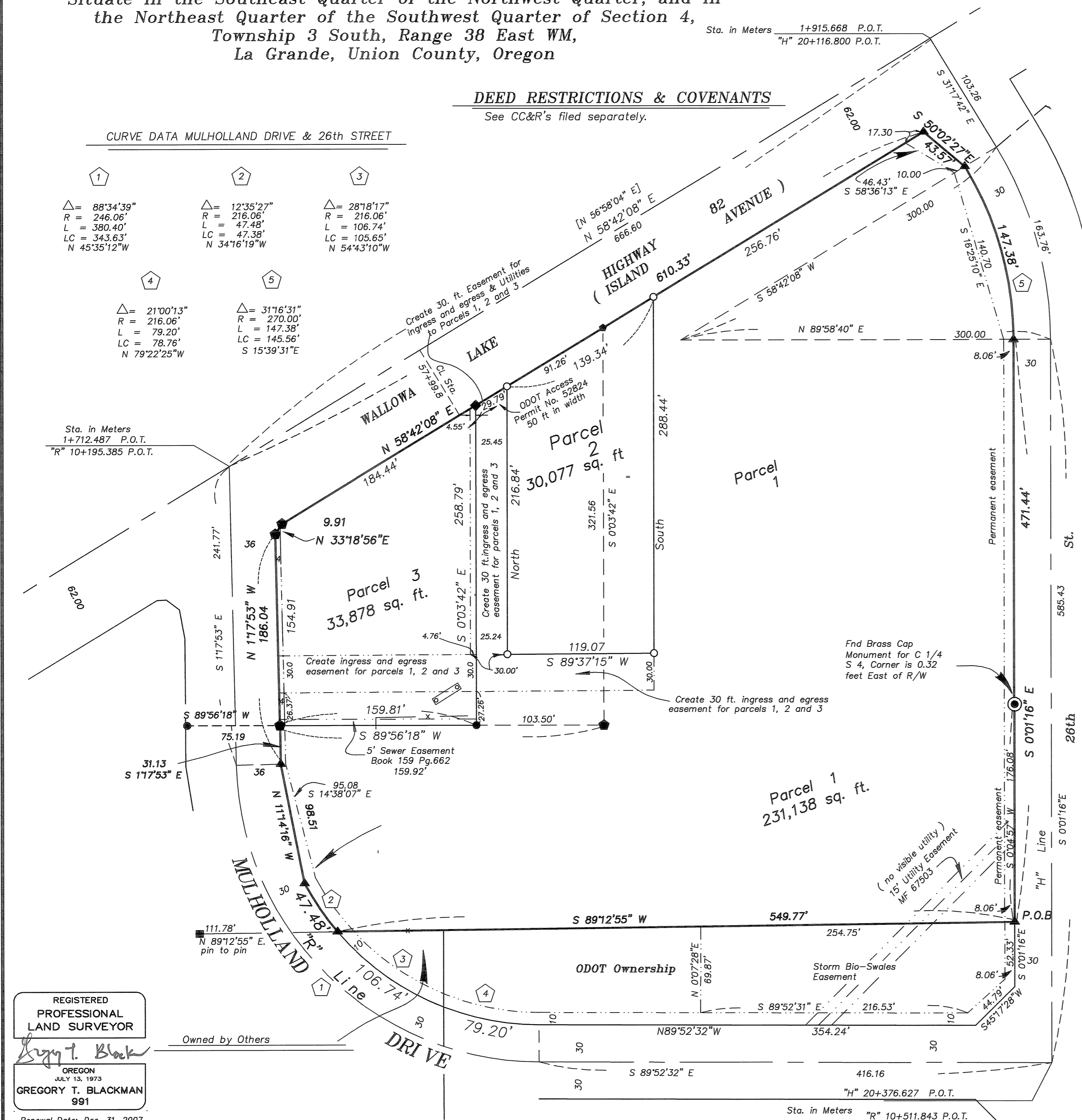
DEED RESTRICTIONS & COVENANTS

See CC&R's filed separately.

CURVE DATA MULHOLLAND DRIVE & 26th STREET

1	2	3
$\Delta = 88^{\circ}34'39''$ R = 246.06' L = 380.40' LC = 343.63' N 45 ³⁵ 12"W	$\Delta = 12^{\circ}35'27''$ R = 216.06' L = 47.48' LC = 47.38' N 34 ¹⁶ 19"W	$\Delta = 28^{\circ}18'17''$ R = 216.06' L = 106.74' LC = 105.65' N 54 ⁴³ 10"W
4	5	
$\Delta = 21^{\circ}00'13''$ R = 216.06' L = 79.20' LC = 78.76' N 79 ²² 25"W	$\Delta = 31^{\circ}16'31''$ R = 270.00' L = 147.38' LC = 145.56' S 15 ³⁹ 31"E	

Sta. in Meters 1+712.487 P.O.T.
"R" 10+195.385 P.O.T.



BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=60'

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 018-1987
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 007-1997
- ⬢ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 031-2005
- ⊙ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 006-2006
- ▲ Found Monument as noted, and as per Union County Remonumentation Record
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ◆ Set Lead plug with brass screw in conc.
- Existing fence line
- - - Centerline of Street
- - - Existing Permanent easement for Slopes, water, gas, Electric and Communication service lines, fixtures and facilities. Width varies. Conveyed by MF 20046898

Curve CL
 $\Delta = 31^{\circ}16'31''$
R = 300.00'
T = 83.97'
LC = 161.73'
S 15³⁹31"E

REFERENCE MATERIAL

Survey Number 031-2005 O.H.S.D. drawing 10B-18-32
Survey Number 018-1987
Survey Number 007-1997
Survey Number 006-2006
Union County Monumentation Records

Book 91 Page 15, Easement
Book 139 Page 439, R/W Easement
Book 139 Page 551 Gas Main Easement
Book 159 Page 662 Pipe Line Easement
MF No 39203 MF No 66587 MF No 67503

Easement Notes & Locations
Easement Filed as Book 91 Page 15 to Eastern Oregon Light and Power is now under Interstate 84.
Easement for Gas, Book 139, Page 439, also Easement in Book 139 Page 551, and Easement in Book 159 Page 662 are all in the Relocated Highway 82 R/W.
Sanitary Sewer easements MF 39203, MF 66587 are now in Mulholland Drive R/W.
Otec easement MF 20062454, is vague. Could be underground service to Starbucks, or existing overhead line in Mulholland Drive R/W.

Oregon State Highway Deeds
Book 158 Page 601
MF No. 93214 MF No. 128730
MF No. 139493 MF No. 20045754
MF No. 20046898 MF No. 20045754
MF No. 20046898 MF No. 20062454
Eastern Oregon Title Partition Report Number 07-18159

NARRATIVE

This partition was ordered by Eastern Oregon Land Development LLC for the purpose of creating three parcels. The exterior of the entire Partition was defined by Surveys Numbered 031-2005 and 006-2006. I found the exterior monuments as set by the aforementioned surveys and accept the positions. Parcel number 2 was defined by an existing lease with Starbucks, and Parcel Number 3 was to be 30,077 sq. feet. It is the object of the ingress and egress easements to be 30 feet in width. I find that the North-South Easement for ingress and egress must extend onto the Lease parcel to Starbucks approximately 4.7± feet in order to keep the area of Parcel 3, and also maintain the 30 foot easement. I find that a number of the existing easements that were originally on this property are now located within the Right of Way of Highway 82 as a result of right of way purchases by the State of Oregon. These are noted above. I find no encroachments, and no unusual conditions with this partition. See also deed restrictions and covenants filed separately.

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200700097 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 200700097 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory T. Black
OREGON JULY 13, 1973
GREGORY T. BLACKMAN 991
Renewal Date: Dec. 31, 2007

Gregory T. Black
Gregory T. Blackman, OPLS 991

MINOR PARTITION PLAT NO.

20070009T

Microfilm Number 20071675T

Plat Cabinet Number C879, C880

Situate in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 South, Range 38 East WM, La Grande, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Partition, situated in the Southeast Quarter of the Northwest Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, being more particularly described as follows,

Beginning at a point on the West line of 26th Street, said point being S 0°04'57" W, a distance of 176.08 feet from the Center Quarter Corner of said Section 4, and being the Southeast Corner of this Partition;

Thence; S 89°12'55" W, a distance of 549.77 feet, to the intersection of the East line of MULHOLLAND DRIVE, and being the intersection of a curve to the right with a radius of 216.06 feet;

Thence; around said curve, (long chord bears N 34°16'19"W, a distance of 47.38') 47.48 feet, to the P.T. of said curve;

Thence; N 11°14'16" W, along said East line of MULHOLLAND DRIVE, a distance of 98.51 feet;

Thence; N 1°17'53" W, along said East line of MULHOLLAND DRIVE, a distance of 186.04 feet;

Thence; N 33°18'56" E, a distance of 9.91 feet, to the southerly line of the WALLOWA LAKE HIGHWAY 82;

Thence; N 58°42'08" E, along said southerly line of said highway, a distance of 610.33 feet, to the West line of said 26th Street;

Thence; S 50°02'27" E, along said West line, a distance of 43.57 feet, to the P.C. of a curve right with a radius of 270.00 feet;

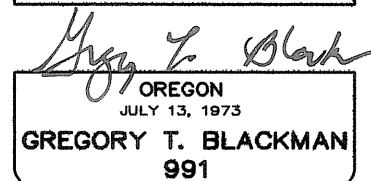
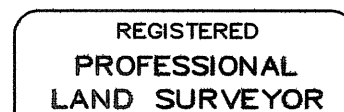
Thence; around said curve, (long chord bears S 15°39'31" E, a distance of 145.56') 147.38 feet, to the P.T. of said curve;

Thence; S 0°01'16" E, along said West line of 26th Street, a distance of 471.44 feet to the point of beginning of this description.

Said parcel containing 295,094 sq. ft, 6.77 acres. Said parcel subject to all easements as they exist or are of record.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Gregory T. Blackman, OPLS 991 Bagett, Griffith and Blackman 2006 Adams Avenue LaGrande, OR 97850



Renewal Date: Dec. 31, 2007

DECLARATION

Know all people by these presents that EASTERN OREGON LAND DEVELOPMENT LLC a Washington limited liability company, duly organized and existing under and by virtue of the laws of the State of Washington, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and we do for ourselves, our heirs and assigns, hereby create all easements as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92. In witness where of, EASTERN OREGON LAND DEVELOPMENT, LLC, pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by Parley A. Pearce, Member of EASTERN OREGON LAND DEVELOPMENT, LLC, and Blair B. Woodfield Member of EASTERN OREGON LAND DEVELOPMENT, LLC.

Parley A. Pearce, Member of Eastern Oregon Land Development, LLC

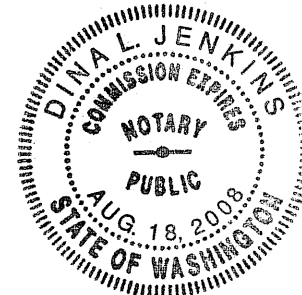
Blair B. Woodfield, Member of Eastern Oregon Land Development, LLC

ACKNOWLEDGMENTS

State of Washington SS County of Walla Walla

Know all people by these presents, on this 15th day of March, 2007, before me a Notary Public in and for said County and State, personally appeared PARLEY A. PEARCE, Member of Eastern Oregon Land Development, LLC, and BLAIR B. WOODFIELD, Member of Eastern Oregon Land Development, LLC, and known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dina L Jenkins, Notary Public for the State of Washington Exp. 8-18-08



Notarial Seal

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C879, C880 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman, OPLS 991

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 30th day of March, 2007.

Norman J. Paullus, Jr., City Surveyor

City of LaGrande Planner

Approved this 30th day of March, 2007.

Michael J. Boquist, City Planner

Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2006-2007 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon SS County of Union

I do hereby certify that the attached partition plat was received for record on the 2nd day of April, 2007, at 5 o'clock P.M., and recorded in Plat Cabinet No. C879, C880 Union County records. Microfilm Number 20071675T

R. Nellie Bogue Hibbert, Union County Clerk

B. Nelson, Deputy