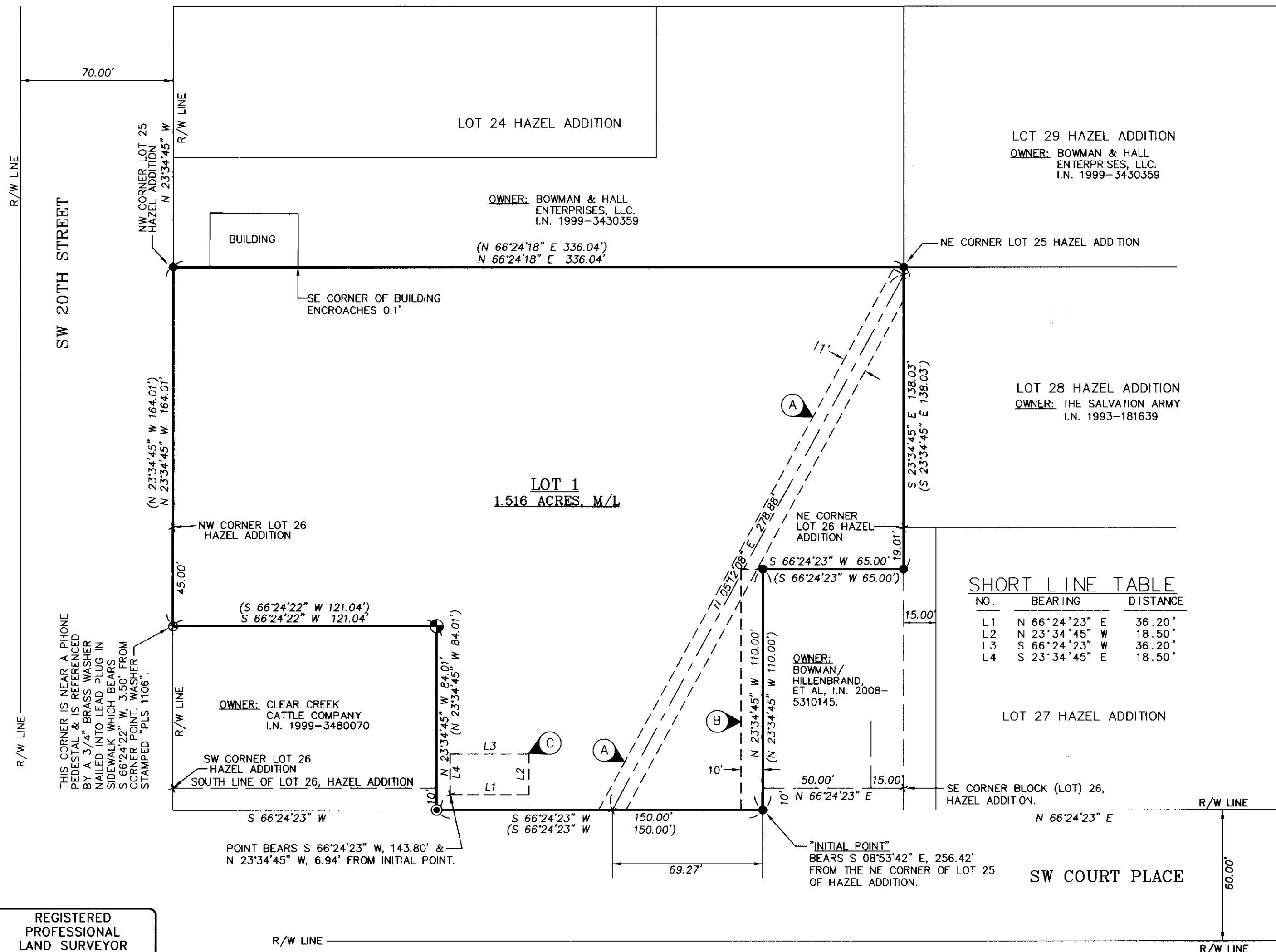
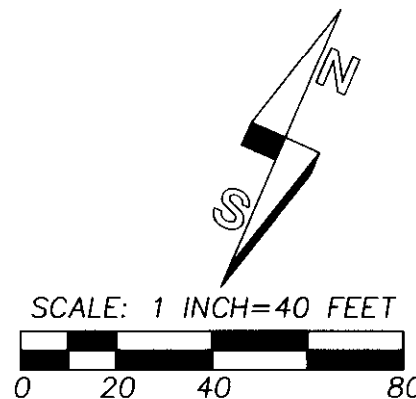


CAMBRIDGE REPLAT

A REPLAT OF WALGREENS REPLAT  
SITUATED IN THE SW1/4 OF THE NW1/4  
AND NW1/4 OF THE SW1/4 OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.  
CITY OF PENDLETON  
UMATILLA COUNTY, OREGON.

LEGEND

- - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP FROM SURVEY NO. 07-195-B.
- ⊕ - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" ESTABLISHED ON SURVEY NO. 12-083-C.
- ✱ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION PER SURVEY NO. 12-083-C & WALGREENS REPLAT.
- I.N. - INDICATES INSTRUMENT NUMBER, UMATILLA COUNTY OFFICE OF RECORDS.
- - INDICATES OVERALL PROPERTY LINE OF NEW LOT 1.
- L2 - INDICATES LINE TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.



SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	N 66°24'23" E	36.20'
L2	N 23°34'45" W	18.50'
L3	S 66°24'23" W	36.20'
L4	S 23°34'45" E	18.50'

RECORD ENCUMBRANCES:

- NOTE: SYMBOL WITH LETTER INDICATES THE LOCATION OF THE ENCUMBRANCE.
- (A) INDICATES UNDERGROUND RIGHT OF WAY EASEMENT TO PACIFICORP. INST. NO. 2012-5990330, OFFICE OF RECORDS. THE EASEMENT DESCRIPTION CALLS FOR AN EASEMENT AREA OF 11 FEET BY 280 FEET, MORE OR LESS. THE CENTERLINE OF THE EASEMENT WAS LOCATED ON A LINE BETWEEN THE POWER POLE CALLED IN THE EASEMENT DOCUMENT AND THE CENTER OF THE NEW TRANSFORMER PAD, AND EXTENDED TO THE EAST LINE OF LOT 1. THE EAST SIDE LINE OF THE EASEMENT TERMINATES ON THE EAST LINE OF LOT 1.
  - (B) 10 FOOT "NO-BUILD" AREA DEFINED IN NO-BUILD COVENANT & RELEASE & RECONVEYANCE OF EASEMENTS, INST. NO. 2013-6060807, OFFICE OF RECORDS. THE "NO BUILD" AREA ON LOT 1 IS A 10 FOOT WIDE STRIP OF LAND ABUTTING THE WEST LINE OF THE BOWMAN/HILLENBRAND LAND.
  - (C) INDICATES LOCATION OF PARKING EASEMENT AGREEMENT. INST. NO. 2012-5940594, OFFICE OF RECORDS. THE EASEMENT DOCUMENT INCLUDES A GRAPHIC EXHIBIT OF 4 PARKING STALLS, (SPACES) ON LOT 1. THE DOCUMENT WAS RECORDED PRIOR TO CONSTRUCTION OF THE PARKING AREA SO THERE ARE NO DIMENSIONS. THE LOCATION OF THIS EASEMENT WAS DETERMINED BY SURVEYING THE CONSTRUCTED LOCATION OF THE SUBJECT PARKING STALLS AND IDENTIFYING THAT LOCATION ON THIS PLAT.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }  
COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded  
ON October 25, 2013  
at 10:20 o'clock Am., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
15 83  
OFFICE OF COUNTY RECORDS  
By: ...Steve Churchill...Records Officer  
Fees \$ 7.00 No. 2013-6110198

RECEIVED BY  
Umatilla County Surveyor  
Date: 10/30/2013  
Rec'd By: *Doug Tolbert*  
No.: 13-531-B

WELLS SURVEYING  
1 SW NYE AVENUE, SUITE B  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: 07/13 DR. BY: DMT/WRW  
CK. BY: WRW NO: 12-1367

PROJECT: \CAMBRIDGE1  
CAMBRIDGE REPLAT  
A REPLAT OF WALGREENS REPLAT  
SITUATED IN THE SW1/4 OF THE NW1/4  
AND NW1/4 OF THE SW1/4 OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.  
CITY OF PENDLETON  
UMATILLA COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Willis R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/14

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF THE CAMBRIDGE REPLAT  
*Willis R. Wells*  
WILLIAM R. WELLS, PLS

DATE OF LAST SURVEY: BOUNDARY SURVEYED UNDER UMATILLA COUNTY SURVEY NO. 12-083-C.

CAMBRIDGE REPLAT

A REPLAT OF WALGREENS REPLAT SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF PENDLETON

PENDLETON CITY PLANNER

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

7 DAY OF October 2013.

[Signature] PENDLETON CITY PLANNER

PENDLETON CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

8 DAY OF October 2013.

[Signature] PENDLETON CITY SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, 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 SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 16 DAY OF October 2013.

[Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

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

DATED THIS 25th DAY OF October 2013.

[Signature] CHAIRMAN

[Signature] COMMISSIONER

[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 COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 24th DAY OF October 2013.

[Signature] COUNTY ASSESSOR

[Signature] COUNTY TAX COLLECTOR

OWNERS DECLARATION

WALPEN, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "CAMBRIDGE REPLAT", A REPLAT OF WALGREENS REPLAT, IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WALPEN, LLC, AN OREGON LIMITED LIABILITY COMPANY BY: K.B. ENTERPRISES, A CALIFORNIA GENERAL PARTNERSHIP, ITS MANAGING MEMBER,

BY: [Signature] MERLE KRANTZMAN, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA

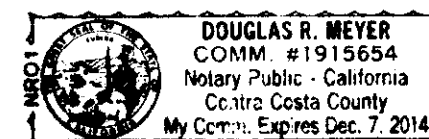
COUNTY OF Contra Costa )SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF OCTOBER 2013, BY MERLE KRANTZMAN.

[Signature] NOTARY PUBLIC FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 12/07/2014

MY COMMISSION NUMBER: 1915654



SURVEYORS CERTIFICATE AND 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, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "CAMBRIDGE REPLAT".

THE PLAT BOUNDARY MONUMENTS WERE RECOVERED OR ESTABLISHED ON UMATILLA COUNTY SURVEY NO. 12-083-C. THAT SURVEY WAS MADE PRIOR TO THE WALGREENS STORE SITE CONSTRUCTION, BY A 2 PERSON CREW, BY CLOSED TRAVERSE WITH A LEICA TCR 803 THREE SECOND TOTAL STATION.

AFTER SITE CONSTRUCTION, I VERIFIED THE BOUNDARY MONUMENTS WERE IN PLACE AND REESTABLISHED MISSING MONUMENTS AS SHOWN OR NOTED ON PLAT SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOT 1 OF WALGREENS REPLAT, RECORDED SEPTEMBER 19, 2012 IN THE RECORD OF PLATS OF UMATILLA COUNTY AT BOOK 15, PAGE 68, AS INSTRUMENT NO. 2012-5960290, UMATILLA COUNTY PLAT RECORDS.

[Signature] WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/14

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

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

ON October 25, 2013 at 10:20 o'clock Am., in the record of PLATS of said County.

BOOK PAGE Slide 15 83

OFFICE OF COUNTY RECORDS

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

Fees \$ 7.00 No. 2013-6110198

RECEIVED BY Umatilla County Surveyor Date: 10/30/2013 Rec'd By: [Signature] No.: 13-531-B

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE: 07/13 DR. BY: DMT/WRW CK. BY: WRW NO: 12-1367

PROJECT: \CAMBRIDGES2

CAMBRIDGE REPLAT

A REPLAT OF WALGREENS REPLAT SITUATED IN THE SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF THE CAMBRIDGE REPLAT

[Signature] WILLIAM R. WELLS, PLS