

RESOLUTION NO. 25-027

**A RESOLUTION DECLARING THE NECESSITY OF
ACQUIRING EASEMENTS FROM CERTAIN DESCRIBED REAL PROPERTY
ABUTTING EAST 1ST STREET FOR
THE DALLES RIVERFRONT ACCESS PROJECT**

WHEREAS, since at least 2008, the City has explored its available options for The Dalles Riverfront Access Project (also known as the First Street Streetscape Project), which involves the development of certain street and pedestrian improvements on East 1st Street from Union Street to Laughlin Street (**Project**);

WHEREAS, on May 23, 2011, the City Council adopted Resolution No. 11-013 (**2011 Resolution**), a resolution **(1)** declaring the necessity and intent to acquire easements from certain described real properties along East 1st Street (each, **Property**) and **(2)** authorizing the Oregon Department of Transportation (**ODOT**) to negotiate for its acquisition, a copy of which is attached to and made part of this Resolution as its **Exhibit 1**;

WHEREAS, the City and ODOT entered a Local Agency High Priority Project Agreement No. 24441 (**IGA**) to accomplish the acquisitions of those easements and, at its October 24, 2022, regular meeting, the City Council authorized the mutual termination of the IGA consistent with the City's engineering consultant's recommendation that the City could finalize the Project more expeditiously and cost-effectively if the City proceeded without ODOT;

WHEREAS, while the Project's design has evolved since the City Council adopted the 2011 Resolution—thus leading to slightly different portions of real property needed for the Project today—the character and extent of the City's necessity and purpose for the acquisitions of the easements has remained consistent with the 2011 Resolution;

WHEREAS, as of today, the City has secured 9 of the 20 easements identified by the City's engineering consultant and is finalizing negotiations for the remaining 11 easements with their respective Property owners; and

WHEREAS, to clarify that the City's declaration of the necessity and purpose of its acquisitions of the easements for the Project through the 2011 Resolution is continuing despite the City's prosecution of the Project without ODOT's direct involvement and the Project's design's natural evolution since 2011, the City Council now intends this Resolution to reaffirm that necessity and purpose as provided herein and in support of the public health, safety, and welfare.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES
RESOLVES AS FOLLOWS:**

Section 1 Declaration of Necessity and Purpose. Consistent with ORS 35.235, the City of The Dalles hereby declares the necessity of its acquisitions of the easements described in *Section 2* for the purpose of the Project.

RESOLUTION NO. 11-013

A RESOLUTION DECLARING THE NECESSITY AND INTENT TO ACQUIRE EASEMENTS AND RIGHT OF WAY FROM CERTAIN DESCRIBED REAL PROPERTY, AUTHORIZING THE OREGON STATE DEPARTMENT OF TRANSPORTATION TO NEGOTIATE FOR ITS ACQUISITION.

WHEREAS, the City of The Dalles entered into an agreement with an independent engineering firm for the design of the Downtown – Riverfront Connection Project; and

WHEREAS, in order for the project to be constructed as designed, the City of The Dalles must acquire certain types of easements and right of way, adjoining certain real properties and these easements have been deemed necessary for the construction of the Downtown – Riverfront Connection Project. The properties are further described in the attached Exhibit A; and

WHEREAS, the City of The Dalles has secured federal grants for the construction of the Downtown – Riverfront Connection Project, which are administered through the State of Oregon Department of Transportation; and

WHEREAS, the State of Oregon Department of Transportation requires that the purchase of temporary construction and access easements, and permanent easements for right of way and subsurface pedestrian facilities be negotiated by their office.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

Section 1. Authorization. City Council authorizes staff to enter into an agreement with the State of Oregon Department of Transportation for right of way services, for the purchase of temporary construction and access easements, and permanent easements for right of way and subsurface pedestrian facility.

Section 2. Effective Date. This Resolution shall be effective as of May 23, 2011.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2011

Voting Yes, Councilors: Dick, Wood, Ahier, McGlothlin, Spatz

Voting No, Councilors: None

Absent, Councilors: None

Abstaining, Councilors: None

AND APPROVED BY THE MAYOR THIS 23rd DAY OF MAY, 2011

SIGNED:

James L. Wilcox
James L. Wilcox, Mayor

ATTEST:

Julie Krueger
Julie Krueger, MMC, City Clerk

THE ORIGINAL DALLES CITY
VOL. C PG. 003
BLOCK 2

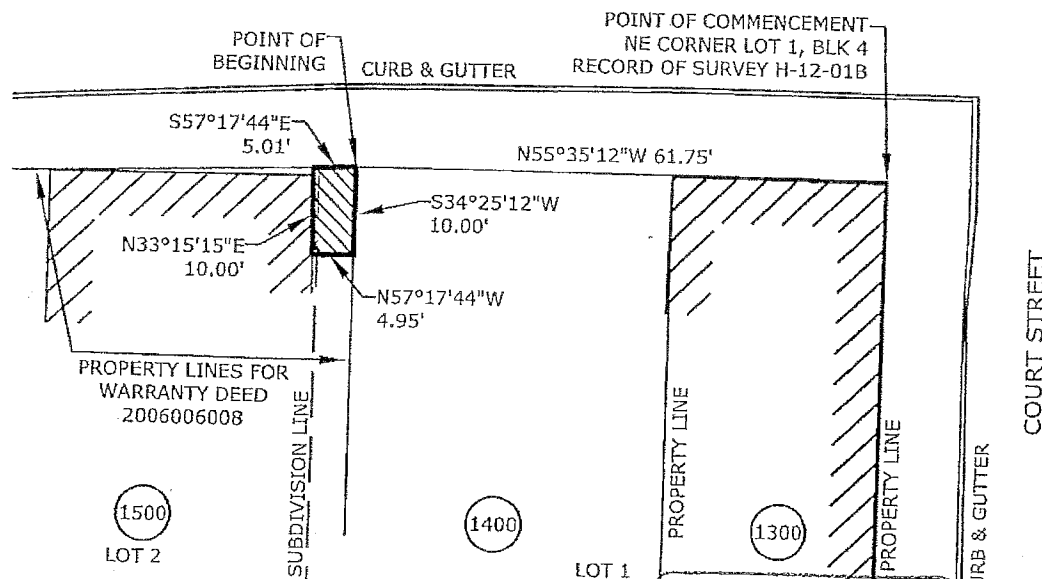
LOT 6

LOT 5

RAILROAD

CURB & GUTTER

1ST STREET



NOTE:

BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.



TEMPORARY EASEMENT
TAX LOT BA1500
±49 SQUARE FEET



BUILDING

THE ORIGINAL DALLES CITY
VOL. C PG. 003
BLOCK 4

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael P. Le Jeune
3/29/11
OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

White Shield Inc.
320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED
Scale: 1" = 20'
Sheet: 1 OF 1
Project: 108-001-01
Date: JAN 12, 2011

TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BA1500

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

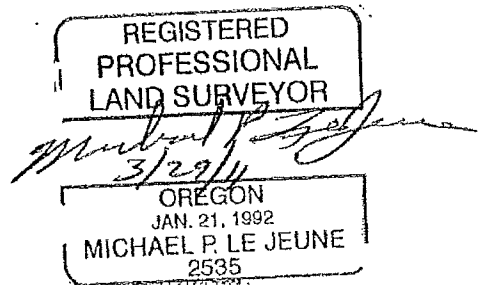
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF CONTRACT SALE DEED 2006-006008 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

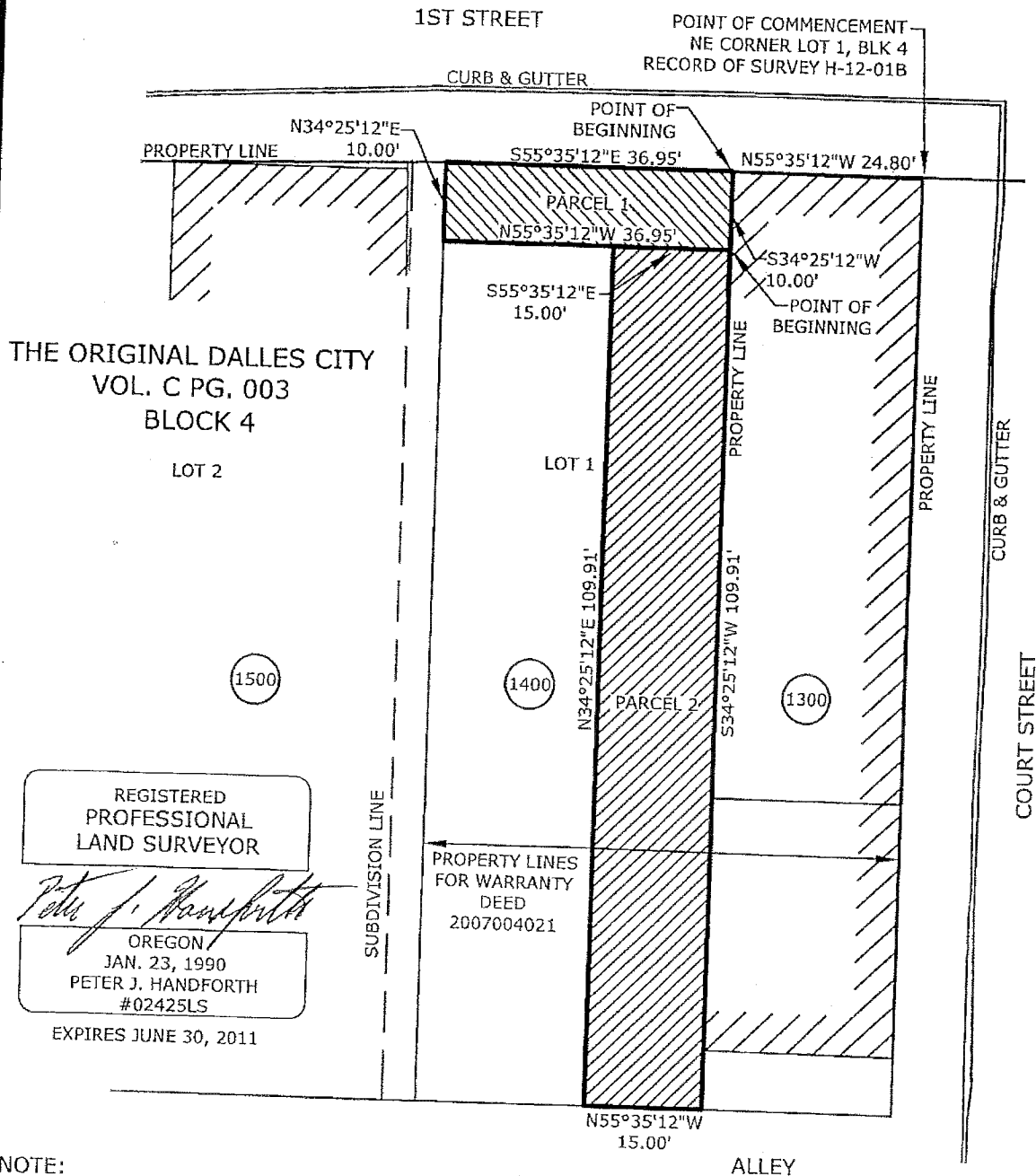
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 61.75 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 34°25'12" WEST, 10.00 FEET; THENCE ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 2 NORTH 57°17'44" WEST, 4.80 FEET; THENCE NORTH 33°15'15" EAST, 10.00 FEET TO SAID NORTHERLY LINE OF LOT 2; THENCE ALONG SAID NORTHERLY LINE SOUTH 57°17'44" EAST, 5.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 49 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





NOTE:

BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.



PARCEL 1 - TEMPORARY
CONSTRUCTION EASEMENT
TAX LOT BA1400
±369 SQUARE FEET



PARCEL 2 - TEMPORARY
ACCESS EASEMENT
TAX LOT BA1400
±1649 SQUARE FEET



BUILDING

White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
TEMPORARY CONSTRUCTION &
ACCESS EASEMENTS
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'

Sheet: 1 OF 1

Project: 108-001-01

Date: APR 19, 2011

PARCEL 1

TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BA1400

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 2007-004021 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 24.80 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 34°25'12" WEST, 10.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF LOT 1 NORTH 55°35'12" WEST, 36.95 FEET; THENCE NORTH 34°25'12" EAST, 10.00 FEET TO A POINT ON SAID NORTHERLY LINE OF LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 55°35'12" EAST, 36.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 369 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

PARCEL 2

TEMPORARY ACCESS EASEMENT, TAX LOT BA1400

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

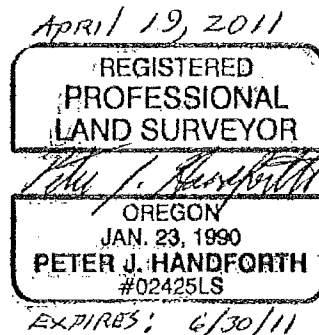
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 2007-004021 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

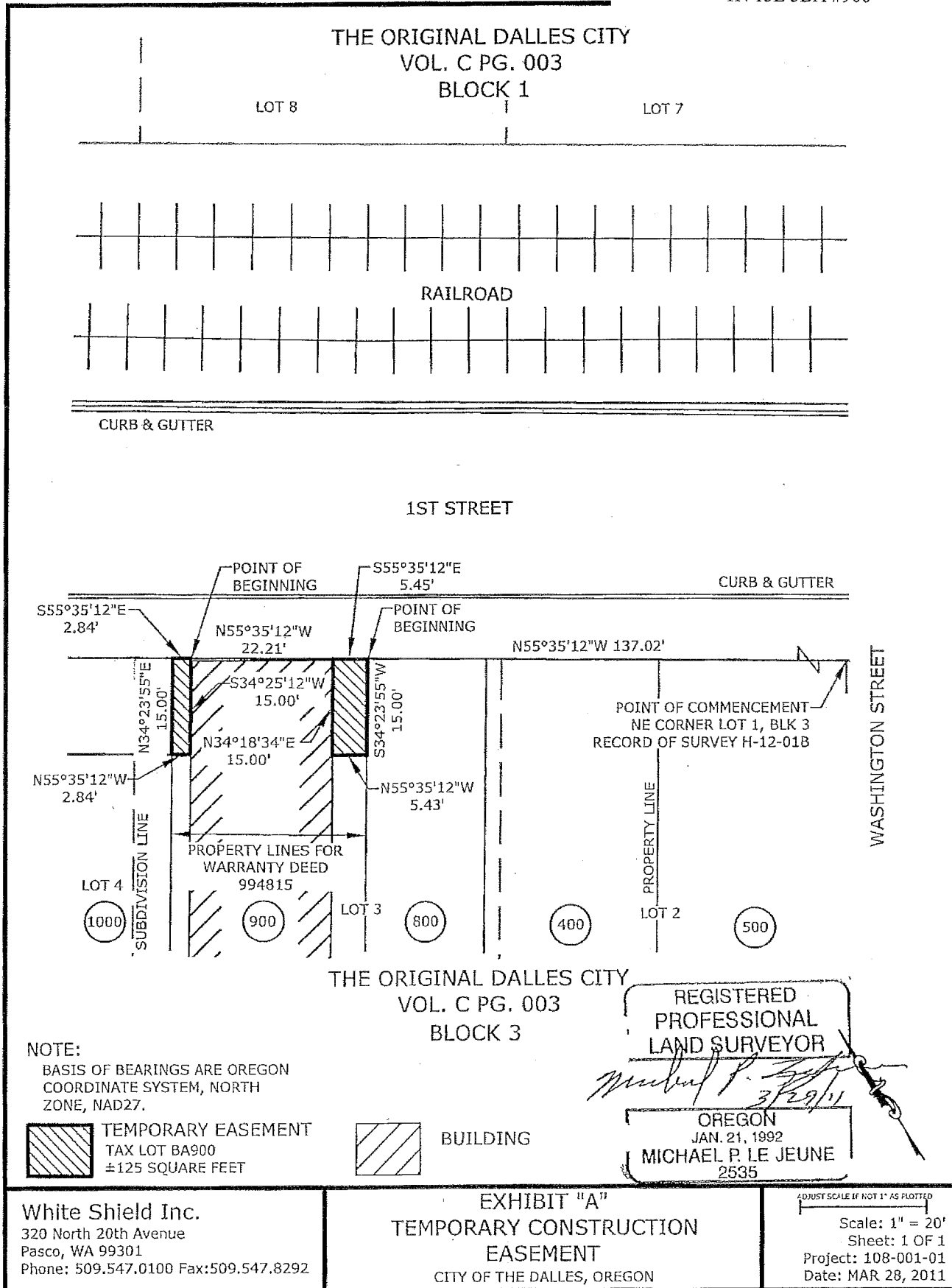
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 24.80 FEET; THENCE SOUTH 34°25'12" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE EAST LINE OF DEED DOCUMENT 2007-004021 OF WASCO COUNTY DEED RECORDS SOUTH 34°25'12" WEST, 109.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE NORTH 55°35'12" WEST, 15.00 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID DEED NORTH 34°25'12" EAST, 109.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 SOUTH 55°35'12" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1649 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BA900

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEEDS 994815 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 3 NORTH 55°35'12" WEST, 137.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 5.43 FEET; THENCE NORTH 34°18'34" EAST, 15.00 FEET TO SAID NORTHERLY LINE OF BLOCK 3; THENCE SOUTH 55°35'12" EAST, 5.45 FEET TO THE POINT OF BEGINNING.

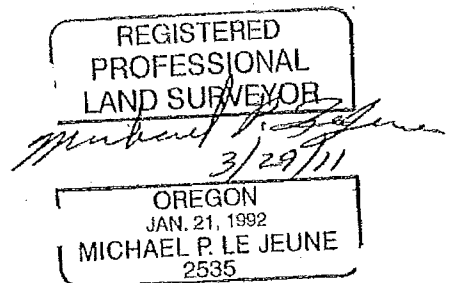
TOGETHER WITH THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SAID NORTHEAST CORNER OF LOT 1, BLOCK 3; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 3 NORTH 55°35'12" WEST, 159.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°25'12" WEST, 15.00 FEET; THENCE ALONG A LINE PARALEL WITH SAID NORTH LINE OF BLOCK 3 NORTH 55°35'12" WEST, 2.84 FEET TO THE WEST LINE OF SAID WARRANTY DEED 994815; THENCE ALONG SAID WEST LINE NORTH 34°23'55" EAST, 15.00 FEET TO A POINT ON SAID NORTHERLY LINE OF BLOCK 3; THENCE ALONG SAID NORTHERLY LINE SOUTH 55°35'12" EAST, 2.84 FEET TO SAID POINT OF BEGINNING.

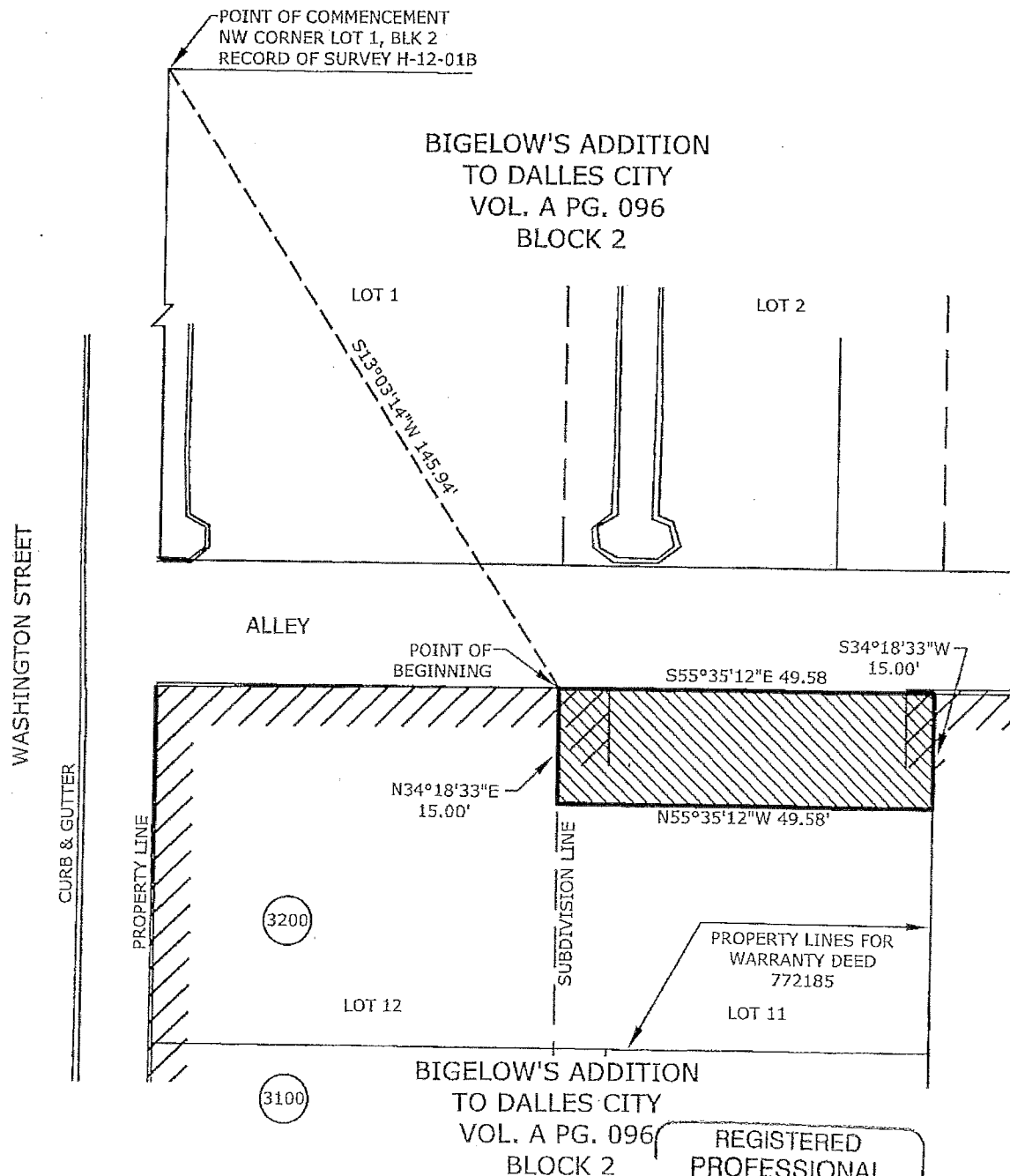
SAID PARCEL OF LAND CONTAINS 125 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".



Stanley Heisler
1N 13E 3BD #3200



NOTE:

BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.



TEMPORARY EASEMENT
TAX LOT BD3200
±744 SQUARE FEET



BUILDING

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael P. Le Jeune
3/29/11
OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED
Scale: 1" = 20'
Sheet: 1 OF 1
Project: 108-001-01
Date: JAN 12, 2011

TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BD3200

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 772185 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF BIGELOW'S ADDITION TO DALLES CITY, VOLUME A, PAGE 096 OF PLATS, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE SOUTH $13^{\circ}03'14''$ WEST, 145.94 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 2 OF BIGELOW'S ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 SOUTH $55^{\circ}35'12''$ EAST, 49.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 SOUTH $34^{\circ}18'33''$ WEST, 15.00 FEET; THENCE LEAVING SAID EASTERLY LINE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF LOT 11 NORTH $55^{\circ}35'12''$ WEST, 49.58 FEET TO THE WESTERLY LINE OF SAID LOT 11; THENCE ALONG SAID WESTERLY LINE NORTH $34^{\circ}18'33''$ EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 744 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

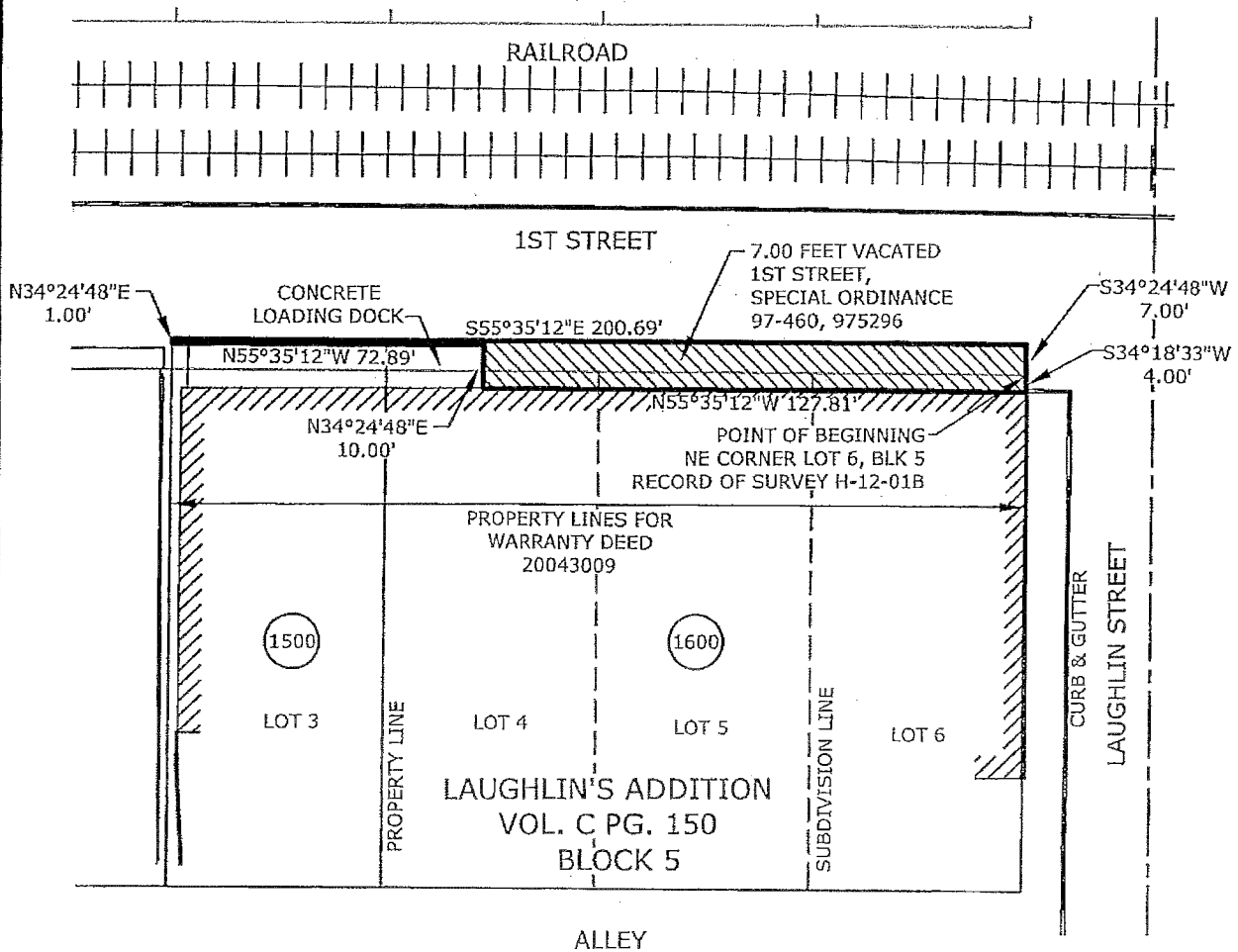
SEE ATTACHED EXHIBIT "A".

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael P. LeJeune
3/29/11

OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

Wm. Pettyjohn
IN 13E 3BD #1600



NOTE:

BASIS OF BEARINGS ARE OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.



TEMPORARY EASEMENT
TAX LOT BD1500 & BD1600
±1479 SQUARE FEET



BUILDING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael P. Le Jeune
3/29/11

OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301

Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 40'

Sheet: 1 OF 1

Project: 108-001-01

Date: JAN 12, 2011

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BD1500
AND BD1600**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

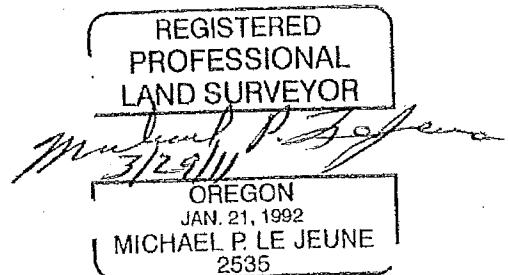
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 971935, AND SPECIAL ORDINANCE NUMBER 97-460, CITY OF THE DALLES COUNCIL RECORDS AND RECORDED AT MICRO FILM NO. 975296 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

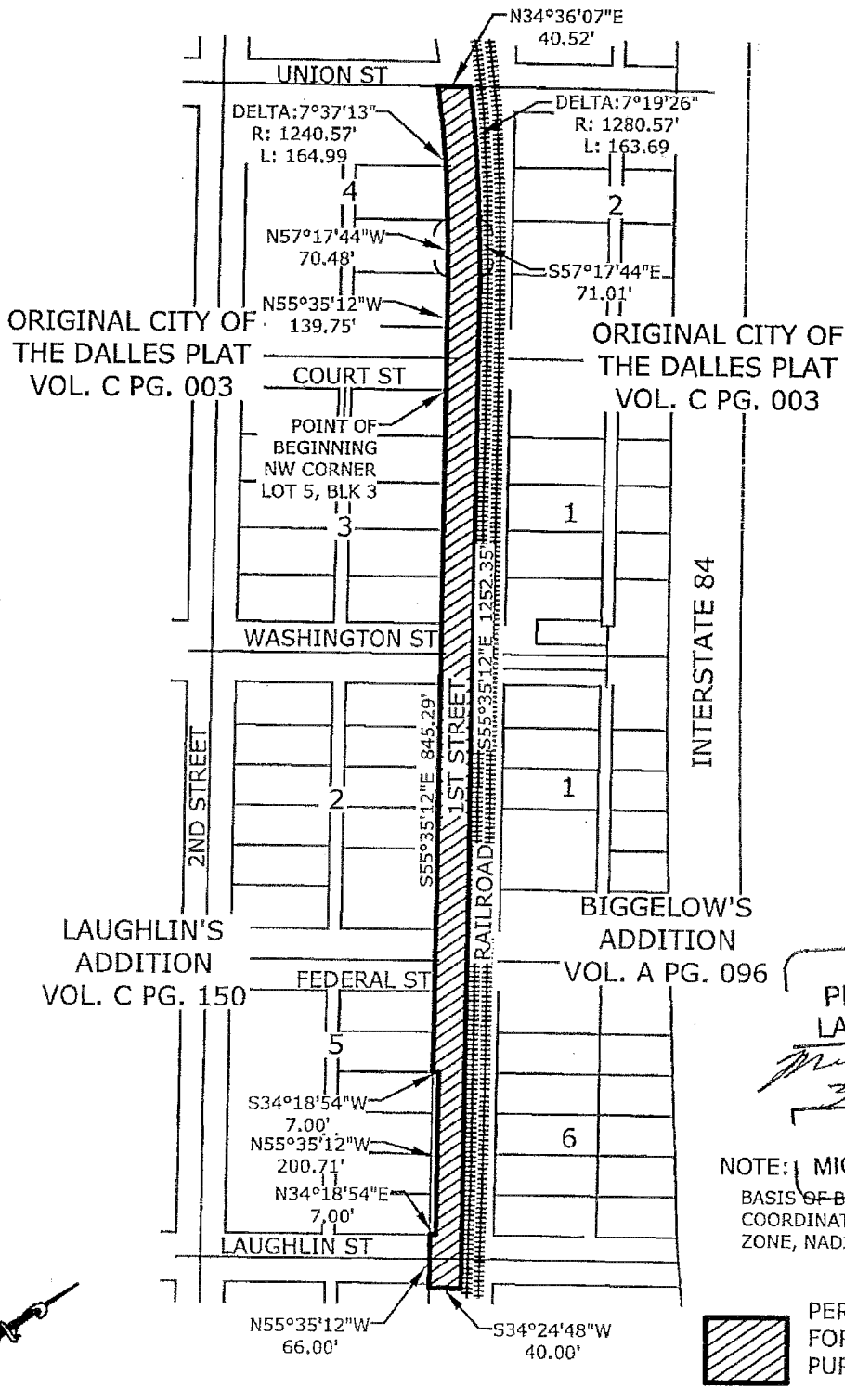
BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 5, OF LAUGHLIN'S ADDITION TO THE CITY OF THE DALLES, VOLUME C, PAGE 150 OF PLATS, RECORDED NOVEMBER 29, 1862, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6 SOUTH 34°18'33" WEST, 4.00 FEET; THENCE LEAVING SAID EASTERLY LINE ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 5 NORTH 55°35'12" WEST, 127.81 FEET; THENCE ALONG A LINE PERPENDICULAR TO THE NORTHERLY LINE OF SAID BLOCK 5 NORTH 34°24'48" EAST, 10.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 5 NORTH 55°35'12" WEST, 72.89 FEET; THENCE PERPENDICULAR TO SAID NORTHERLY LINE NORTH 34°24'48" EAST, 1.00 FEET TO THE NORTHWEST CORNER OF SAID VACATED PORTION OF FIRST STREET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF SAID BLOCK 5 SOUTH 55°35'12" EAST, 200.69 FEET TO THE NORTHEAST CORNER OF SAID VACATED PORTION OF FIRST STREET; THENCE ALONG A LINE PERPENDICULAR TO SAID NORTHERLY LINE OF BLOCK 5 SOUTH 34°24'48" WEST, 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1479 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael P. Le Jeune
3/29/11

OREGON
JAN. 21, 1992

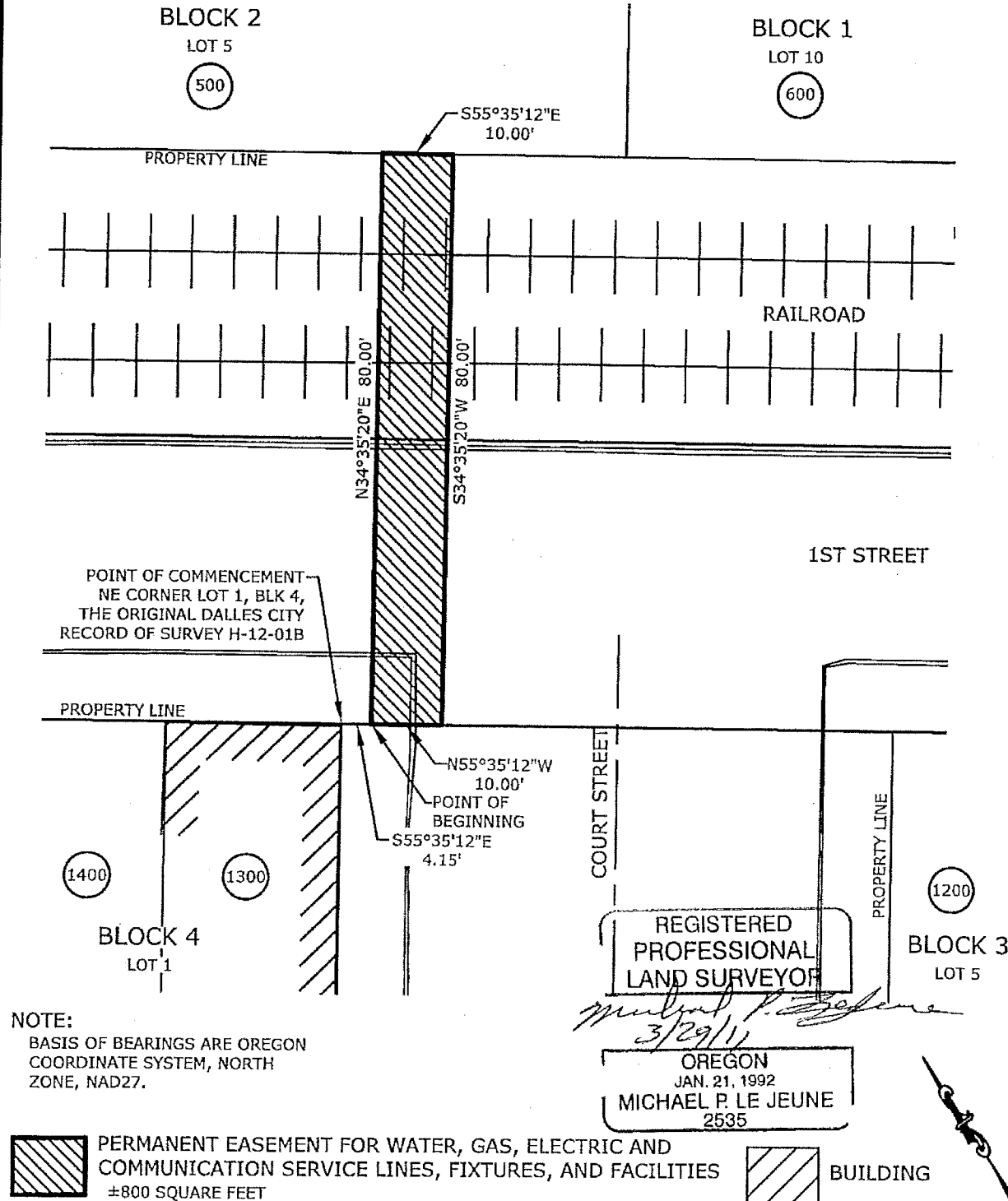
NOTE: MICHAEL P. LE JEUNE
2535
BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.

White Shield Inc.
320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
PERMANENT EASEMENT
FOR RIGHT OF WAY PURPOSES
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED
Scale: 1" = 200'
Sheet: 1 OF 1
Project: 108-001-01
Date: FEB 18, 2011

THE ORIGINAL DALLES CITY
VOL. C PG. 003



White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

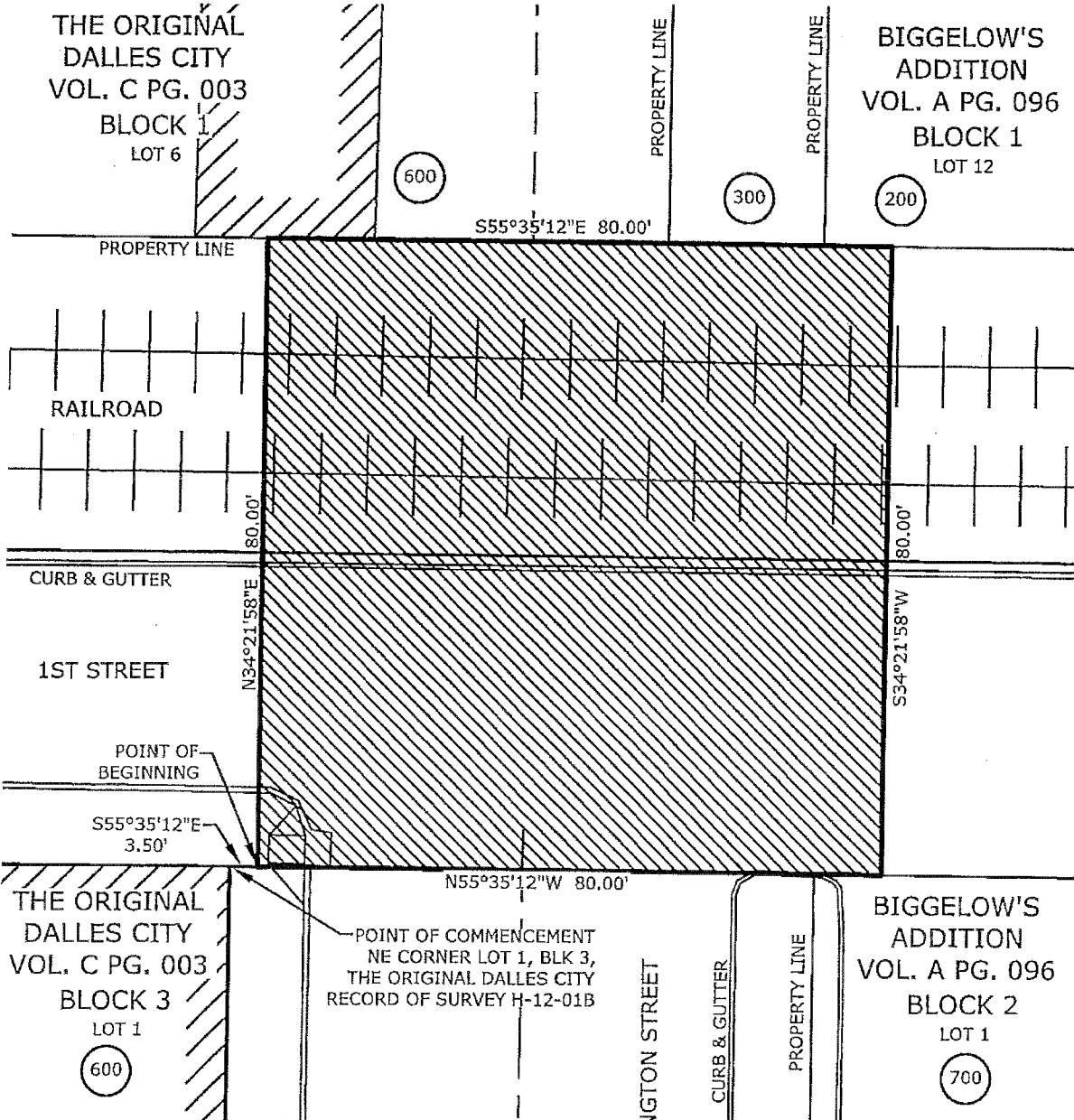
EXHIBIT "B"
PERMANENT EASEMENT FOR UTILITY
LINES, FIXTURES, AND FACILITIES
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'
Sheet: 1 OF 1
Project: 108-001-01
Date: FEB 18, 2011

THE ORIGINAL
DALLES CITY
VOL. C PG. 003
BLOCK 1
LOT 6

BIGGELOW'S
ADDITION
VOL. A PG. 096
BLOCK 1
LOT 12



NOTE:

BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.



PERMANENT EASEMENT
FOR SUBSURFACE
PEDESTRIAN FACILITY
±6400 SQUARE FEET



BUILDING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael P. Le Jeune
3/29/11

OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "C"
**PERMANENT EASEMENT FOR
SUBSURFACE PEDESTRIAN FACILITY**
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'
Sheet: 1 OF 1
Project: 108-001-01
Date: FEB 18, 2011

PARCEL 1 - PERMANENT EASEMENT FOR RIGHT OF WAY PURPOSES, 1ST STREET

A STRIP OF LAND 40.00 FEET IN WIDTH LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET NORTH 55°35'12" WEST, 139.75 FEET; THENCE NORTH 57°17'44" WEST, 70.48 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 32°54'40" WEST, A DELTA OF 7°37'13", A RADIUS OF 1240.57 FEET, AND A LENGTH OF 164.99 FEET TO A POINT ON THE CENTERLINE OF UNION STREET; THENCE ALONG SAID CENTERLINE NORTH 34°36'07" EAST, 40.52 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE LEAVING SAID CENTERLINE ALONG SAID CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 25°35'03" EAST, A DELTA OF 7°19'26", A RADIUS OF 1280.57 FEET, AND A LENGTH OF 163.69 FEET; THENCE ALONG A LINE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 57°17'44" EAST, 71.01 FEET; THENCE SOUTH 55°35'12" EAST, 1252.35 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 34°24'48" WEST, 40.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 55°35'12" WEST, 66.00 FEET; THENCE NORTH 34°18'54" EAST, 7.00 FEET; THENCE NORTH 55°35'12" WEST, 200.71 FEET; THENCE SOUTH 34°18'54" WEST, 7.00 FEET; THENCE NORTH 55°35'12" WEST, 845.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.33 ACRES, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

PARCEL 2 - PERMANENT EASEMENT FOR WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES, AND FACILITIES, COURT STREET AND 1ST STREET

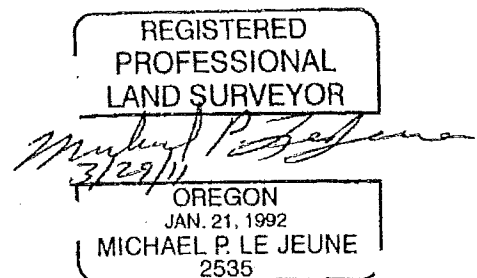
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE PROJECTED NORTHERLY LINE OF SAID LOT 1 SOUTH 55°35'12" EAST, 4.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°35'20" EAST, 80.00 FEET TO THE SOUTHERLY LINE OF LOT 5, BLOCK 2, OF SAID PLAT; THENCE ALONG SAID SOUTHERLY LINE SOUTH 55°35'12" EAST, 10.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 34°35'20" WEST, 80.00 FEET TO A POINT ALONG SAID PROJECTED LINE; THENCE ALONG SAID PROJECTED LINE NORTH 55°35'12" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 800 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "B".



**PARCEL 3 - PERMANENT EASEMENT FOR SUBSURFACE PEDESTRIAN FACILITY,
WASHINGTON STREET AND 1ST STREET**

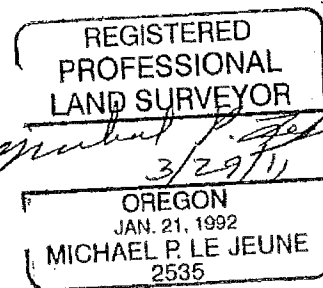
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

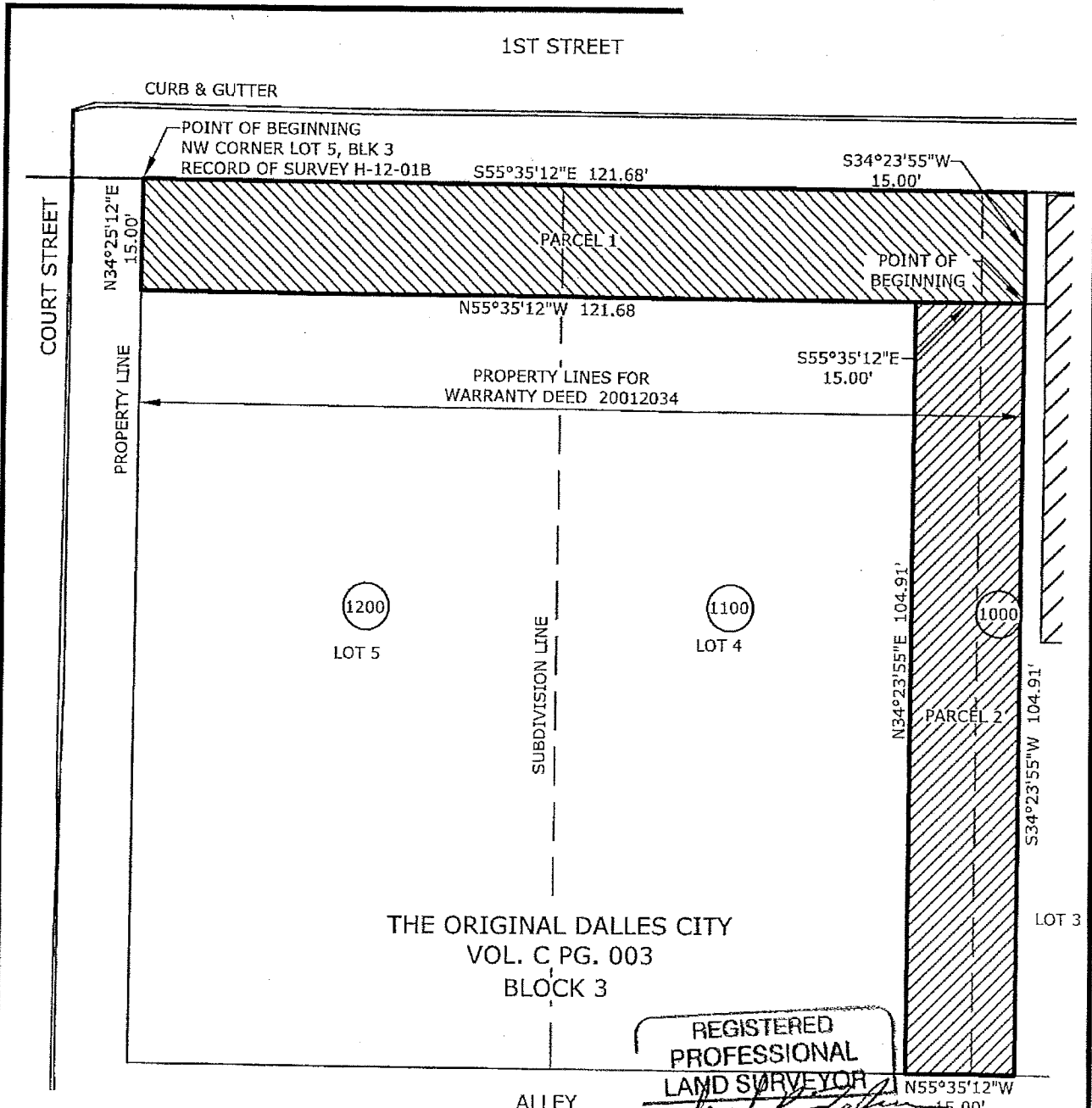
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE PROJECTED NORTHERLY LINE OF SAID LOT 1 SOUTH 55°35'12" EAST, 3.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°21'58" EAST, 80.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6, BLOCK 1, OF SAID PLAT; THENCE SOUTH 55°35'12" WEST, 80.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 12, BLOCK 1, OF BIGELOW'S ADDITION TO THE DALLES, VOLUME A, PAGE 096 OF PLATS; THENCE SOUTH 34°21'58" WEST, 80.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 2, OF SAID BIGELOW'S ADDITION; THENCE NORTH 55°35'12" WEST, 80.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 6400 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "C".





REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael P. Le Jeune
3/29/11
OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

NOTE:

BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.



PARCEL 1 - TEMPORARY
CONSTRUCTION EASEMENT
TAX LOTS BA1000 BA1100 & BA1200
±1825 SQUARE FEET



PARCEL 2 - TEMPORARY
ACCESS EASEMENT
TAX LOTS BA1000 BA1100 & BA1200
±1574 SQUARE FEET



BUILDING

White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
TEMPORARY CONSTRUCTION &
ACCESS EASEMENTS
CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'
Sheet: 1 OF 1
Project: 108-001-01
Date: MAR 28 2011

PARCEL 1

**TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOTS BA1000
BA1100 BA1200**

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20012034 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 SOUTH 55°35'12" EAST, 121.68 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF LOT 5 NORTH 55°35'12" WEST, 121.68 FEET; THENCE NORTH 34°25'12" EAST, 15.00 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1825 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

PARCEL 2

TEMPORARY ACCESS EASEMENT, TAX LOTS BA1000 BA1100 BA1200

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

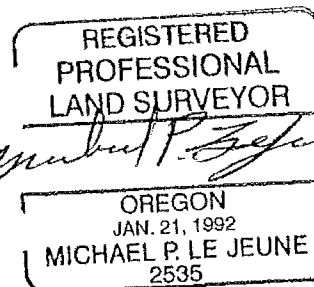
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20012034 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

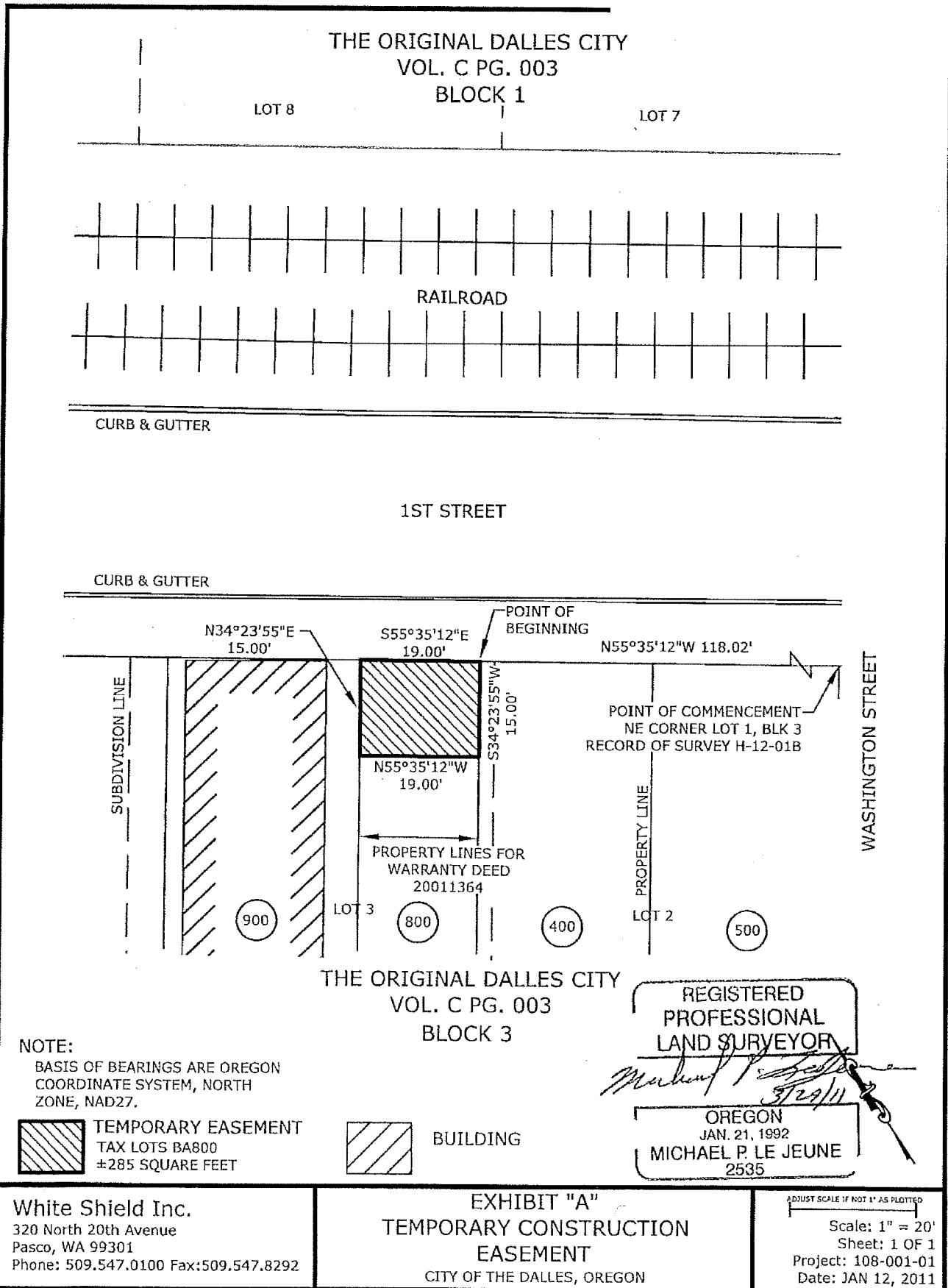
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 SOUTH 55°35'12" EAST, 121.68 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°23'55" WEST, 104.91 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 OF SAID BLOCK 3; THENCE ALONG SAID SOUTH LINE NORTH 55°35'12" WEST, 15.00 FEET; THENCE NORTH 34°23'55" EAST, 104.91 FEET; THENCE SOUTH 55°35'12" EAST; 15.00 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1574 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOTS BA800

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEEDS 20011364 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

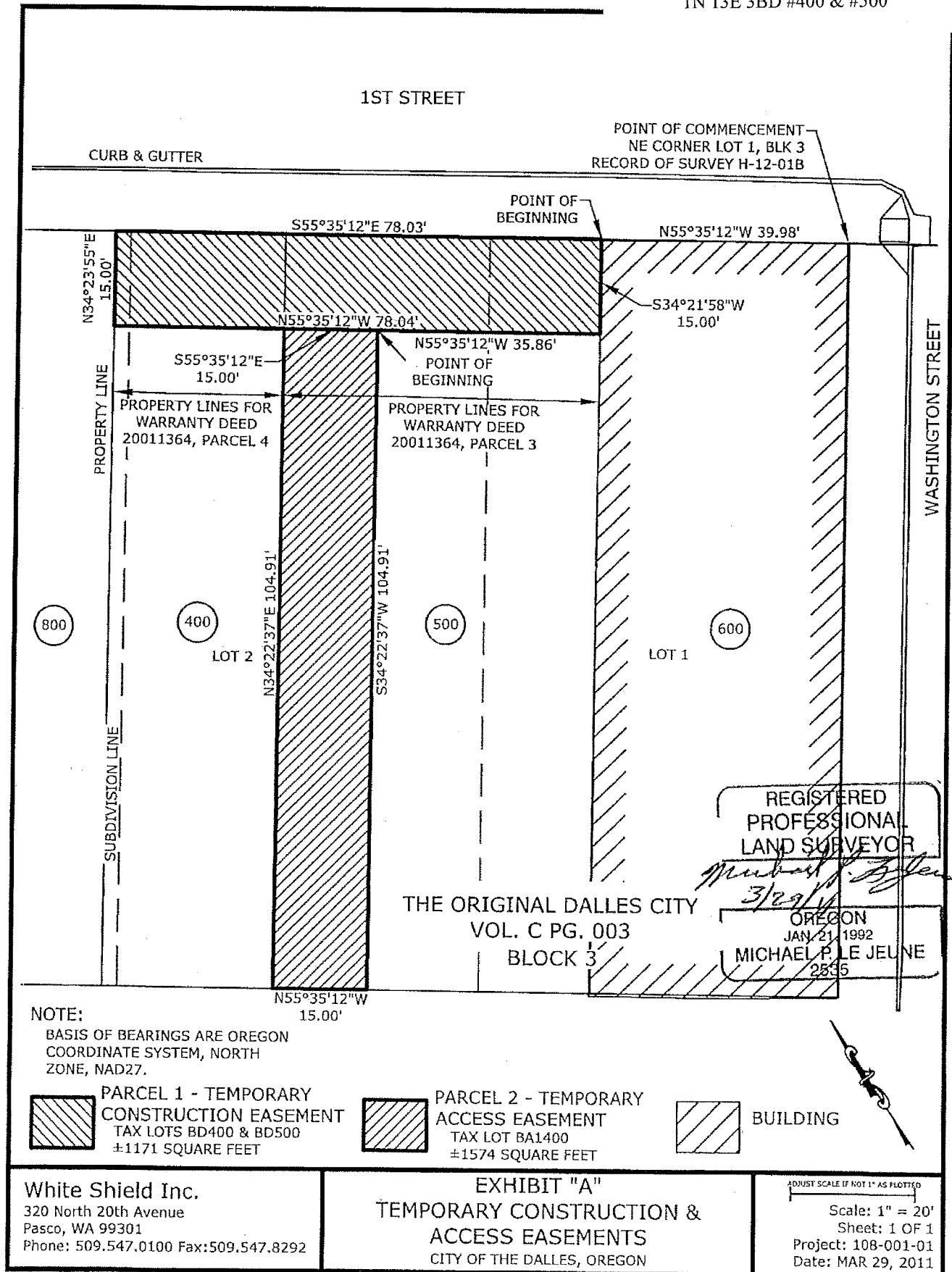
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 3 NORTH 55°35'12" WEST, 118.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 34°23'55" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 19.00 FEET; THENCE NORTH 34°23'55" EAST, 15.00 FEET TO SAID NORTHERLY LINE OF BLOCK 3; THENCE SOUTH 55°35'12" EAST, 19.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 285 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





PARCEL 1
TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOTS BD400
AND BD500

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF PARCELS 3 AND 4 IN WARRANTY DEED 20011364 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 39.98 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 34°21'58" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 78.04 FEET; THENCE NORTH 34°23'55" EAST, 15.00 FEET TO SAID NORTHERLY LINE OF BLOCK 3; THENCE SOUTH 55°35'12" EAST, 78.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1171 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

PARCEL 2
TEMPORARY ACCESS EASEMENT, TAX LOTS BD400 AND BD500

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

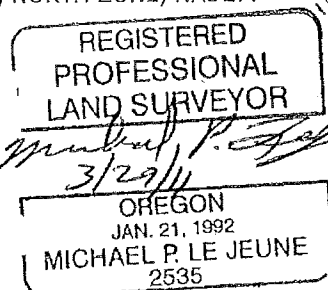
A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF PARCELS 3 AND 4 IN WARRANTY DEED 20011364 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

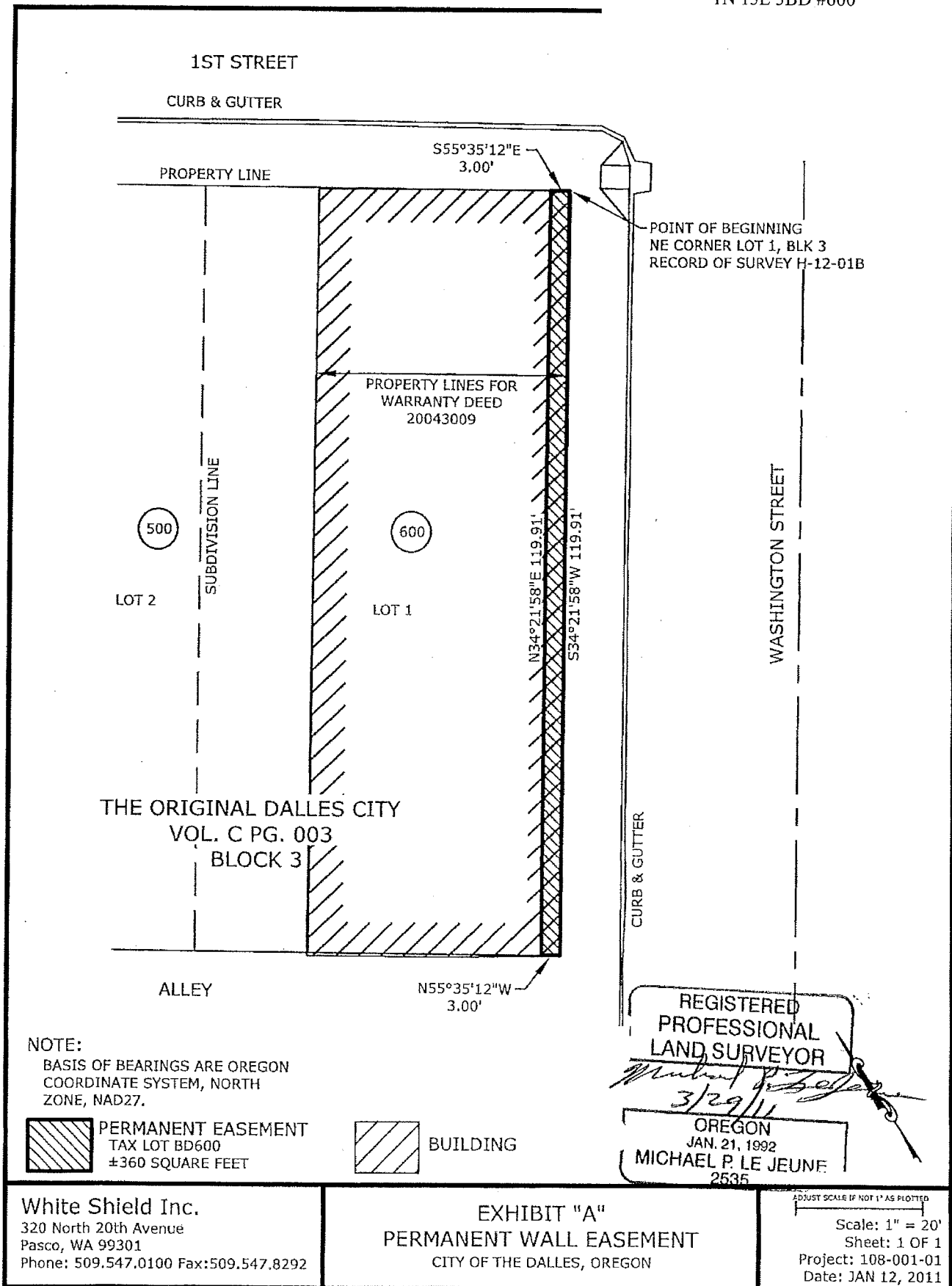
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 39.98 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 34°21'58" WEST, 15.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE OF BLOCK 3 NORTH 55°35'12" WEST, 35.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°22'37" WEST, 104.91 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 OF SAID BLOCK 3; THENCE NORTH 55°35'12" WEST, 15.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED 20011364, PARCEL 3; THENCE ALONG THE WEST LINE OF SAID DEED NORTH 34°22'37" EAST, 104.91 FEET; THENCE SOUTH 55°35'12" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1574 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





PERMANENT EASEMENT FOR ATTACHED RETAINING WALL, TAX LOT BD600

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20043009 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

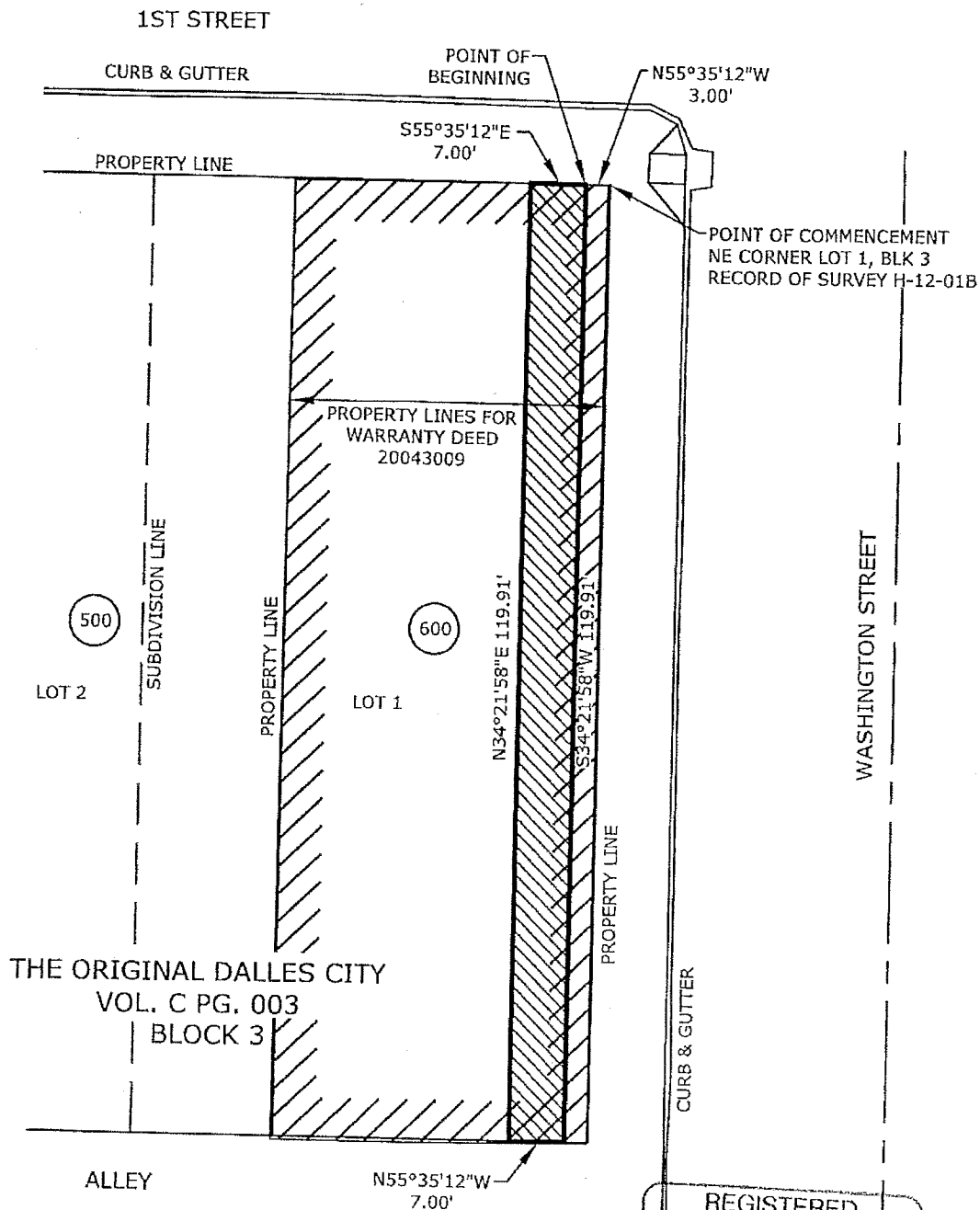
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 SOUTH 34°21'58" WEST, 119.91 FEET TO THE SOUTHEAST CORNER SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 3.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF LOT 1 NORTH 34°21'58" EAST, 119.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 55°35'12" EAST, 3.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 360 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".





NOTE:

BASIS OF BEARINGS ARE OREGON
COORDINATE SYSTEM, NORTH
ZONE, NAD27.



TEMPORARY EASEMENT
TAX LOT BD600
±839 SQUARE FEET



BUILDING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael P. Le Jeune

OREGON
JAN. 21, 1992
MICHAEL P. LE JEUNE
2535

White Shield Inc.

320 North 20th Avenue
Pasco, WA 99301
Phone: 509.547.0100 Fax: 509.547.8292

EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT

CITY OF THE DALLES, OREGON

ADJUST SCALE IF NOT 1" AS PLOTTED

Scale: 1" = 20'

Sheet: 1 OF 1

Project: 108-001-01

Date: JAN 12, 2011

TEMPORARY CONSTRUCTION EASEMENT FOR ADJACENT IMPROVEMENTS, TAX LOT BD600

THE FOLLOWING DESCRIBED TRACT OF LAND BEING TEMPORARY FOR CONSTRUCTION PURPOSES ONLY.

A PARCEL OF LAND LOCATED IN THE CITY OF THE DALLES, IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON, ALSO BEING A PORTION OF WARRANTY DEED 20043009 OF WASCO COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ORIGINAL CITY OF THE DALLES PLAT, VOLUME C, PAGE 003 OF PLATS, RECORDED DECEMBER 5TH, 1861, AS SHOWN ON RECORD OF SURVEY H-12-01B; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 55°35'12" WEST, 3.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1 SOUTH 34°21'58" WEST, 119.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 55°35'12" WEST, 7.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF LOT 1 NORTH 34°21'58" EAST, 119.91 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE 55°35'12" EAST, 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 839 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS ARE BASED UPON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD27.

SEE ATTACHED EXHIBIT "A".

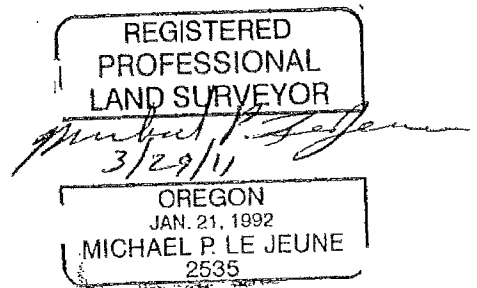


EXHIBIT A

EXHIBIT A
1N13EC3AC00500
PUBLIC ACCESS EASEMENT
JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SERENITY LLC, RECORDED AS DOCUMENT NO. 2023-000974, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF BLOCK 8, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF BLOCK 8, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAUGHLIN STREET (60 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (VARIABLE WIDTH); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET SOUTH 55°35'26" EAST 33.19 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34°24'34" WEST 13.27 FEET; THENCE NORTH 55°35'26" WEST 33.16 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY OF LAUGHLIN STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 34°18'33" EAST 13.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 440 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.06.02
11:11:36-0700'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B

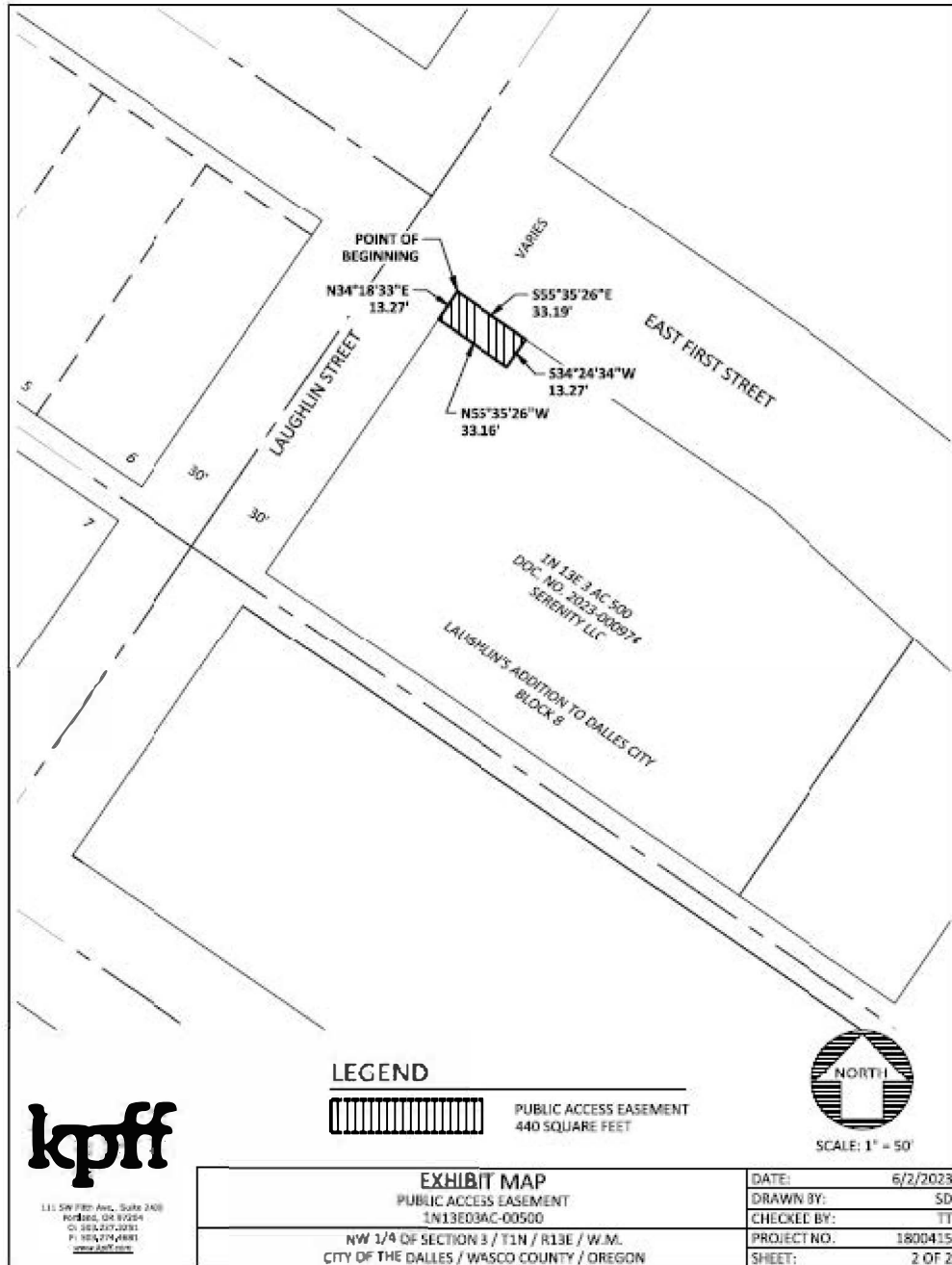


EXHIBIT A

1N13E03BD00600

TEMPORARY ACCESS EASEMENT

JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO BLUE BUILDING LLC, RECORDED AS DOCUMENT NO. 2019-002913, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLUE BUILDING LLC PARCEL, SAID POINT BEARS SOUTH 55°35'12" EAST 224.37 FEET AND SOUTH 34°22'45" WEST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID BLUE BUILDING LLC PARCEL SOUTH 55°35'12" EAST 24.85 FEET; THENCE SOUTH 34°21'58" WEST 15.00 FEET; THENCE NORTH 55°35'12" WEST 24.85 FEET TO SAID NORTHWESTERLY LINE OF SAID BLUE BUILDING LLC PARCEL; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 34°22'45" EAST 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 373 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

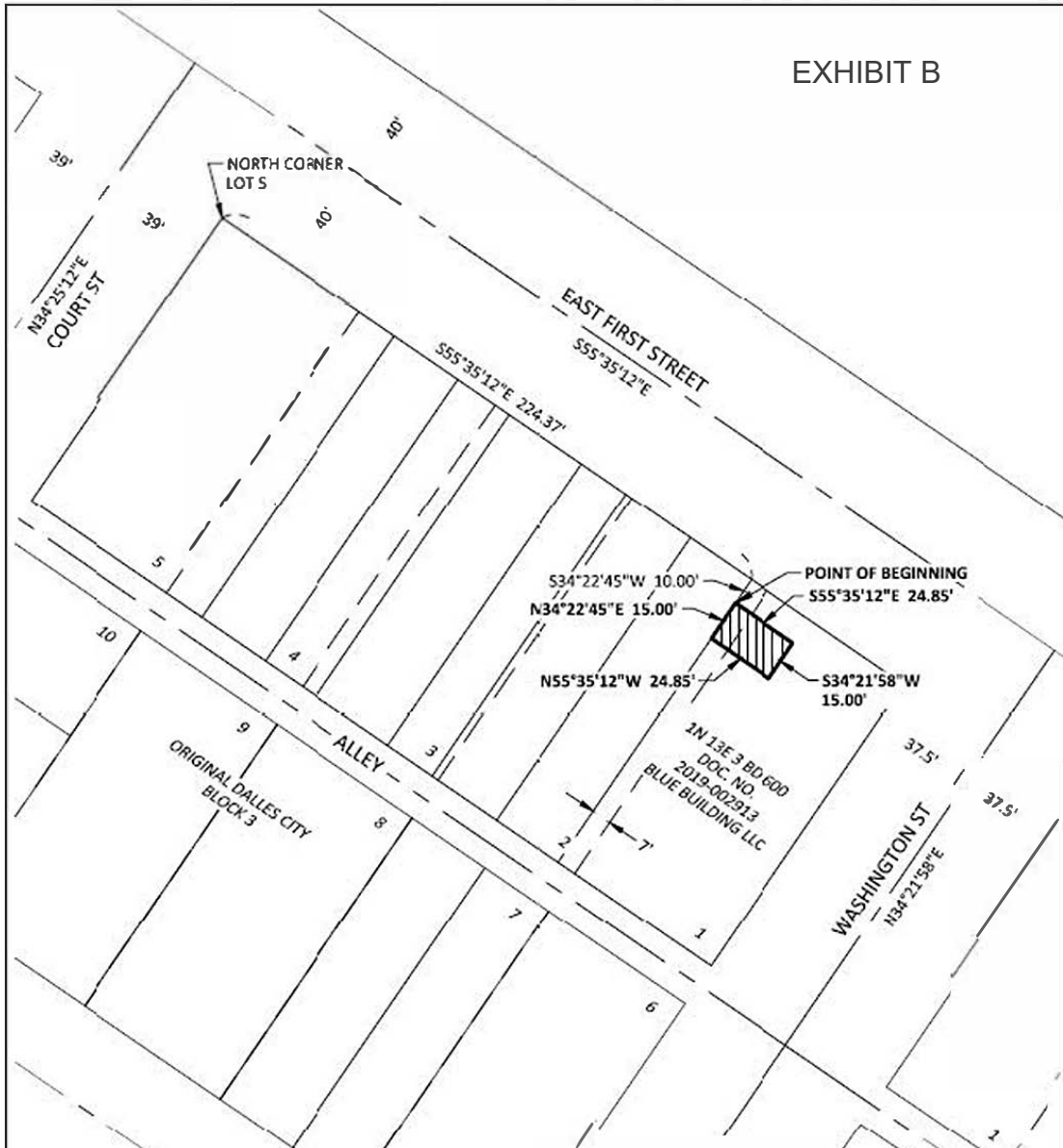
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
15:25:31-0700'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B



LEGEND



TEMPORARY ACCESS EASEMENT
373 SQUARE FEET



SCALE: 1" = 50'

kprff

111 SW 17th Ave., Suite 2400
Portland, OR 97201
O: 503.277.3251
F: 503.277.4981
www.kprff.com

EXHIBIT MAP TEMPORARY ACCESS EASEMENT 1N13E033D00600

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLAS / WASCO COUNTY / OREGON

DATE:	6/30/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A

1N13E03BD00600

WALL EASEMENT

JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO BLUE BUILDING LLC, RECORDED AS DOCUMENT NO. 2019-002913, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLUE BUILDING LLC PARCEL, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE), SAID POINT BEARS SOUTH 55°35'12" EAST 224.37 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 55°35'12" EAST 24.85 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34°21'58" WEST 10.00 FEET TO A POINT BEING 10.00 FEET SOUTHWEST OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 55°35'12" WEST 24.85 FEET TO THE NORTHWESTERLY LINE OF SAID BLUE BUILDING LLC PARCEL; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 34°22'45" EAST 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 248 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

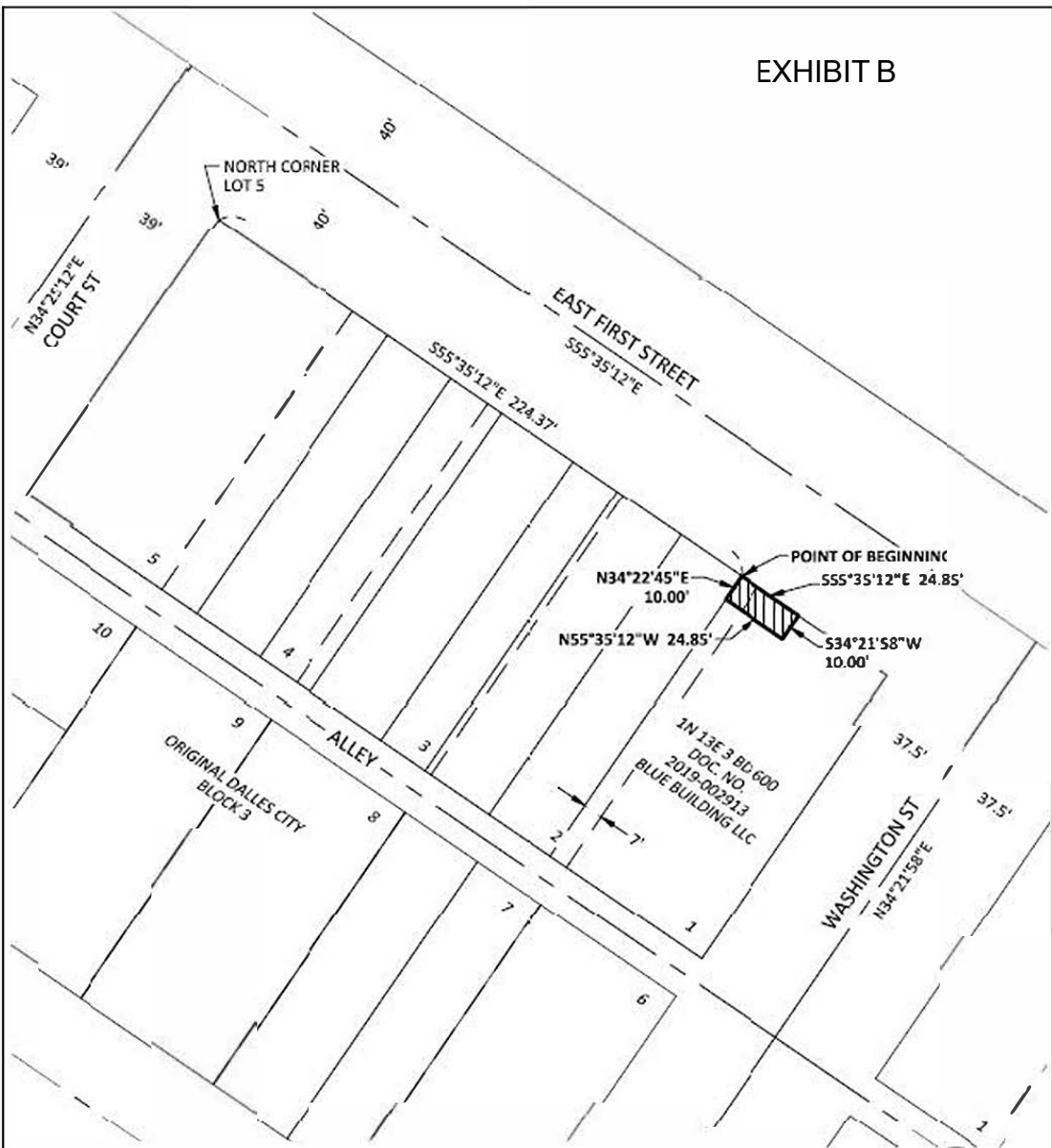
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
15:28:00-0700'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B



LEGEND



WALL EASEMENT
248 SQUARE FEET



SCALE: 1" = 50'

kprff

111 SW 15th Ave, Suite 2400
Portland, OR 97204
O: 503.222.1251
F: 503.222.1251
www.kprff.com

EXHIBIT MAP
WALL EASEMENT
1N13E03BD 00600

NW 1/4 OF SECTION 3 / T:4N / R13E / W.M.
CITY OF THE DALLES / WASCOCO COUNTY / OREGON

DATE:	6/30/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A
1N13E03BA01500
ACCESS EASEMENT
JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 2, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 66.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 57°27'46" WEST 31.03 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET SOUTH 34°21'32" WEST 10.01 FEET; THENCE NORTH 57°27'46" WEST 20.21 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 57°27'46" WEST 14.57 FEET; THENCE NORTH 58°37'19" WEST 0.44 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 2 SOUTH 34°29'16" WEST 107.74 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ALLEY (16 FEET WIDE) OF SAID BLOCK 4; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH 55°35'12" EAST 15.00 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 34°29'16" EAST 108.24 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,620 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.06.02
11:22:14-07'00"

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B

UNION STREET

VARIES

EAST FIRST STREET

ASSUMED BASIS OF BEARINGS
N55°35'12"WN58°37'19"W
0.44'N57°27'46"W
14.57'N57°27'46"W
31.03'N55°35'12"W
66.00'S34°21'32"W
10.01'N57°27'46"W 20.21'
TRUE POINT OF BEGINNING1N 13E 3 BA 1500
SBH DUFUR, LLC
DOC. NO.
2016-004657

S34°29'16"W 101.74'

N34°29'16"E 108.24'

ALLEY

S55°35'12"E
15.00'ORIGINAL DALLAS CITY
BLOCK 41N 13E 3 BA 1400
BALDWIN 1876, LLC1N 13E 3 BA 1300
BALDWIN 1876, LLCPOINT OF
COMMENCEMENT
EAST CORNER LOT 1

COURT STREET

LEGEND

ACCESS EASEMENT
1,620 SQUARE FEET

SCALE: 1" = 50'

kprff

111 SW 10th Ave., Suite 2400
Portland, OR 97204
O: 503.228.2655
F: 503.271.6661
www.kprff.com

EXHIBIT MAP
ACCESS EASEMENT
1N13E03BA-01500

NW 1/4 OF SECT: ON 3 / T1N / R13E / W.M.
CITY OF THE DALLAS / WASCOS COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A-1

1N13E03BA01500

TEMPORARY ACCESS EASEMENT – TRACT 1

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 61.72 FEET TO THE MOST EASTERLY CORNER OF SAID SBH DUFUR, LLC TRACT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SBH DUFUR, LLC TRACT SOUTH 34°27'14" WEST 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 34°27'14" WEST 15.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 55°35'12" WEST 3.90 FEET; THENCE NORTH 57°27'46" WEST 0.99 FEET; THENCE NORTH 34°30'29" EAST 15.01 FEET; THENCE SOUTH 57°27'46" EAST 0.72 FEET; THENCE SOUTH 55°35'12" EAST 4.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 73 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE STRIP OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.08.02
11:25:33-0700

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT A -2

1N13E03BA01500

TEMPORARY ACCESS EASEMENT – TRACT 2

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 2, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH $55^{\circ}35'12''$ WEST 66.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH $57^{\circ}27'46''$ WEST 31.03 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH $34^{\circ}21'32''$ WEST 10.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $57^{\circ}27'46''$ WEST 20.21 FEET; THENCE SOUTH $34^{\circ}25'12''$ WEST 15.01 FEET; THENCE SOUTH $57^{\circ}27'46''$ EAST 20.27 FEET; THENCE NORTH $34^{\circ}12'52''$ EAST 15.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 304 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH $55^{\circ}35'12''$ EAST.

THE STRIP OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.02}
^{11:27:04-07:00}

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT A -3

1N13E03BA01500

TEMPORARY ACCESS EASEMENT – TRACT 3

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 3 & 4, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 55°35'12" WEST 66.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 57°27'46" WEST 31.03 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34°21'32" WEST 10.01 FEET; THENCE NORTH 57°27'46" WEST 34.59 FEET; THENCE NORTH 58°37'19" WEST 0.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 58°37'19" WEST 65.31 FEET; THENCE NORTH 61°25'15" WEST 19.91 FEET; THENCE SOUTH 33°26'07" WEST 15.05 FEET; THENCE SOUTH 61°26'15" EAST 20.82 FEET; THENCE SOUTH 58°37'19" EAST 64.13 FEET TO SAID SOUTHEASTERLY LINE OF LOT 3; THENCE ALONG SAID SOUTHEASTERLY LINE OF LOT 3 NORTH 34°29'16" EAST 15.02 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,276 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE STRIP OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

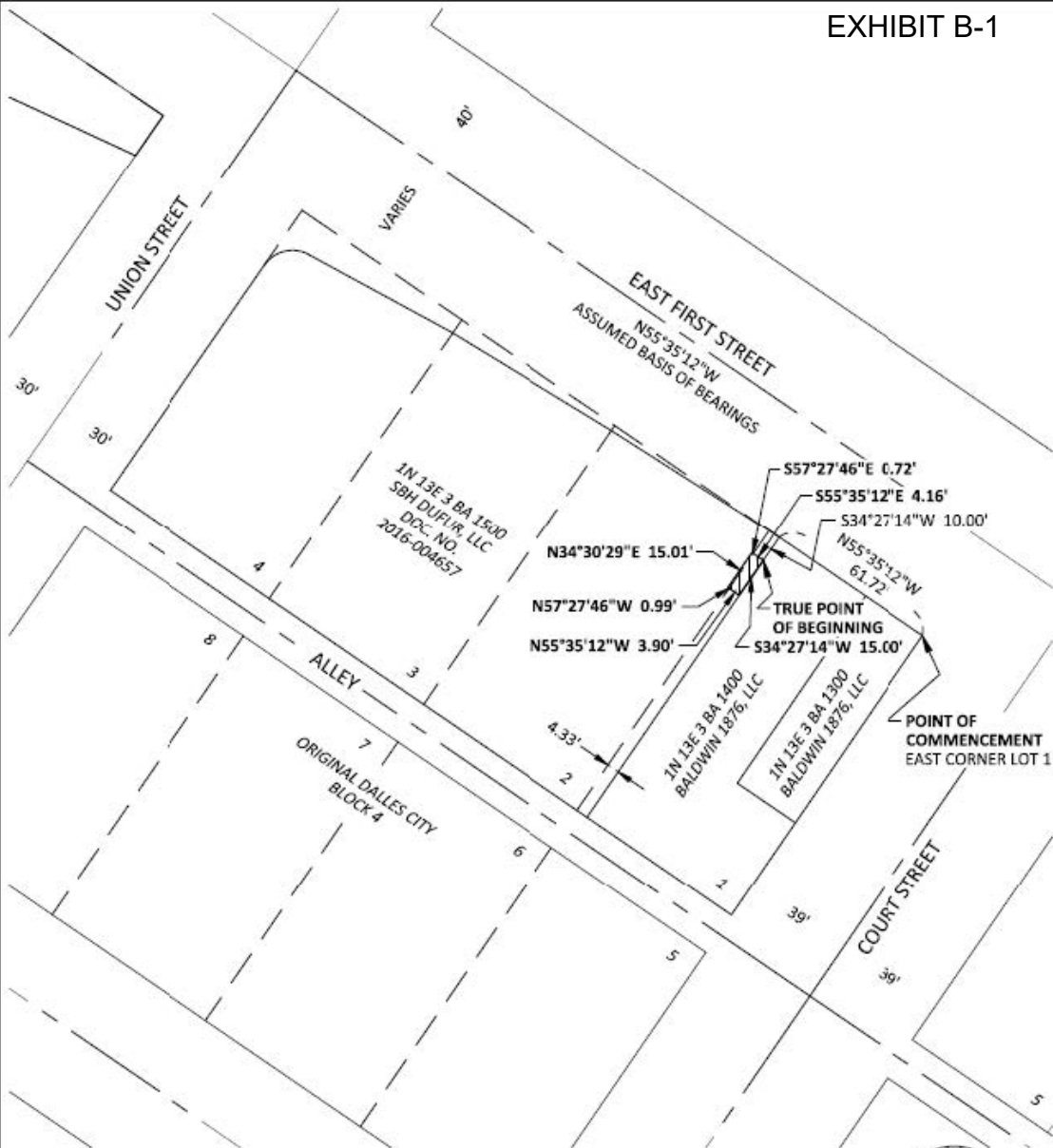
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.02}
11:28:24-C7'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

SHEET 1 OF 2



kpff

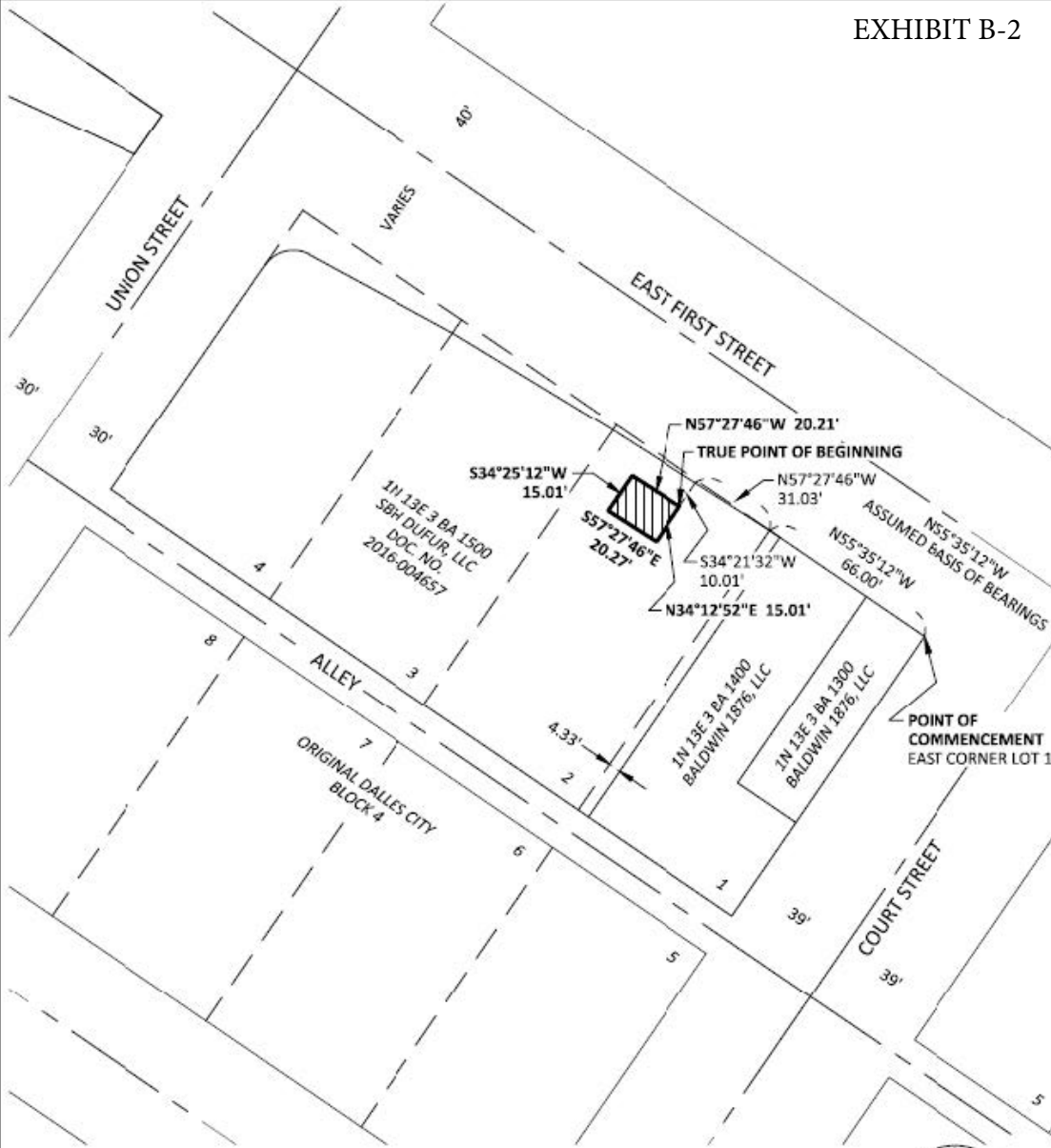
111 SW Fifth Ave., Suite 2408
Portland, OR 97204
O: 503.227.3251
F: 503.274.6681
www.kpff.com

EXHIBIT MAP

TEMPORARY ACCESS EASEMENT - TRACT 1
1N13E033A-01500

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2



LEGEND



TEMPORARY ACCESS EASEMENT
304 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.2251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

TEMPORARY ACCESS EASEMENT - TRACT 2
1N13E03BA-01500

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

UNION STREET

VARIES

EAST FIRST STREET

S33°26'07"W
15.05'S61°26'15"E
20.82'N61°26'15"W
19.91'N58°37'19"W
65.31'

TRUE POINT OF BEGINNING

N58°37'19"W 0.44'

N57°27'46"W 34.59'

N57°27'46"W 31.03'

N34°29'16"E 15.02'

S34°21'32"W 10.01'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

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N55°35'12"W 66.00'

N55°35'12"W 66.00'

N55°35'12"W 66.00'

LEGEND

TEMPORARY ACCESS EASEMENT
1,276 SQUARE FEET

SCALE: 1" = 50'

kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP
TEMPORARY ACCESS EASEMENT - TRACT 3
1N13E033A-01500

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A -1

1N13E03BA01500

TEMPORARY CONSTRUCTION EASEMENT

JUNE 2, 2023

LEGAL DESCRIPTION

A 1 FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 4, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 2, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EASTFIRST STREET (80 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH $57^{\circ}27'46''$ WEST 66.04 FEET; THENCE NORTH $58^{\circ}37'19''$ WEST 66.10 FEET; THENCE NORTH $61^{\circ}26'15''$ WEST 19.30 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH $61^{\circ}26'15''$ WEST 38.60 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF 12.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $83^{\circ}57'38''$ (THE LONG CHORD OF WHICH BEARS SOUTH $76^{\circ}34'56''$ WEST 16.05 FEET) AN ARC DISTANCE OF 17.58 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UNION STREET (60 FEET WIDE); THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH $55^{\circ}23'53''$ EAST 1.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH $55^{\circ}23'53''$ WEST; THENCE ALONG THE ARC OF AN 11.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $83^{\circ}57'38''$ (THE LONG CHORD OF WHICH BEARS NORTH $76^{\circ}34'56''$ EAST 14.72 FEET) AN ARC DISTANCE OF 16.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH $61^{\circ}26'15''$ EAST 38.52 FEET; THENCE NORTH $33^{\circ}26'07''$ EAST 1.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 55 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE STRIP OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

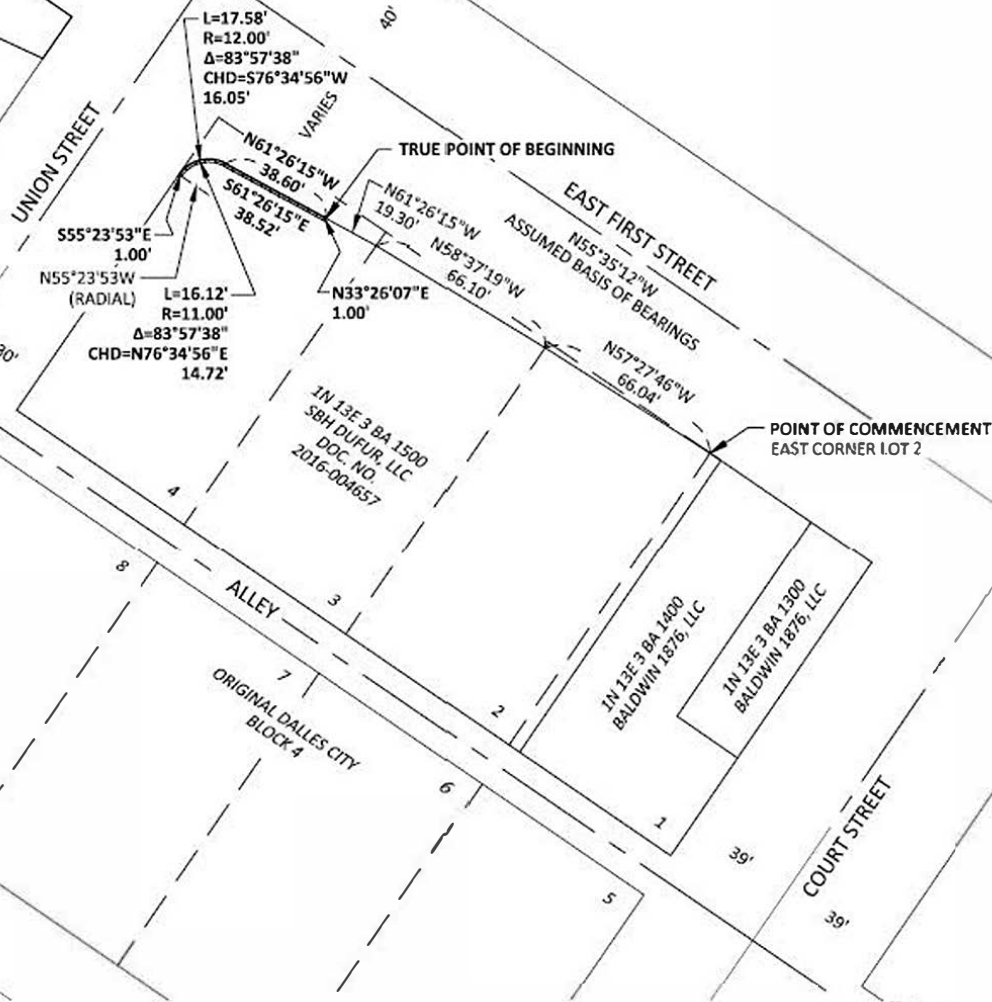
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.02}
11:24:01-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B



LEGEND



TEMPORARY CONSTRUCTION EASEMENT
55 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW Fifth Avenue, Suite 2420
Portland, OR 97204
O: 503.227.3251
F: 503.271.4458
www.kpff.com

EXHIBIT MAP

TEMPORARY CONSTRUCTION EASEMENT
1N13E03 BA-01500

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	3 OF 3

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 1 AND 2, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID SBH DUFUR PARCEL, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE), SAID POINT BEARS NORTH 55°35'12" WEST 61.67 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SBH DUFUR PARCEL SOUTH 34°27'14" WEST 10.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 55°35'12" WEST 4.16 FEET; THENCE NORTH 57°27'46" WEST 0.72 FEET; THENCE NORTH 33°15'15" EAST 10.00 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 57°43'52" EAST 0.66 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 55°35'12" EAST 4.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 50 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.02}
11:29:53-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT A -2

1N13E03BA01500

WALL EASEMENT – TRACT 2

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO SBH DUFUR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-004657, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 2, 3 AND 4, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 55°35'12" WEST 66.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 57°27'46" WEST 31.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 57°27'46" WEST 35.01 FEET; THENCE NORTH 58°37'19" WEST 66.10 FEET; THENCE NORTH 61°26'15" WEST 19.30 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 33°26'07" WEST 10.04 FEET; THENCE SOUTH 61°26'15" EAST 19.91 FEET; THENCE SOUTH 58°37'19" EAST 65.75 FEET; THENCE SOUTH 57°27'46" EAST 34.59 FEET; THENCE NORTH 34°21'32" EAST 10.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,203 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

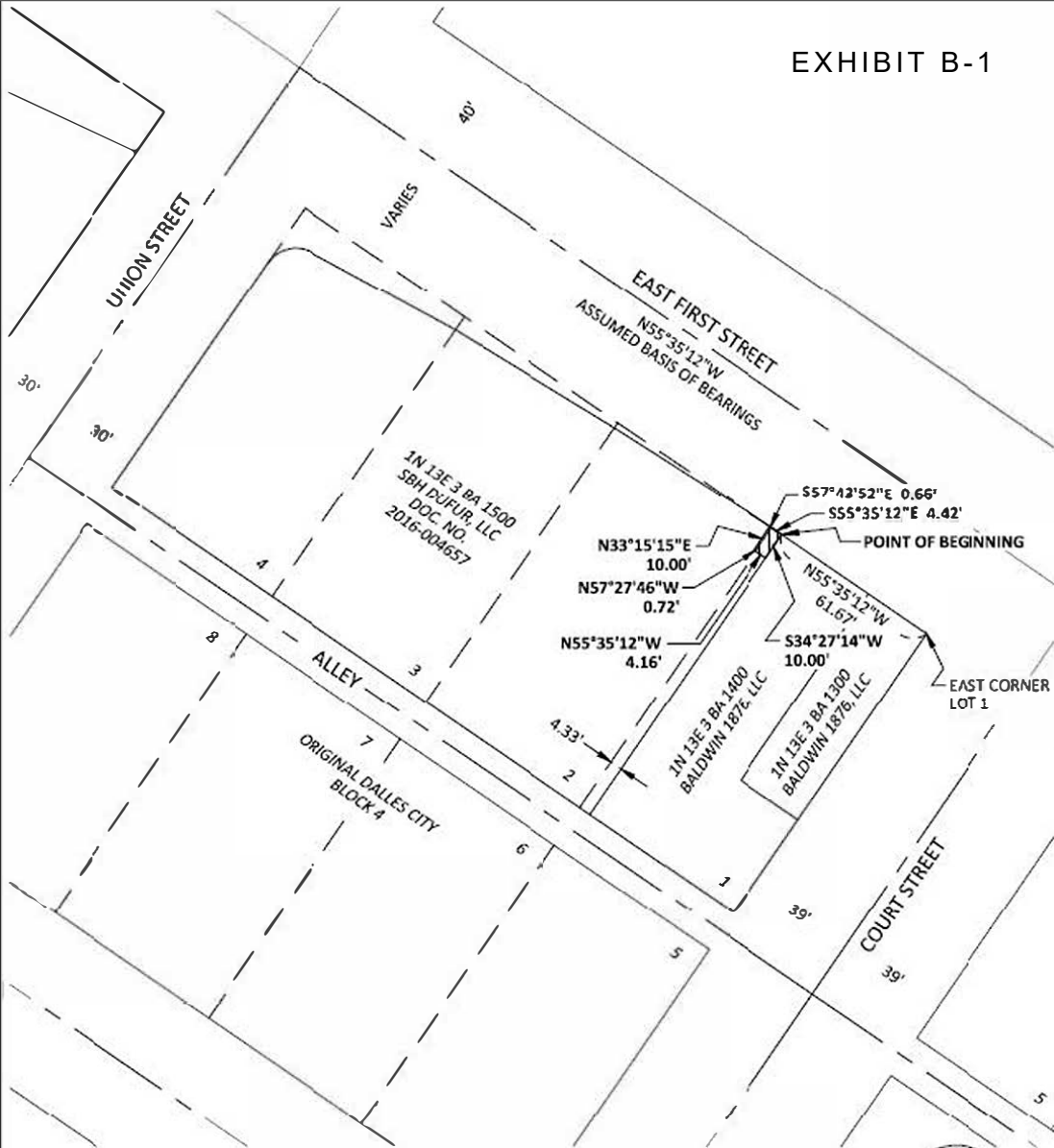
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.06.02
11:31:10-0700

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B-1



LEGEND



WALL EASEMENT
50 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW 6TH Avenue, Suite 2400
Portland, OR 97204
O: 503.227.3181
F: 503.271.4681
www.kpff.com

EXHIBIT MAP
WALL EASEMENT - TRACT 1
1N13E033A-01500

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLAS / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

UNION STREET

VARIES

EAST FIRST STREET

ASSUMED BASIS OF BEARINGS

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT
EAST CORNER LOT 1

$N61^{\circ}26'15''W$ 19.30'
 $S33^{\circ}26'07''W$ 10.04'
 $S61^{\circ}26'15''E$ 19.91'
 $N58^{\circ}37'19''W$ 66.10'
 $S58^{\circ}37'19''E$ 65.75'
 $N57^{\circ}27'46''W$ 35.01'
 $S57^{\circ}27'46''E$ 34.59'
 $N55^{\circ}35'12''W$ 66.00'
 $N34^{\circ}21'32''E$ 10.01'
 $N57^{\circ}27'46''W$ 31.03'

1N 13E 3 BA 1500
 SBH DUFUR, LLC
 DOC. NO
 2016-004657

1N 13E 3 BA 1400
 BALDWIN 1276, LLC

1N 13E 3 BA 1300
 BALDWIN 1876, LLC

ALLEY
 ORIGINAL DALLES CITY
 BLOCK 4

LEGEND



WALL EASEMENT
 1,203 SQUARE FEET



SCALE: 1" = 50'

kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.274.6681
www.kpff.com

EXHIBIT MAP

WALL EASEMENT - TRACT 2

1N13E03BA-01500

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
 CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A

1N13E03BA01400

ACCESS EASEMENT

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AS PARCEL 2 IN DEED TO BALDWIN 1876, LLC, RECORDED AS DOCUMENT NO. 2021-000587, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 24.80 FEET TO THE MOST EASTERLY CORNER OF SAID BALDWIN 1876 TRACT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BALDWIN 1876 TRACT SOUTH 34°25'12" WEST 10.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SAID BALDWIN 1876 TRACT AND THE SOUTHWESTERLY EXTENSION THEREOF SOUTH 34°25'12" WEST 109.91 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY (16 FEET WIDE) OF SAID BLOCK 4; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 55°34'48" WEST 15.00 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 34°25'12" EAST 109.91 FEET; THENCE SOUTH 55°35'12" EAST 15.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,649 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

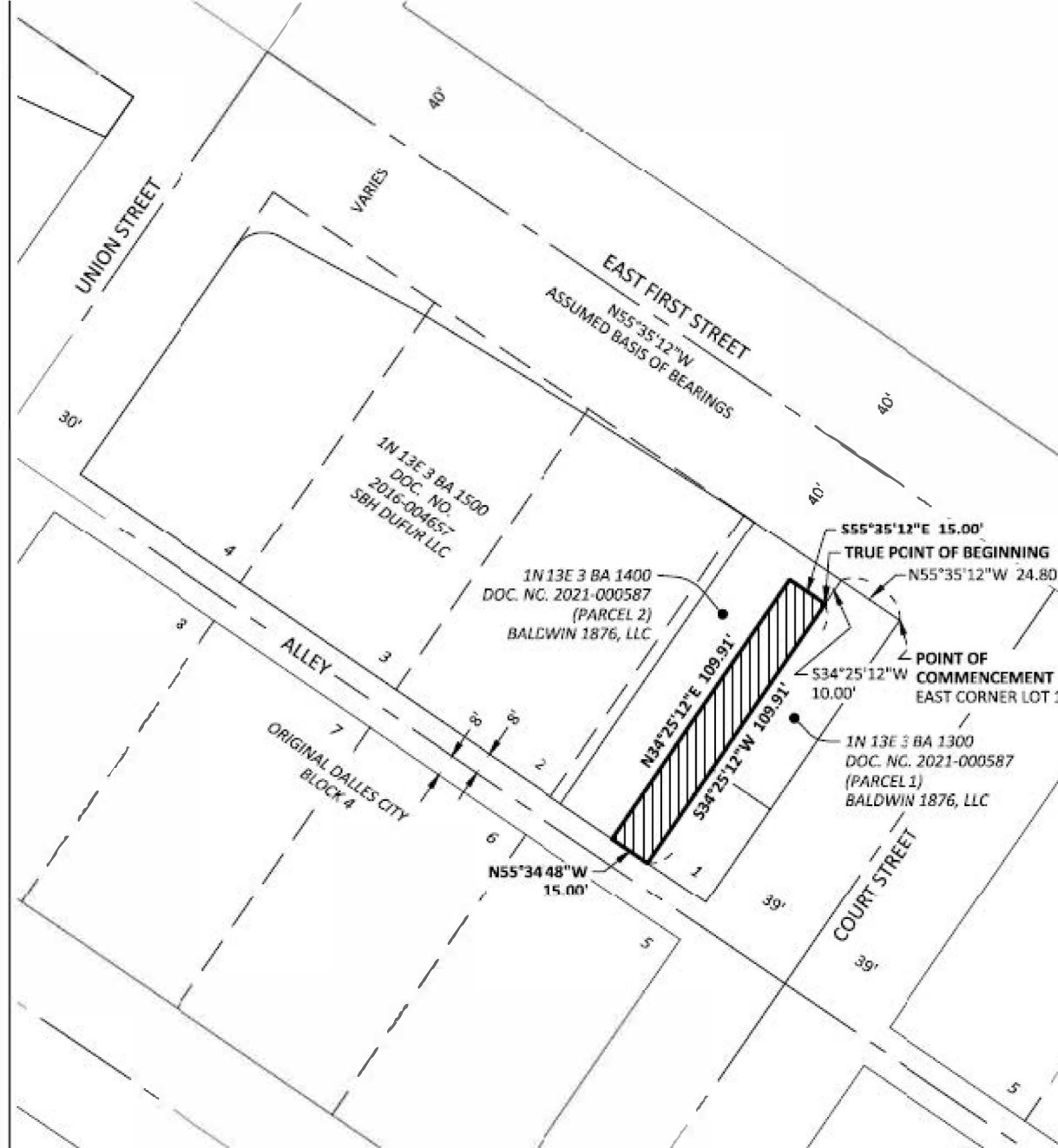
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.02}
11:14:17-07'00"

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



ACCESS EASEMENT
1,649 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.1251
F: 503.274.4661
www.kpff.com

EXHIBIT MAP
ACCESS EASEMENT
1N13E03BA-01400

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCOCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A

1N13E03BA01400

TEMPORARY ACCESS EASEMENT

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AS PARCEL 2 IN DEED TO BALDWIN 1876, LLC, RECORDED AS DOCUMENT NO. 2021-000587, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 61.67 FEET TO THE MOST NORTHERLY CORNER OF SAID BALDWIN 1876 TRACT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BALDWIN 1876 TRACT SOUTH 34°25'12" WEST 10.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID BALDWIN 1876 TRACT SOUTH 34°27'14" WEST 15.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID BALDWIN 1876 TRACT SOUTH 55°35'12" EAST 21.88 FEET; THENCE NORTH 34°25'12" EAST 15.00 FEET; THENCE NORTH 55°35'12" WEST 21.88 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 328 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

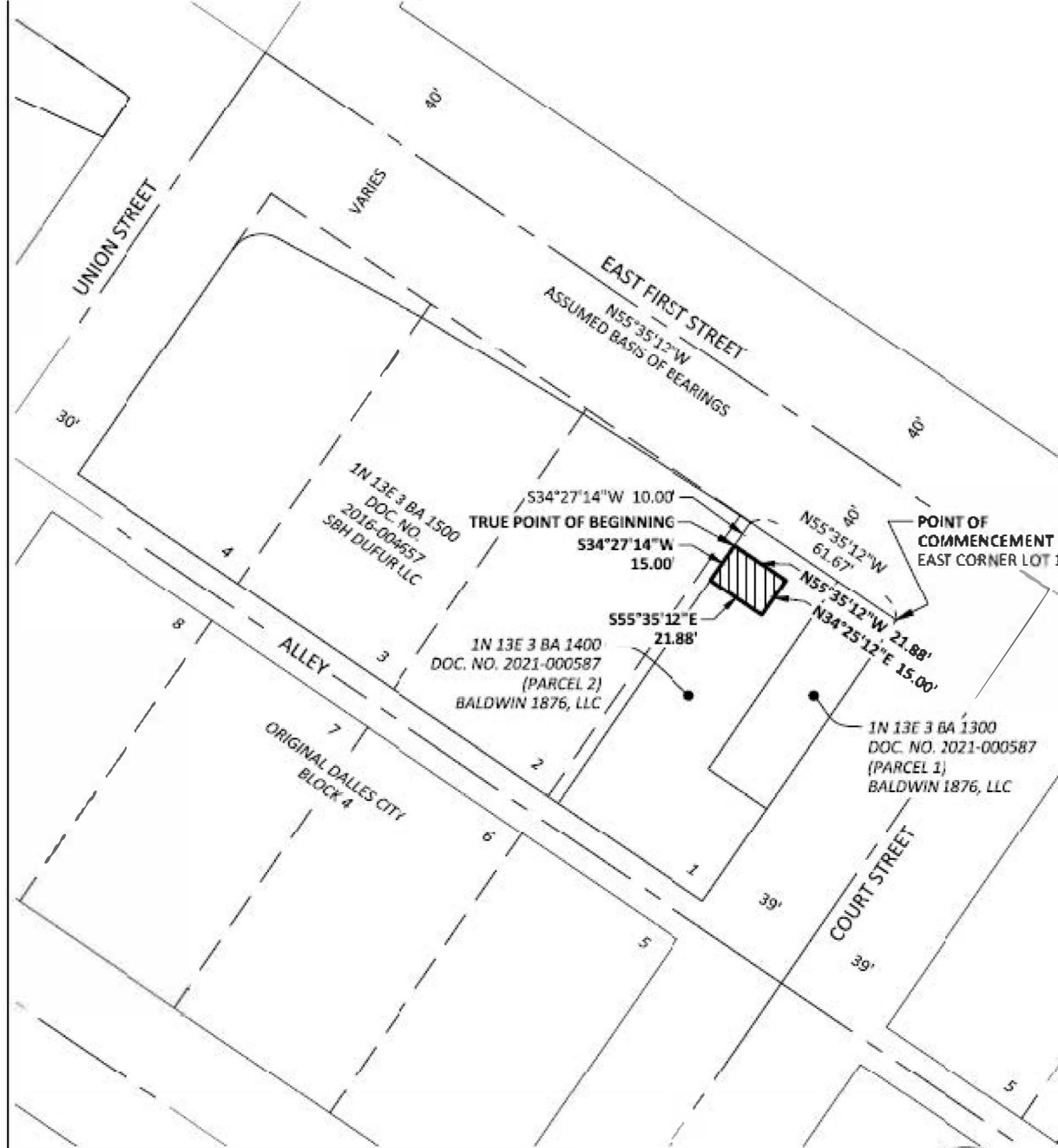
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

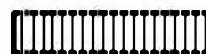
Schuyler Dury 2023.06.02
11:19:01-0700'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



TEMPORARY ACCESS EASEMENT
328 SQUARE FEET



SCALE: 1" = 50'

kpff

311 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.1251
F: 503.274.4601
www.kpff.com

EXHIBIT MAP
TEMPORARY ACCESS EASEMENT
1N13E03BA-01400

N/W 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	6/2/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A

1N13E03BA01400

TEMPORARY CONSTRUCTION EASEMENT

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AS PARCEL 2 IN DEED TO BALDWIN 1876, LLC, RECORDED AS DOCUMENT NO. 2021-000587, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, SAID POINT BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ALLEY (16 FEET WIDE) OF SAID BLOCK 4; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COURT STREET NORTH 34°25'12" EAST 39.91 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DEED TO BALDWIN 1876, LLC, RECORDED AS DOCUMENT NO. 2021-000587, WASCO COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 NORTH 55°35'12" WEST 24.80 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE OF SAID PARCEL 1 SOUTH 34°25'12" WEST 39.91 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY SOUTH 55°35'12" EAST 24.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 990 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

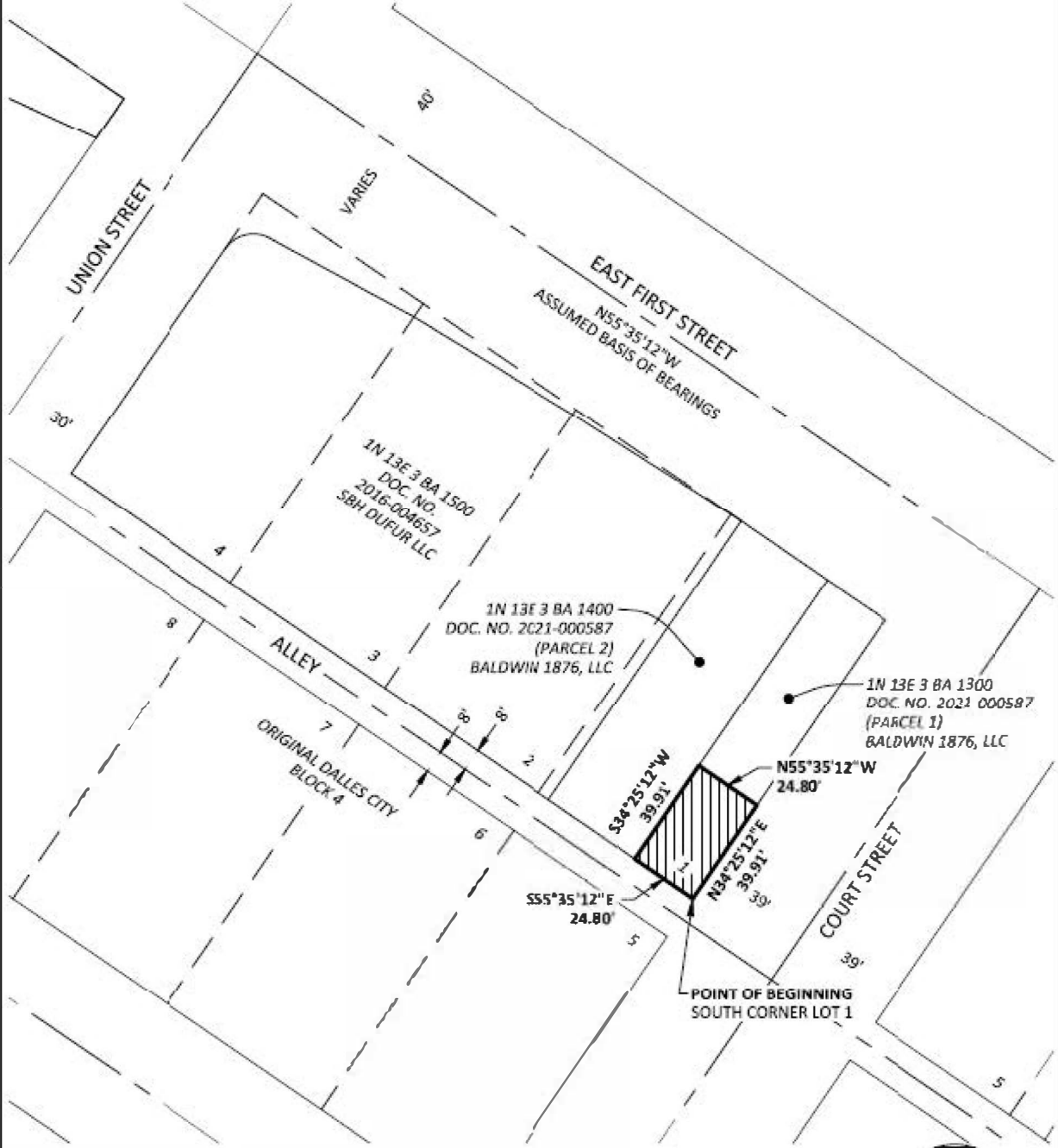
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.06.02
11:17:18-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



TEMPORARY CONSTRUCTION EASEMENT
990 SQUARE FEET



SCALE: 1" = 50'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
Q: 503.225.1251
F: 503.226.4681
www.kpff.com

EXHIBIT MAP		DATE:	6/2/2023
TEMPORARY CONSTRUCTION EASEMENT		DRAWN BY:	SD
1N13E03BA-01400		CHECKED BY:	NA
NW 1/4 OF SECTION 3 / T1N / R13E / W.M.		PROJECT NO.	1800415
CITY OF THE DALLAS / WASCO COUNTY / OREGON		SHEET:	2 OF 2

EXHIBIT A

1N13E03BA01400

WALL EASEMENT

JUNE 2, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AS PARCEL 2 IN DEED TO BALDWIN 1876, LLC, RECORDED AS DOCUMENT NO. 2021-000587, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF SAID BALDWIN 1876 TRACT, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE), SAID POINT BEARS NORTH 55°35'12" WEST 24.80 FEET FROM THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF ORIGINAL DALLES CITY, THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 36.87 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF SAID BALDWIN 1876 TRACT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2 OF SAID BALWIN 1876 TRACT SOUTH 34°27'14" WEST 10.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 55°35'12" EAST 36.88 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2 OF SAID BALDWIN 1876 TRACT; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 34°25'12" EAST 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 369 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

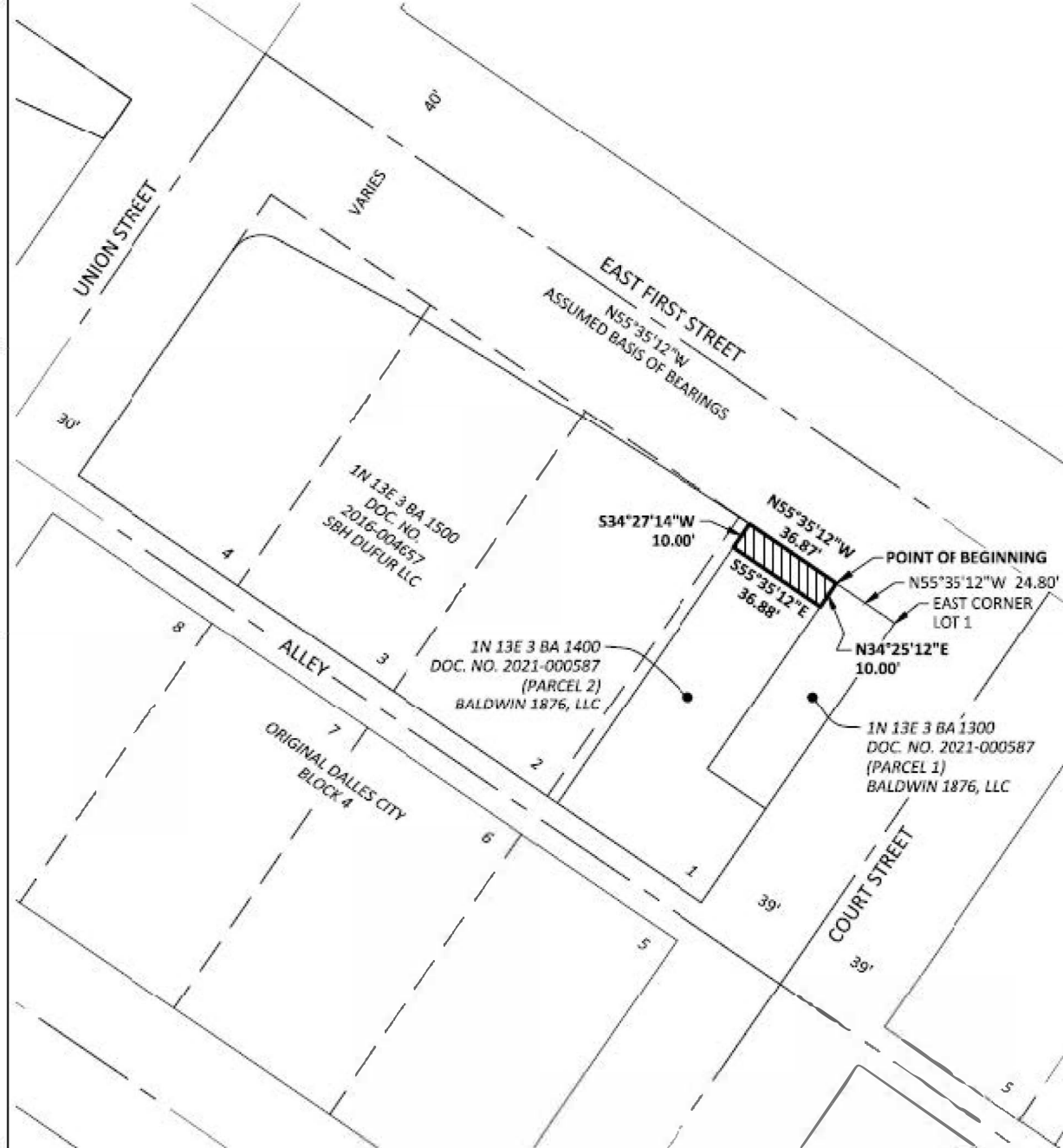
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.06.02
11:20:30-07'00"

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



WALL EASEMENT
369 SQUARE FEET



SCALE: 1" = 50'

kprff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.222.2251
F: 503.274.6881
www.kprff.com

EXHIBIT MAP

WALL EASEMENT
1N13E03BA 01400

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLAS / WASCOS COUNTY / OREGON

DATE: 6/2/2023

DRAWN BY: SD

CHECKED BY: TT

PROJECT NO. 1800415

SHEET: 2 OF 2

EXHIBIT A
1N13E03BA01000
ACCESS EASEMENT
JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO COLUMBIA GATEWAY URBAN RENEWAL AGENCY, RECORDED AS DOCUMENT NO. 2001-002034, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 3 AND 4, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL, SAID POINT BEARS SOUTH 55°35'12" EAST 121.68 FEET AND SOUTH 34°23'55" WEST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL SOUTH 34°23'55" WEST 109.91 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY (16 FEET WIDE) OF SAID BLOCK 3; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY NORTH 55°35'12" WEST 15.00 FEET TO A POINT BEING 15.00 FEET NORTHWEST OF SAID SOUTHEASTERLY LINE OF COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE OF COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL NCRTH 34°23'55" EAST 109.91 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 55°35'12" EAST 15.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 1,649 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

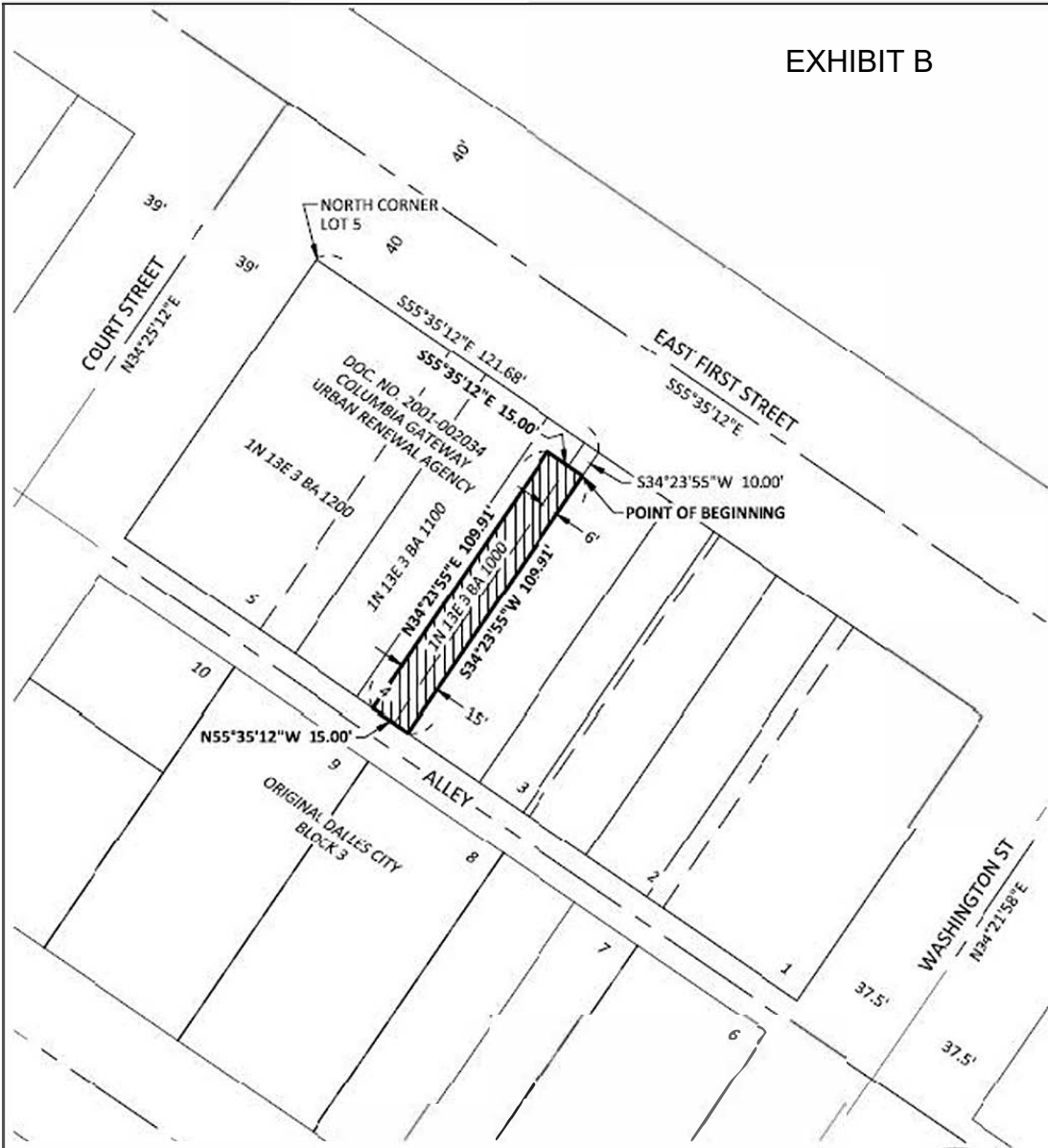
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
15:23:29-07'00"

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B



LEGEND



ACCESS EASEMENT
1,649 SQUARE FEET



SCALE: 1" = 50'

kpff

311 SW 7th Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.6581
www.kpff.com

EXHIBIT MAP
ACCESS EASEMENT
1N13E03BA-01000

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLIES / WASCO COUNTY / OREGON

DATE:	6/30/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A

1N13E03BA01000, 1N13E03BA1100, 1N13E03BA1200
TEMPORARY ACCESS EASEMENT
JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO COLUMBIA GATEWAY URBAN RENEWAL AGENCY, RECORDED AS DOCUMENT NO. 2001-002034, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 4 AND 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY (16 FEET WIDE) OF SAID BLOCK 3, SAID POINT BEING 10.00 FEET SOUTHEAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE), WHEN MEASURED PERPENDICULAR THERETO, SAID POINT BEARS SOUTH 55°35'12" EAST 10.00 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET NORTH 34°25'12" EAST 109.91 FEET TO A POINT BEING 10.00 FEET SOUTHWEST OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET SOUTH 55°35'12" EAST 96.68 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 34°23'55" WEST 15.00 FEET; THENCE NORTH 55°35'12" WEST 81.69 FEET; THENCE SOUTH 34°25'12" WEST 94.91 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY NORTH 55°35'12" WEST 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,874 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

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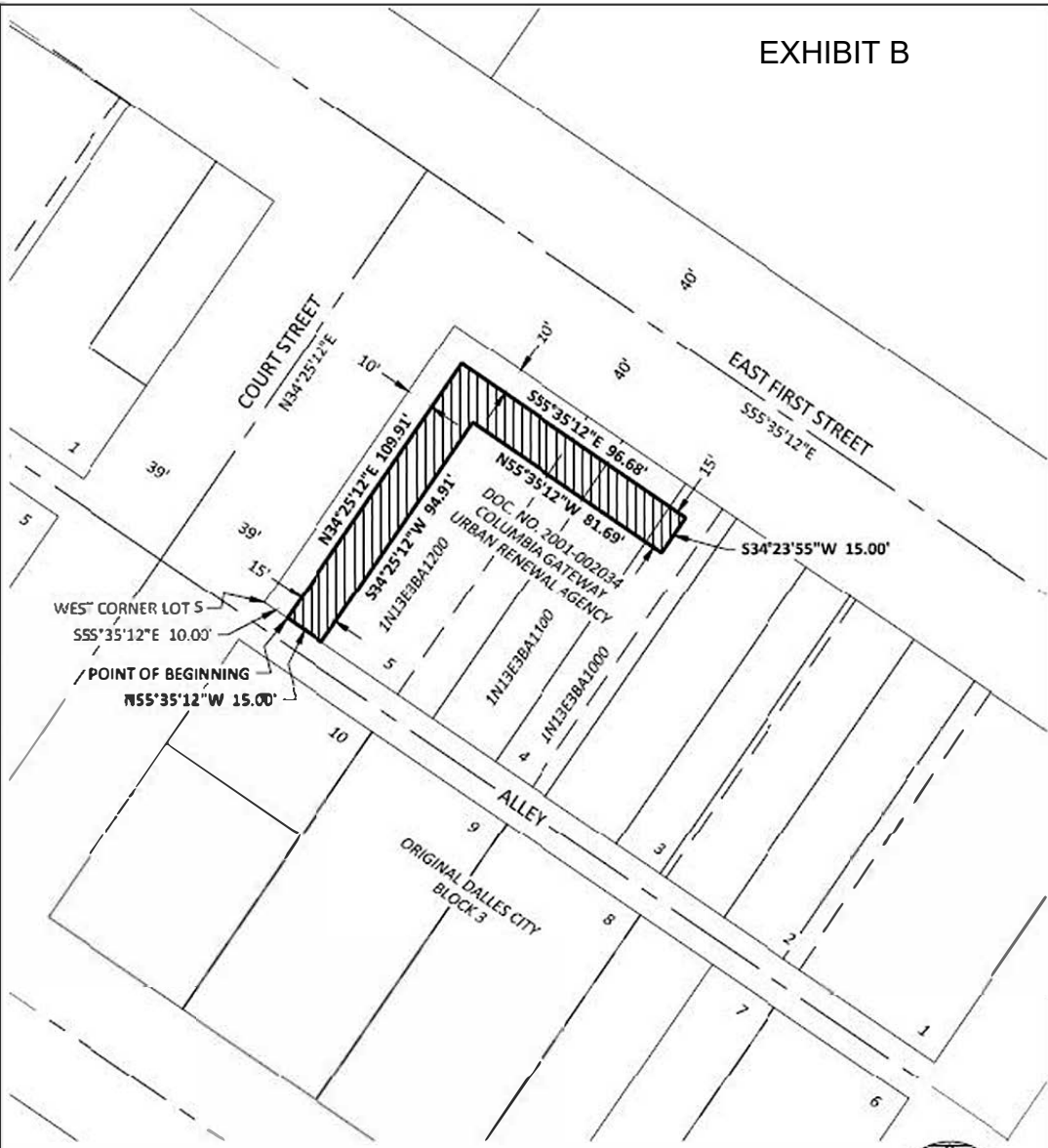
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
15:18:22-07'00"

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B



LEGEND



TEMPORARY ACCESS EASEMENT
2,874 SQUARE FEET



SCALE: 1" = 50'

kpff

181 SW Pitts Ave., Suite 2400
Portland, OR 97204
O: 503.277.4125
F: 503.277.4481
www.kpff.com

EXHIBIT MAP
TEMPORARY ACCESS EASEMENT
1N13E03BA-01000 & 01300 & 01200
NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLIES / WASC0 COUNTY / OREGON

DATE:	6/30/2023
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	2 OF 2

EXHIBIT A

1N13E03BA01000, 1N13E03BA1100, 1N13E03BA1200

WALL EASEMENT

JUNE 30, 2023

LEGAL DESCRIPTION

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BEGINNING AT THE MOST WESTERLY CORNER OF SAID COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL, SAID POINT BEING THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY (16 FEET WIDE) OF SAID BLOCK 3 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET (78 FEET WIDE), SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET NORTH 34°25'12" EAST 119.91 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 55°35'12" EAST 121.68 FEET TO THE MOST EASTERLY CORNER OF SAID COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL SOUTH 34°23'55" WEST 10.00 FEET TO A POINT BEING 10.00 FEET SOUTHWEST OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 111.68 FEET TO A POINT BEING 10.00 FEET SOUTHEAST OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET SOUTH 34°25'12" WEST 109.91 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY NORTH 55°35'12" WEST 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,316 SQUARE FEET, MORE OR LESS.

EXHIBIT A

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

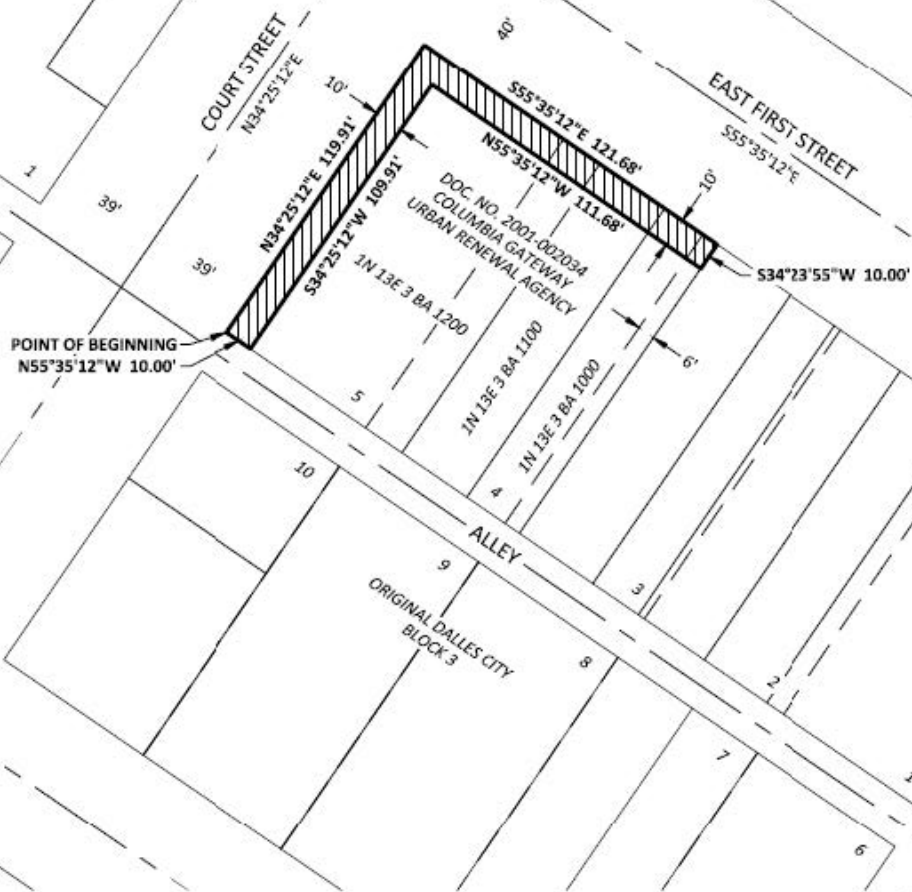
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
15:20:38-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023

EXHIBIT B



LEGEND



WALL EASEMENT
2,316 SQUARE FEET



SCALE: 1" = 50'

kpff

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Portland, OR 97204
O: 503.227.1251
F: 503.274.4981
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EXHIBIT MAP

WALL EASEMENT

1N13E03BA-01000, 1N13E03BA-01100, 1N13E03BA-01200

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.

CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE: 6/30/2023

DRAWN BY: SD

CHECKED BY: TT

PROJECT NO. 1800415

SHEET: 3 OF 3

EXHIBIT A
1N13E03BA00800
ACCESS EASEMENT
JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO COLUMBIA GATEWAY URBAN RENEWAL AGENCY, RECORDED AS DOCUMENT NO. 2010-004631, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID COLUMBIA GATEWAY URBAN RENEWAL AGENCY PARCEL, SAID POINT BEARS SOUTH 55°35'12" EAST 152.18 FEET AND SOUTH 34°23'55" WEST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 34°23'55" WEST 109.91 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY (16 FEET WIDE) OF SAID BLOCK 3; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH 55°35'12" EAST 15.00 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 34°23'55" EAST 109.91 FEET; THENCE NORTH 55°35'12" WEST 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,649 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

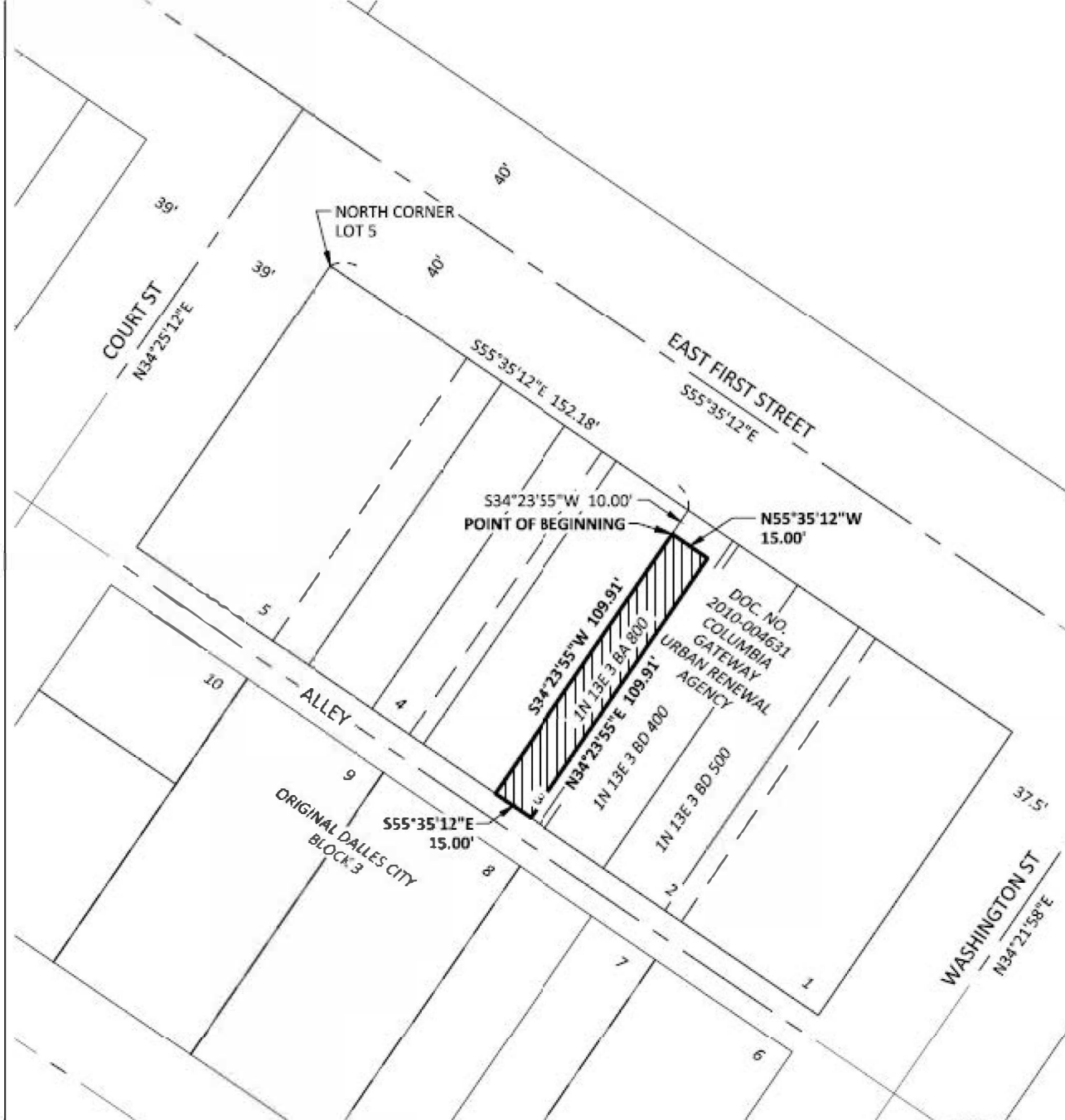
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
^{15:07:18-07'00'}

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



ACCESS EASEMENT
1,649 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251

EXHIBIT MAP
ACCESS EASEMENT
1N13E03BA-00800

DATE:	6/30/2023
DRAWN BY:	SD
CHECKED BY:	TT

EXHIBIT A

1N13E03BA00800, 1N13E03BD00400, 1N13E03BD00500

TEMPORARY ACCESS EASEMENT

JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOTS 2 AND 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN DEED TO BLUE BUILDING LLC, RECORDED AS DOCUMENT NO. 2019-002913, WASCO COUNTY RECORDS, SAID POINT BEARS SOUTH 55°35'12" EAST 224.37 FEET AND SOUTH 34°22'45" WEST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE) NORTH 55°35'12" WEST 57.19 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 34°23'55" WEST 15.00 FEET; THENCE SOUTH 55°35'12" EAST 57.20 FEET TO SAID NORTHWESTERLY LINE OF BLUE BUILDING LLC PARCEL; THENCE ALONG SAID NORTHWESTERLY LINE OF BLUE BUILDING LLC PARCEL NORTH 34°22'45" EAST 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 858 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

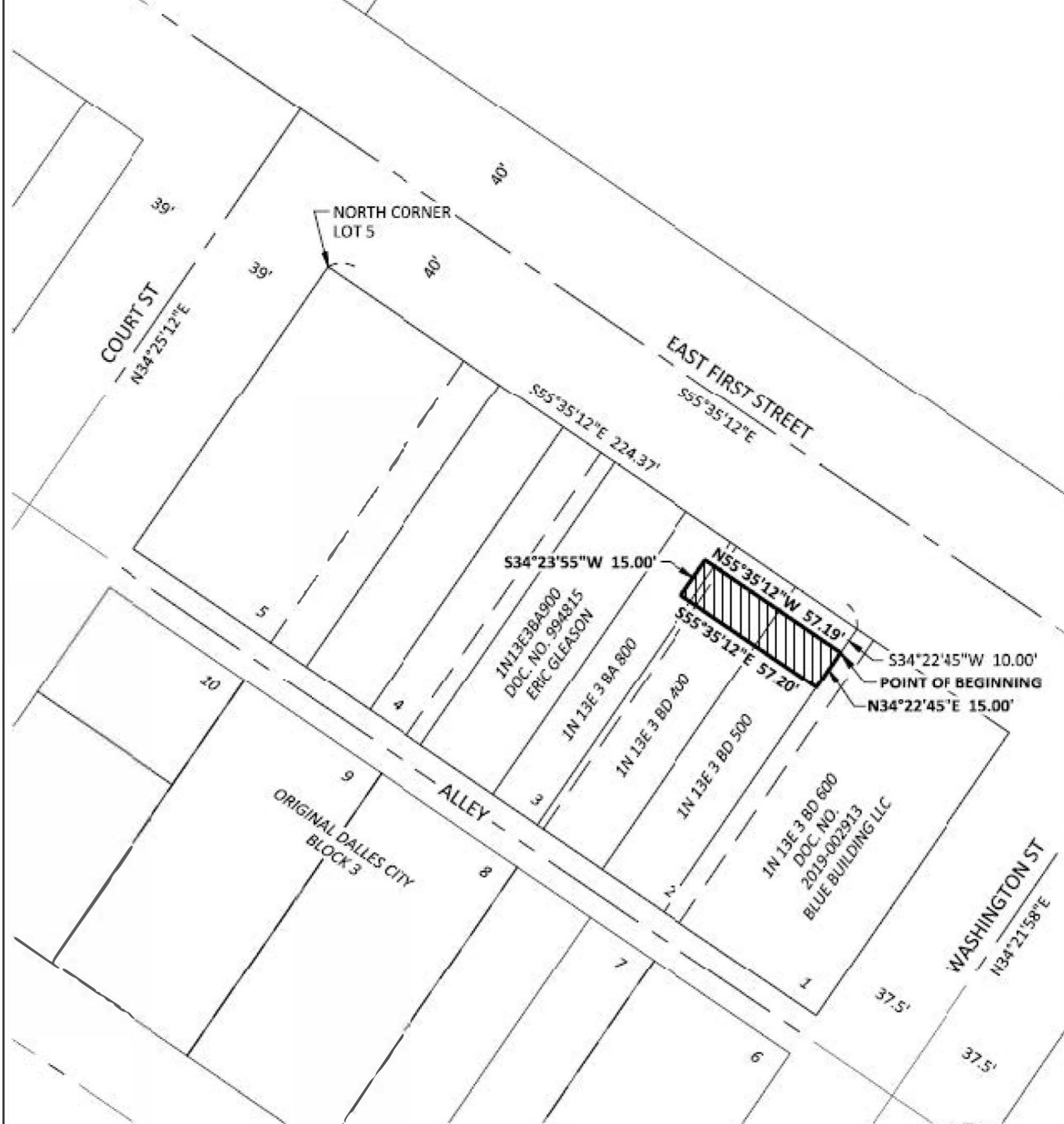
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2023.06.30}
14:33:31-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



TEMPORARY ACCESS EASEMENT
858 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW 10th Ave., Suite 2400
Portland, OR 97204
O: 503.227.3851

EXHIBIT MAP		DATE:	6/30/2023
TEMPORARY ACCESS EASEMENT		DRAWN BY:	SD
1N13E03BA-00800, 1N13E03BD-00400, 1N13E03BD-00500		CHECKED BY:	TT
SHEETS 14 OF SECTION 2 (TOTAL 12 SHEETS TOTAL)		PROJECT NO:	1900415

EXHIBIT A

1N13E03BA00800, 1N13E03BD00400, 1N13E03BD00500

WALL EASEMENT

JUNE 30, 2023

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOTS 2 AND 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE), SAID POINT BEING THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN DEED TO ERIC GLEASON, RECORDED AS DOCUMENT NO. 994815, WASCO COUNTY RECORDS, SAID POINT BEARS SOUTH 55°35'12" EAST 152.18 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 55°35'12" EAST 72.19 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL DESCRIBED IN DEED TO BLUE BUILDING LLC, RECORDED AS DOCUMENT NO. 2019-002913, WASCO COUNTY RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLUE BUILDING LLC PARCEL SOUTH 34°22'45" WEST 10.00 FEET TO A POINT BEING 10.00 FEET SCUTHWEST OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 55°35'12" WEST 72.19 TO THE SOUTHEASTERLY LINE OF SAID GLEASON PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE OF GLEASON PARCEL NORTH 34°23'55" EAST 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 722 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

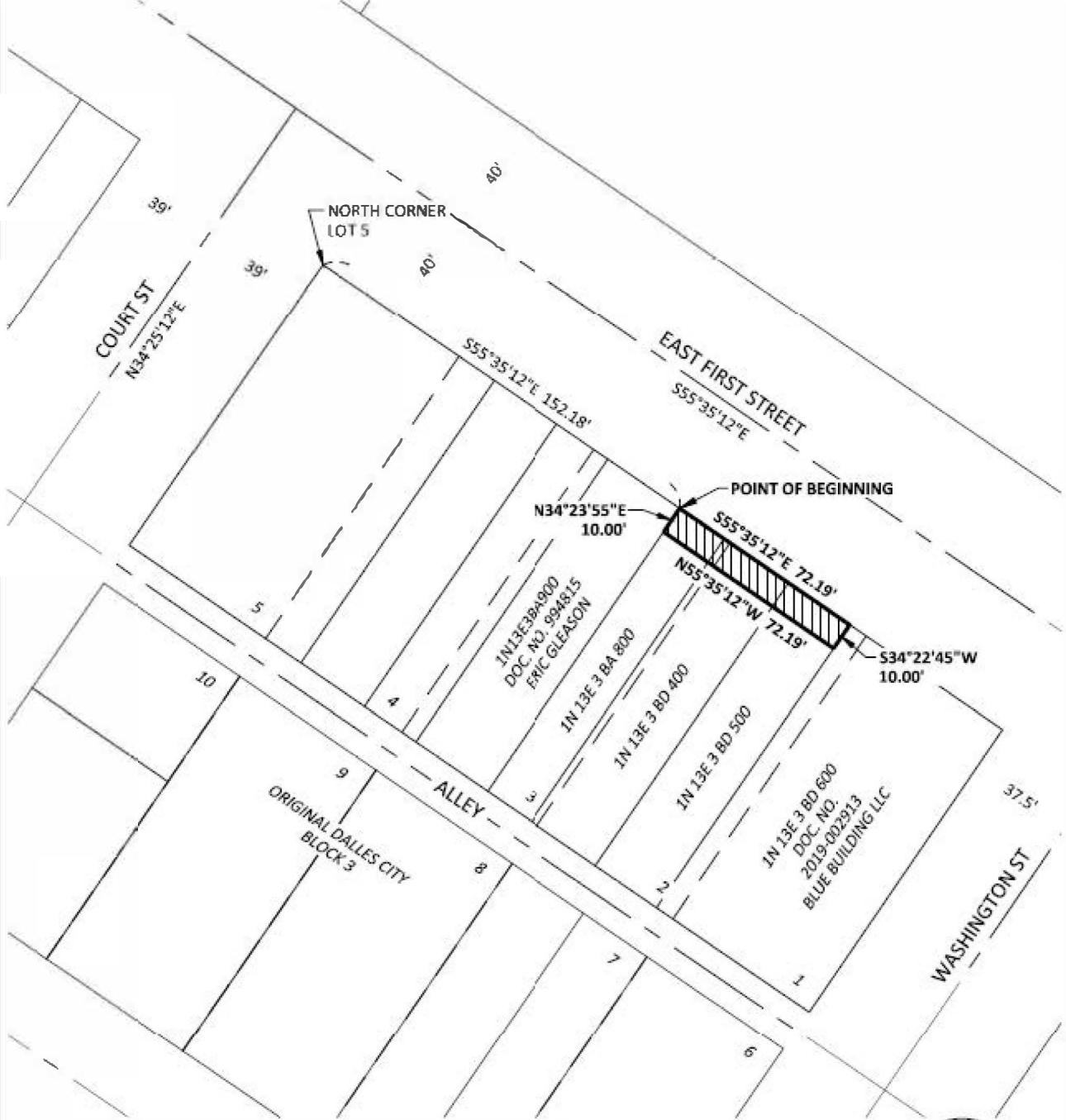
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

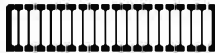
Schuyler Dury ^{2023.06.30}
15:05:13-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



LEGEND



WALL EASEMENT
722 SQUARE FEET



SCALE: 1" = 50'

kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.5251

EXHIBIT MAP		DATE:	6/30/2023
WALL EASEMENT		DRAWN BY:	SD
1N13E03BA-00800, 1N13E03BD-00400, 1N13E03BD-00500		CHECKED BY:	TT

EXHIBIT A

EXHIBIT A-1

1N13E03BA00900

TEMPORARY ACCESS EASEMENT

JUNE 30, 2023

LEGAL DESCRIPTION

TRACT 1

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO ERIC GLEASON, RECORDED AS DOCUMENT NO. 994815, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID GLEASON PARCEL, SAID POINT BEARS SOUTH 55°35'12" EAST 121.68 FEET AND SOUTH 34°23'55" WEST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 34°23'55" WEST 15.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 55°35'12" EAST 2.88 FEET; THENCE NORTH 34°18'34" EAST 15.00 FEET; THENCE NORTH 55°35'12" 2.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 43 SQUARE FEET, MORE OR LESS.

TRACT 2

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO ERIC GLEASON, RECORDED AS DOCUMENT NO. 994815, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 55°35'12" EAST 146.73 FEET AND SOUTH 34°18'34" WEST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE SOUTH 34°18'34" WEST 15.00 FEET; THENCE SOUTH 55°35'12" EAST 5.41 FEET TO THE SOUTHEASTERLY LINE OF SAID GLEASON PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 34°23'55" EAST 15.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 55°35'12" WEST 5.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 81 SQUARE FEET, MORE OR LESS.

EXHIBIT A-2

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

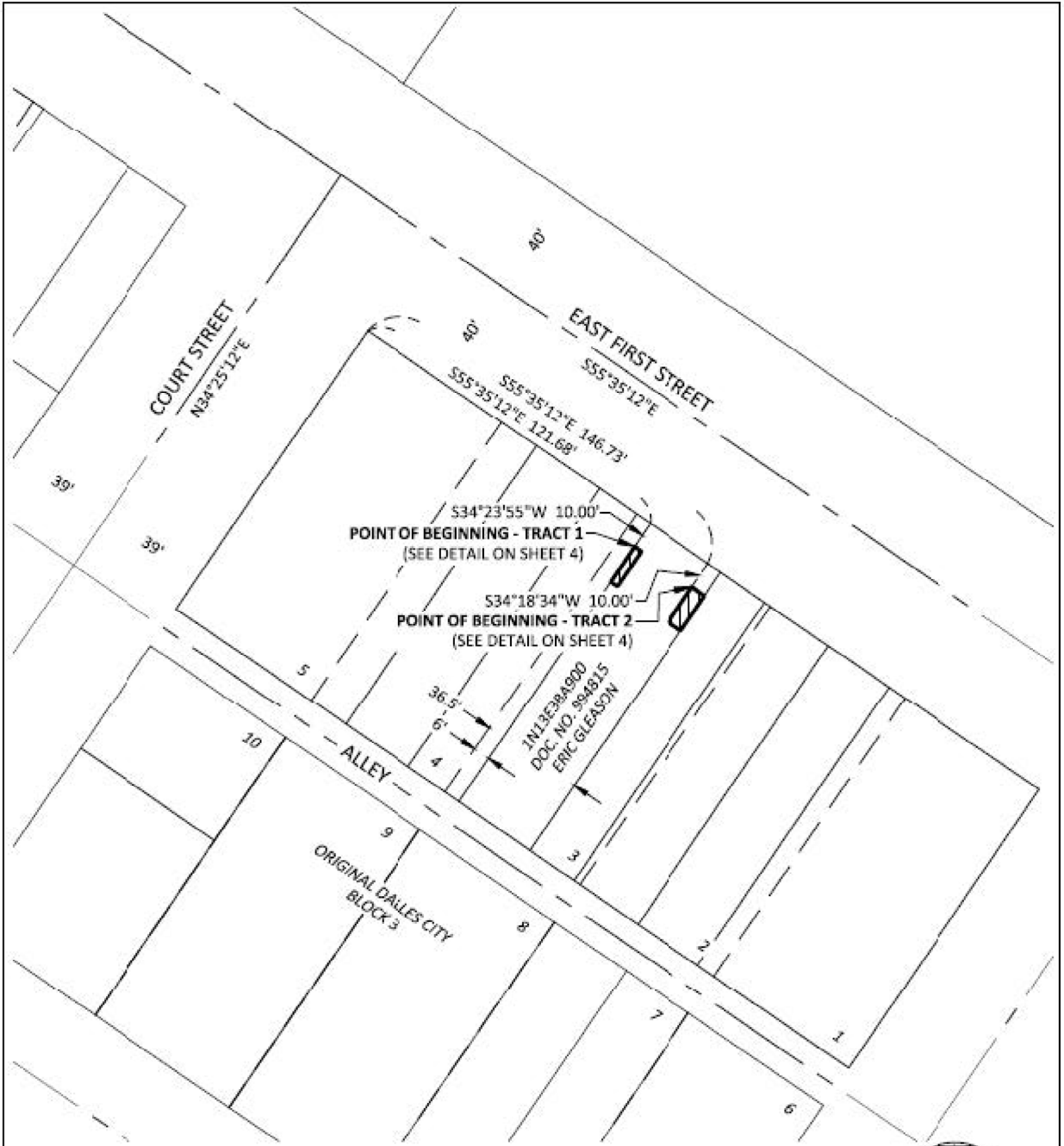
THE TRACTS OF LAND DESCRIBED ABOVE ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury 2023.06.30
15:14:42-07'00'

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2023



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Portland, OR 97204
O: 503.237.4051
F: 503.274.6881
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LEGEND

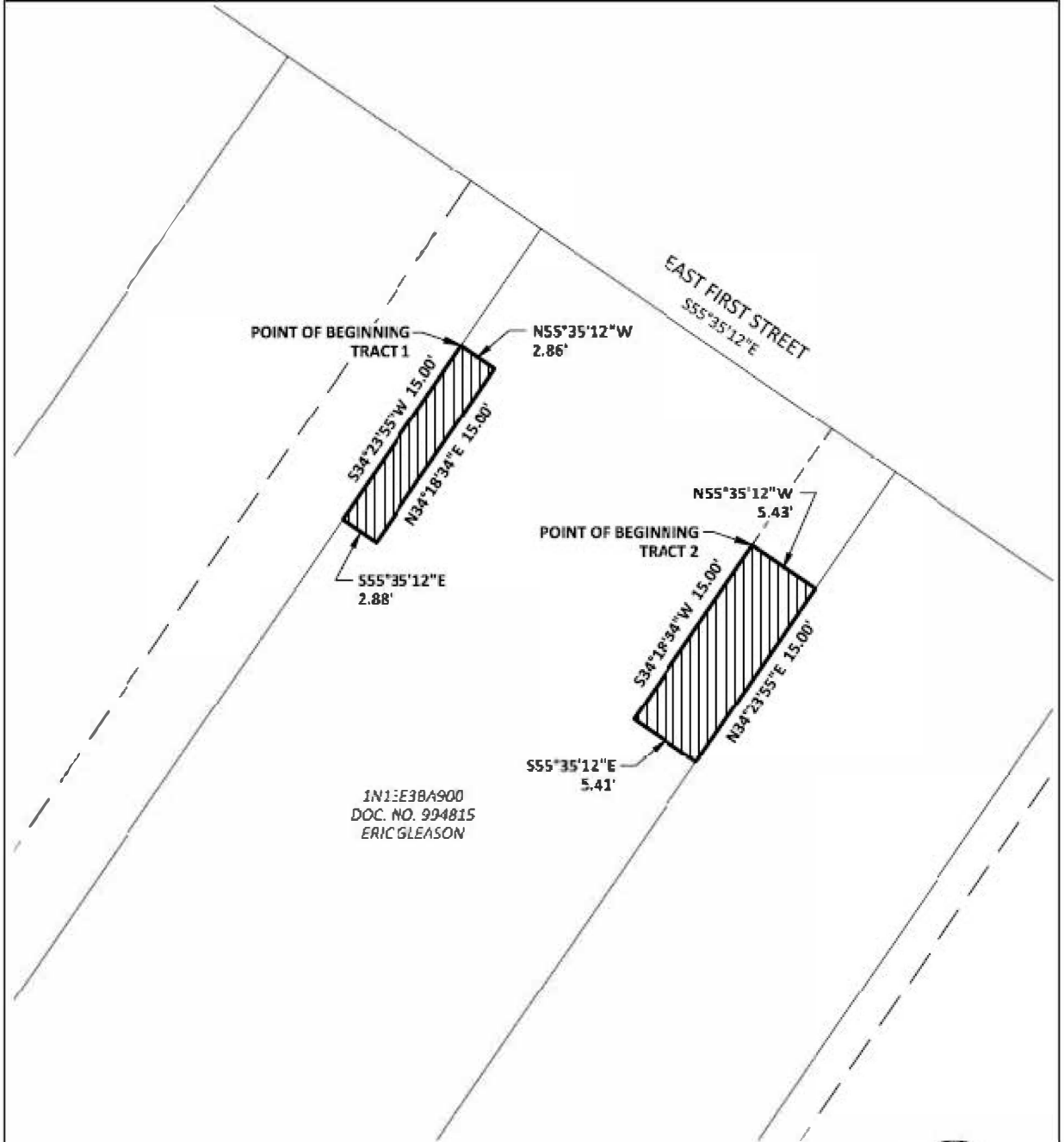


TEMPORARY ACCESS EASEMENT
TRACT 1: 43 SQUARE FEET
TRACT 2: 81 SQUARE FEET



SCALE: 1" = 50'

EXHIBIT MAP		DATE:	6/30/2023
TEMPORARY ACCESS EASEMENT		DRAWN BY:	SD
1N13E03BA-00900		CHECKED BY:	TT
NW 1/4 OF SECTION 3 / T1N / R13E / W.M.		PROJECT NO.	1800415
CITY OF THE DALLES / WASCO COUNTY / OREGON		SHEET:	3 OF 4



LEGEND



TEMPORARY ACCESS EASEMENT
TRACT 1: 43 SQUARE FEET
TRACT 2: 81 SQUARE FEET



SCALE: 1" = 10'



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EXHIBIT MAP		DATE:	6/30/2023
TEMPORARY ACCESS EASEMENT		DRAWN BY:	SD
1N13E038A-00900		CHECKED BY:	TT
NW 1/4 OF SECTION 3 / T1N / R13E / W.M.		PROJECT NO.	1800415
CITY OF THE DALLES / WASCO COUNTY / OREGON		SHEET:	4 OF 4

EXHIBIT A-1

EXHIBIT A

1N13E03BA00900

WALL EASEMENT

JANUARY 25, 2024

LEGAL DESCRIPTION

TRACT 1

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO ERIC GLEASON, RECORDED AS DOCUMENT NO. 994815, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE), SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID GLEASON PARCEL, SAID POINT BEARS SOUTH 55°35'12" EAST 121.68 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE ALONG THE NORTHWESTERLY LINE OF SAID GLEASON PARCEL SOUTH 34°23'55" WEST 10.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 55°35'12" EAST 2.86 FEET; THENCE NORTH 34°18'34" EAST 10.00 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 55°35'12" WEST 2.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 29 SQUARE FEET, MORE OR LESS.

TRACT 2

A TRACT OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN DEED TO ERIC GLEASON, RECORDED AS DOCUMENT NO. 994815, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOT 3, BLOCK 3, PLAT OF ORIGINAL DALLES CITY, LOCATED IN THE NW QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (80 FEET WIDE), SAID POINT BEARS SOUTH 55°35'12" EAST 146.73 FEET FROM THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 3, PLAT OF ORIGINAL DALLES CITY; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34°18'34" WEST 10.00 FEET; THENCE SOUTH 55°35'12" EAST 5.43 FEET TO THE SOUTHEASTERLY LINE OF SAID GLEASON PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 34°23'55" EAST 10.00 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTH 55°35'12" WEST 5.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 54 SQUARE FEET, MORE OR LESS.

EXHIBIT A-2

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

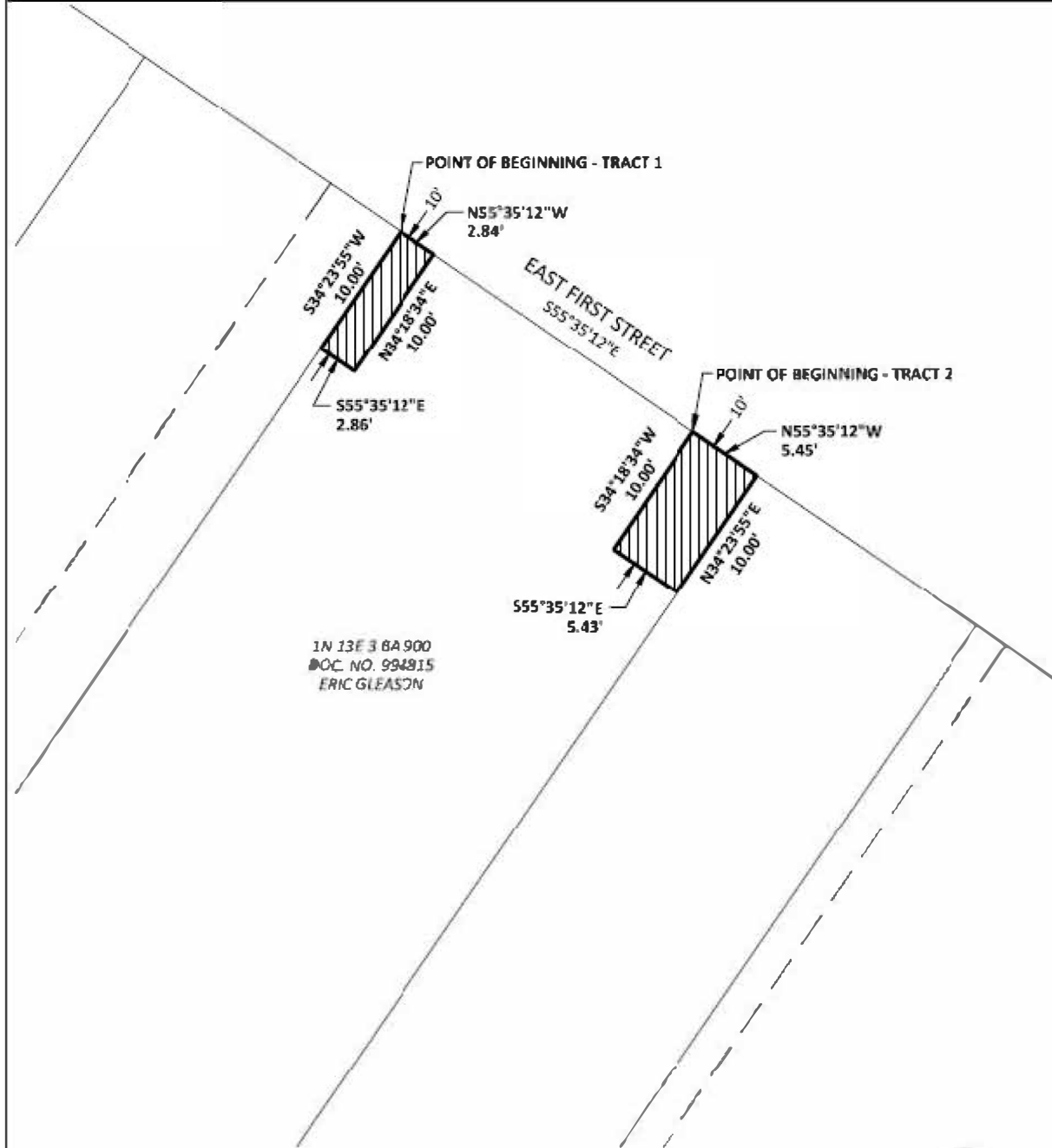
THE TRACTS OF LAND DESCRIBED ABOVE ARE SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Schuyler Dury ^{2024.01.25}
~~09 29:56-08'00'~~

OREGON
MARCH 14, 2017
SCHUYLER JOEL DURY
78326

RENEWAL 12/31/2025



LEGEND



WALL EASEMENT
TRACT 1: 29 SQUARE FEET
TRACT 2: 54 SQUARE FEET



SCALE: 1" = 10'

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Portland, OR 97204
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EXHIBIT MAP
WALL EASEMENT
1N13E03BA-00900

NW 1/4 OF SECTION 3 / T1N / R13E / W.M.
CITY OF THE DALLES / WASCO COUNTY / OREGON

DATE:	1/25/2024
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1800415
SHEET:	4 OF 4

EXHIBIT A

1N13E03BD01500 & 1N13E03BD01600
TEMPORARY CONSTRUCTION EASEMENT
JANUARY 22, 2025

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THOSE PARCELS DESCRIBED AS PARCEL 1 AND PARCEL 2 IN DEED TO TD HUB, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2018-001043, WASCO COUNTY RECORDS, SAID TRACT BEING A PORTION OF LOTS 4, 5 AND 6, BLOCK 5, PLAT OF LAUGHLIN'S ADDITION TO DALLES CITY AND A PORTION OF EAST FIRST STREET VACATED BY ORDINANCE NO. 97-460, RECORDED AS DOCUMENT NO. 97-5296, WASCO COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF THE DALLES, WASCO COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAUGHLIN STREET (60 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET (73 FEET WIDE), SAID POINT BEING THE MOST EASTERLY CORNER OF SAID PORTION OF EAST FIRST STREET VACATED BY ORDINANCE NO. 97-460, SAID POINT BEARS NORTH 34°18'33" EAST 7.00 FEET FROM THE MOST EASTERLY CORNER OF LOT 6, BLOCK 5, PLAT OF LAUGHLIN'S ADDITION TO DALLES CITY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET NORTH 55°35'12" WEST 200.74 FEET TO THE MOST NORTHERLY CORNER OF SAID PORTION OF EAST FIRST STREET VACATED BY ORDINANCE NO. 97-460; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PORTION OF EAST FIRST STREET VACATED BY ORDINANCE NO. 97-460 SOUTH 34°18'33" WEST 6.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID PORTION OF EAST FIRST STREET VACATED BY ORDINANCE NO. 97-460 SOUTH 55°35'12" EAST 13.51 FEET; THENCE NORTH 34°24'48" EAST 5.00 FEET; THENCE SOUTH 55°35'12" EAST 59.36 FEET; THENCE SOUTH 34°24'48" WEST 10.00 FEET; THENCE SOUTH 55°35'12" EAST 127.89 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LAUGHLIN STREET; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE NORTH 34°18'33" EAST 11.00 FEET TO THE **POINT OF BEGINNING**.

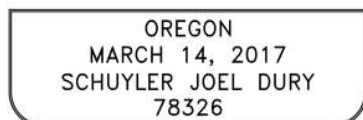
CONTAINING 1,547 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS IS ASSUMED. THE CALCULATED BEARING OF THE CENTERLINE OF EAST FIRST STREET FROM THE CENTERLINE OF UNION STREET TO THE CENTERLINE OF LAUGHLIN STREET IS SOUTH 55°35'12" EAST.

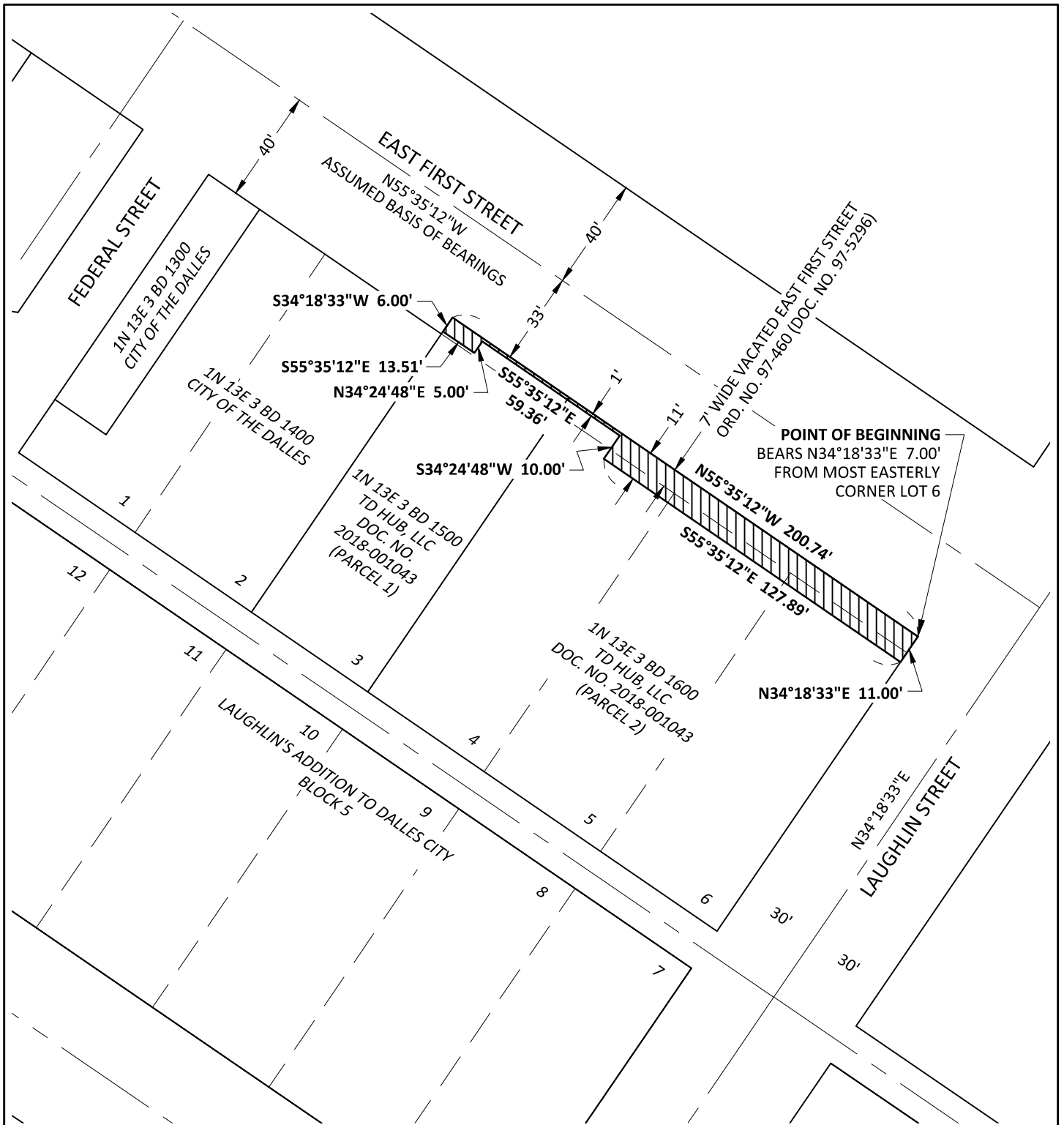
THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



DIGITALLY SIGNED 2025.01.22
08:51:03-08'00'



RENEWAL 12/31/2025



kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP		DATE:	1/22/2025
TEMPORARY CONSTRUCTION EASEMENT		DRAWN BY:	SD
1N13E03BD-01500 & 1N13E03BD-01600		CHECKED BY:	NA
NW 1/4 OF SECTION 3 / T1N / R13E / W.M.		PROJECT NO.	1800415
CITY OF THE DALLES / WASCO COUNTY / OREGON		SHEET:	3 OF 3