

**TITLE DESCRIPTION**

SEE EXHIBIT "A" LAND IN INTERSTATE SUBDIVISION, CITY OF ONTARIO, MALHEUR COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FOLLOWS:

IN BLOCK 1: LOT(S) 1, 2 AND THE SOUTH 80 FEET OF LOT 3.

TOGETHER WITH THAT PORTION OF TAPADERA AVENUE, AS VACATED BY ORDINANCE NO. 2401, RECORDED JANUARY 12, 1998, INSTRUMENT NO. 98-230, MALHEUR COUNTY RECORDS, LYING SOUTH AND COINCIDENT WITH THE ABOVE DESCRIBED LOTS.

EXCEPTING THEREFROM THAT PORTION AS DECREED TO THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION BY JUDGEMENT RECORDED OCTOBER 16, 2024 AS INSTRUMENT NO. 2024-2864, OFFICIAL RECORDS, MALHEUR COUNTY, OREGON.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME AS THAT PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "AMERITITLE" FILE NUMBER 663702AM, WITH A DATE OF DECEMBER 24, 2024.

**TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY AMERITITLE, FILE NO. 663702AM, DATE OF 12/24/2024.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE SW QUARTER OF SECTION 2, T18S, R47E W.M. AS SHOWN ON INTERSTATE SUBDIVISION PLAT FILED AS BOOK 3, PAGE 57 IN THE OFFICE OF THE MALHEUR COUNTY SURVEYOR, STATE OF OREGON, BEING NORTH 89°57'00" EAST.

- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**
- 9 MATTERS FOUND ON INTERSTATE SUBDIVISION RECORDED JUNE 22, 1972 AS INST. NO. 72-135446. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY. AMONG OTHER THINGS SAID ITEM NOTES AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND IS SHOWN HEREON.
  - 10 EASEMENTS FOR UTILITIES OVER AND ACROSS VACATED TAPADERA AVENUE, PER ORDINANCE 2401. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - 11 AN EASEMENT FOR UTILITY PURPOSES RECORDED OCTOBER 24, 1978 AS INST. NO. 78-53620. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - 12 RESOLUTION OF RELINQUISHMENT OF 10' UTILITY EASEMENT RECORDED NOVEMBER 1, 1978, INST. NO. 78-54135. SAID ITEM RELINQUISHES 10' PUBLIC UTILITY EASEMENT AS SHOWN ON INST. NO. 72-135446, AND IS NOT SHOWN HEREON.
  - 13 EASEMENTS FOR UTILITIES OVER AND ACROSS VACATED TAPADERA AVENUE, PER ORDINANCE 2401. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - 14 EASEMENT AND EQUITABLE SERVITUDE RECORDED MARCH 7, 2001 AS INST. NO. 2001-1448. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - 15 AN EASEMENT FOR POWER LINE PURPOSES RECORDED OCTOBER 22, 2012 AS INST. NO. 2012-3863. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - 16 A 2 YEAR TEMPORARY EASEMENT FOR WORK AREA RECORDED OCTOBER 22, 2012 AS INST. NO. 2024-2864. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.

- SURVEYOR'S NOTES**
1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
  2. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
  3. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
  4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
  5. THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
  6. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
  7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  8. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
  9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
  11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
  12. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HWYS., RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD, WITHOUT ANY GAPS, GORES, OR OVERLAPS.
  13. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM GOODFELLOW STREET, A PUBLIC RIGHT-OF-WAY.
  14. THE SUBJECT PARCEL IS LANDSCAPED WITH TREES/SHRUBS. THIS SURVEY REFLECTS MEASUREMENTS OF HARDSCAPE ONLY AND THEREFORE LANDSCAPING, LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS ARE NOT SHOWN HEREON.
  15. NO PARTY WALLS EXIST BETWEEN THE SUBJECT PROPERTY AND ANY ADJOINING PROPERTIES.
  16. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

**ZONING INFORMATION**

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	--	REPORT DATE:
MINIMUM LOT AREA (SQ. FT.)	--	REPORT #:
MINIMUM FRONTAGE	--	
MINIMUM LOT WIDTH	--	
MAX IMPERVIOUS COVERAGE	--	PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	--	
MINIMUM SETBACKS	--	
FRONT	--	
SIDE	--	
REAR	--	

NOTES:

**FLOOD INFORMATION**

THE SUBJECT PROPERTY LIES WITHIN ZONE "C" OF THE FLOOD INSURANCE RATE MAP NO. 410152 0005 B, COMMUNITY PANEL NO. 410152 0005 B, WHICH BEARS AN EFFECTIVE DATE OF APRIL 17, 1984. ZONE "C" IS DEFINED AS: AREAS OF MINIMAL FLOODING.

**BUILDING AREA**

BUILDING : 5,891 SQ. FT.

**BUILDING HEIGHT**

BUILDING : 21'

**OBSERVED SIGNIFICANT OBSERVATIONS**

A SHARED ACCESS OVER AND ACROSS THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.

**UTILITY NOTE**

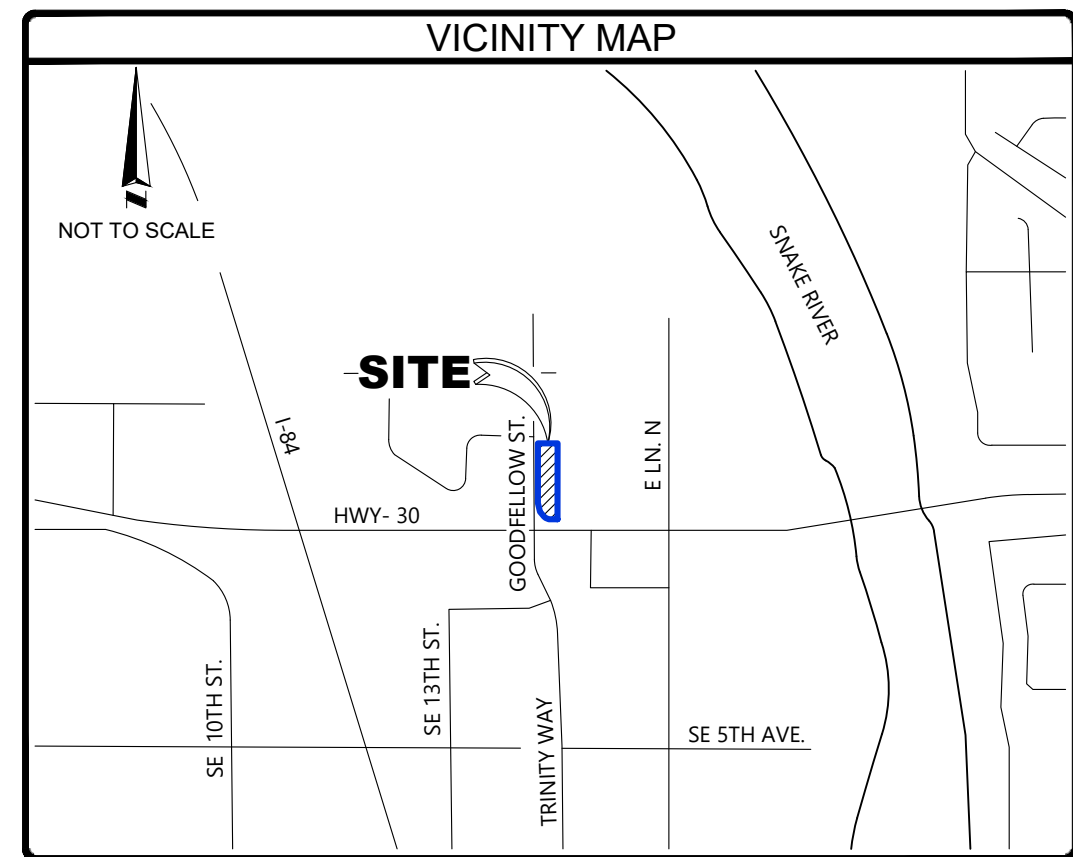
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

**LAND AREA**

PARCEL : 53,936 SQ. FT. (1.92 ACRES)  
 TOTAL AREA: 53,936 SQ. FT. (1.92 ACRES)

**PARKING**

REGULAR: 63 SPACES  
 HANDICAP: 6 SPACES  
 TOTAL PARKING: 69 SPACES



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**SURVEYOR'S CERTIFICATE**

TO: AMERITITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 2/6/2025  
 DATE OF PLAT OR MAP: 2/13/2025

**PRELIMINARY**

MICHAEL A. HOFFMANN, P.L.S. 57847 (OREGON) DATE \_\_\_\_\_  
 EXP: JUNE 30, 2025  
 MIKEH@TERRAMARKINC.COM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 FEBRUARY 19, 1999  
 MICHAEL A. HOFFMANN  
 57847LS  
 EXPIRES: 30 JUNE, 2025

2021 ALTA/NSPS LAND TITLE SURVEY

**RETAIL**  
 SITE ADDRESS  
 76 GOODFELLOW STREET  
 ONTARIO  
 MALHEUR

PARTNER PROJECT NUMBER: 25-482682.1

**COORDINATED BY**

**PARTNER**

CORPORATE OFFICE  
 2154 Torrance Boulevard  
 Torrance, CA 90501  
 Phone: 888-213-7473  
 ALTA@partneresi.com  
 www.partneresi.com

DATE	REVISIONS	DRAWN BY: J.L.T.	DRAWING SCALE: 1" = 30'
		CHECKED BY: MAH	JOB NO.: 20256116
		FILENAME: 20256116 RESTAURANT 76 GOODFELLOW STREET, ONTARIO, OR.DWG	

**SURVEYED BY**

**TERRAMARK**

8196 SW HALL BOULEVARD, SUITE #111  
 BEAVERTON, OR 97008; PH: 503/860-2255

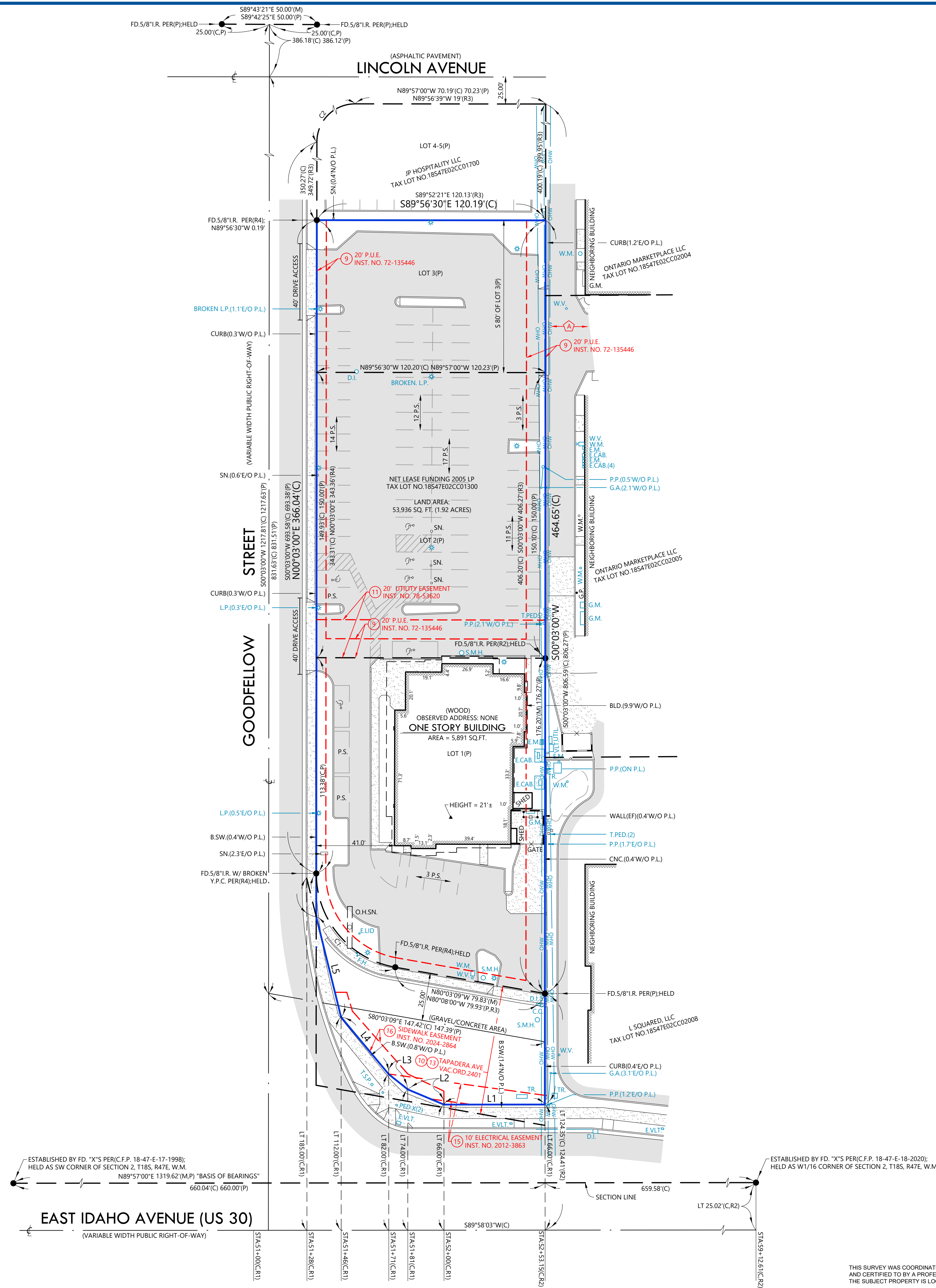
**SHEET 1 OF 2**

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.



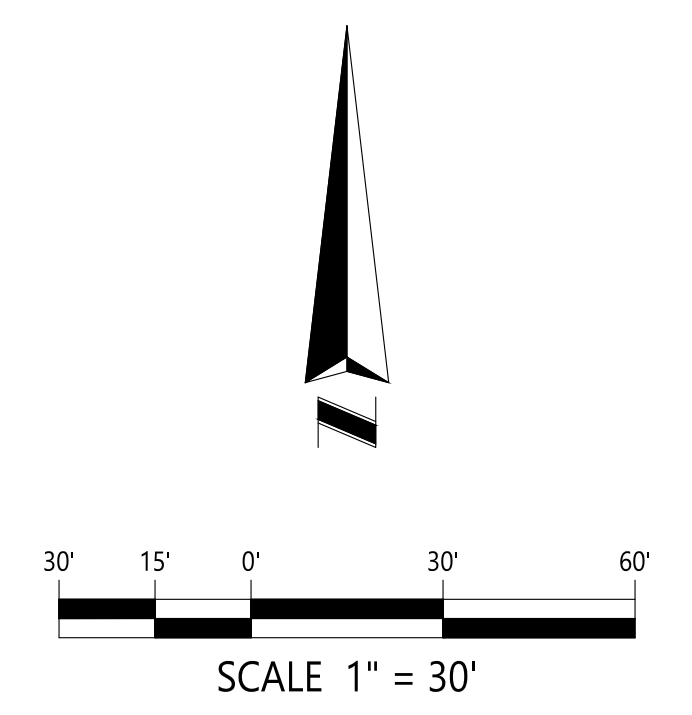
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(C)	70.05'	50.00'	80°16'17"	S40°05'08"E 64.46'
C2(C)	78.54'	50.00'	90°00'00"	S45°03'00"W 70.71'
C2(P)	78.54'	50.00'	90°00'00"	S44°57'00"W 70.71'
C2(R3)	78.63'	50.05'	90°00'21"	S45°02'40"W 70.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1(C)	S89°58'02"W	53.02'
L2(C)	N67°13'40"W	20.61'
L3(C)	N51°22'22"W	12.81'
L4(C)	N39°50'17"W	39.05'
L5(C)	N13°53'02"W	54.39'



**LEGEND**

- B.S.W. BACK OF SIDEWALK
- BLD. BUILDING
- C.C. CURB CUT
- D.I. DRAIN INLET
- E.CAB. ELECTRICAL CABINET
- E.LID. ELECTRICAL LID
- E.M. ELECTRICAL METER
- F.H. FIRE HYDRANT
- FD. FOUND
- G.A. GUY ANCHOR
- G.M. GAS METER
- I.R. IRON ROD
- L.P. LAMP POST
- O.H.S.N. OVER HANG SIGN
- (P). INTERSTATE SUBDIVISION BK 3 OF PLATS, PG 57
- P.L. PROPERTY LINE
- P.P. POWER POLE
- P.S. PARKING SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- PED.X. PEDESTRIAN CROSSING
- (R1). INST. NO. 2024-2864
- (R2). PP 2005-6, INST. NO. 18-47-0899
- (R3). INST. NO. 18-47-0515
- (R4). INST. NO. 18-47-0325
- S.M.H. SEWER MAN HOLE
- SN. SIGN
- T.PED. TELEPHONE PEDESTAL
- T.S.P. TRAFFIC SIGNAL POST
- TR. TRANSFORMER
- W.M. WATER METER
- W.V. WATER VALVE
- Y.P.C. YELLOW PLASTIC CAP
- U.VLT. UTILITY VAULT
- CONCRETE BLOCK/CONCRETE WALL
- CONCRETE
- ASPHALTIC CONCRETE
- BUILDING LINE
- HANDICAP PARKING
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- LIGHT POLE
- OVERHEAD WIRE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE



**2021 ALTA/NSPS LAND TITLE SURVEY**

**RETAIL**  
 SITE ADDRESS  
 76 GOODFELLOW STREET  
 CITY OF ONTARIO  
 COUNTY OF MALHEUR, OREGON

PARTNER PROJECT NUMBER: 25-482882.1

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**SHEET 2 OF 2**