

AFTER RECORDING, RETURN TO:

City of Hermiston
180 NE 2nd Street
Hermiston, OR 97838

DEDICATION DEED

AAA Investments LLC an Oregon limited liability company, (hereinafter referred to as the "Grantor"), does hereby dedicate, grant, transfer and convey to **CITY OF HERMISTON**, an Oregon municipal corporation (hereinafter referred to as the "City"), its successors and assigns, to be used and held by the CITY as public right-of-way for roadway and/or for utility purposes, the following described real property in Exhibit A and B, attached hereto and by this reference made a part hereof.

The true and actual consideration for this conveyance is Five Hundred Nine Thousand Five Hundred Six and 50/100 Dollars (\$509,506.50).

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interests and assigns forever.

The GRANTOR hereby covenants to the CITY, and the CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above-named premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against all unlawful claims and demands of all persons claiming by, through, or under GRANTOR.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE

UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

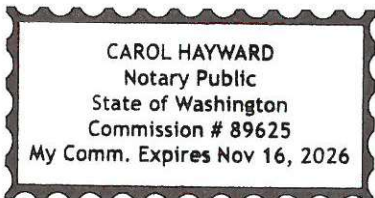
Dated this 30th day of March, 2026.

GRANTOR:

By: Kamaljit Singh.
AAA Investments LLC

State of Washington)
Oregon)
County of Franklin) ss.
Umatilla)

This record was acknowledged before me on March 30th, 2026 by
Kamaljit Singh as MEMBER. of
AAA Investments LLC an Oregon limited liability company.



Carol Hayward
Notary Public for Oregon
My Commission Expires: 11-16-2026

CITY ACCEPTANCE

The above dedication of land to public use is approved and accepted by the City of Hermiston.

CITY OF HERMISTON

By: _____
Byron Smith, City Manager

State of Oregon)
) ss.
County of Umatilla)

This record was acknowledged before me on _____, 2026 by Byron Smith,
City Manager of the City of Hermiston, Oregon, a municipal corporation.

Notary Public for Oregon
My Commission Expires: _____

HERMISTON – North Street
AP (RES) 12-05-2024
AAA Investments

NE Aspen Street

A tract of land located in the Southwest one-quarter of Section 2, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon and being a portion of Warranty Deed to AAA Investments LLC, recorded May 1, 2024 as Document number 2024-02798 of Umatilla County Records said tract is more particularly described as follows:

Beginning at a point at the West right-of-way line of Northeast 4th Street which bears N53°43'47"E, 1596.76 feet from the Southwest corner of said Section 2;
thence 37.76 feet along a non-tangent curve to the left having a radius of 24.00 feet, a central angle of 90°08'12" (chord bears N45°20'00"W, 33.98 feet);
thence S89°35'54"W, 523.53 feet to the South line of said property;
thence along said South line the following five (5) courses:
1. N69°29'01"W, 111.24 feet;
2. N64°44'35"W, 303.46 feet;
3. 26.01 feet along a curve to the left having a radius of 571.00 feet, a central angle of 02°36'36" (chord bears N66°03'18"W, 26.01 feet);
4. N00°49'55"W, 9.13 feet;
5. N65°24'39"W, 222.63 feet;
thence 258.21 feet along a non-tangent curve to the right having a radius of 629.00 feet and a central angle of 23°31'13" (chord bears S76°40'14"E, 256.40 feet);
thence S64°45'02"E, 253.83 feet;
thence 255.64 feet along a curve to the left having a radius of 571.00 feet and a central angle of 25°39'06" (chord bears S77°34'33"E, 253.51 feet);
thence N89°35'54"E, 401.70 feet;
thence 37.64 feet along a curve to the left having a radius of 24.00 feet and a central angle of 89°51'45" (chord bears N44°40'02"E, 33.90 feet) to point on the West right-of-way line of NE 4th Street;
thence S00°15'51"E, along said West right-of-way line, 106.00 feet and the **Point of Beginning**.

Contains an area of 65,083 Square Feet, 1.494 Acres, more or less.

N89°41'08"E which is the North line of the Southwest Corner of the Southwest Corner of Section 2, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon.

NE North Street

A tract of land located in the Southwest one-quarter of Section 2, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon and being a portion of Warranty Deed to AAA Investments LLC, recorded May 1, 2024 as Document number 2024-02798 of Umatilla County Records said tract is more particularly described as follows:

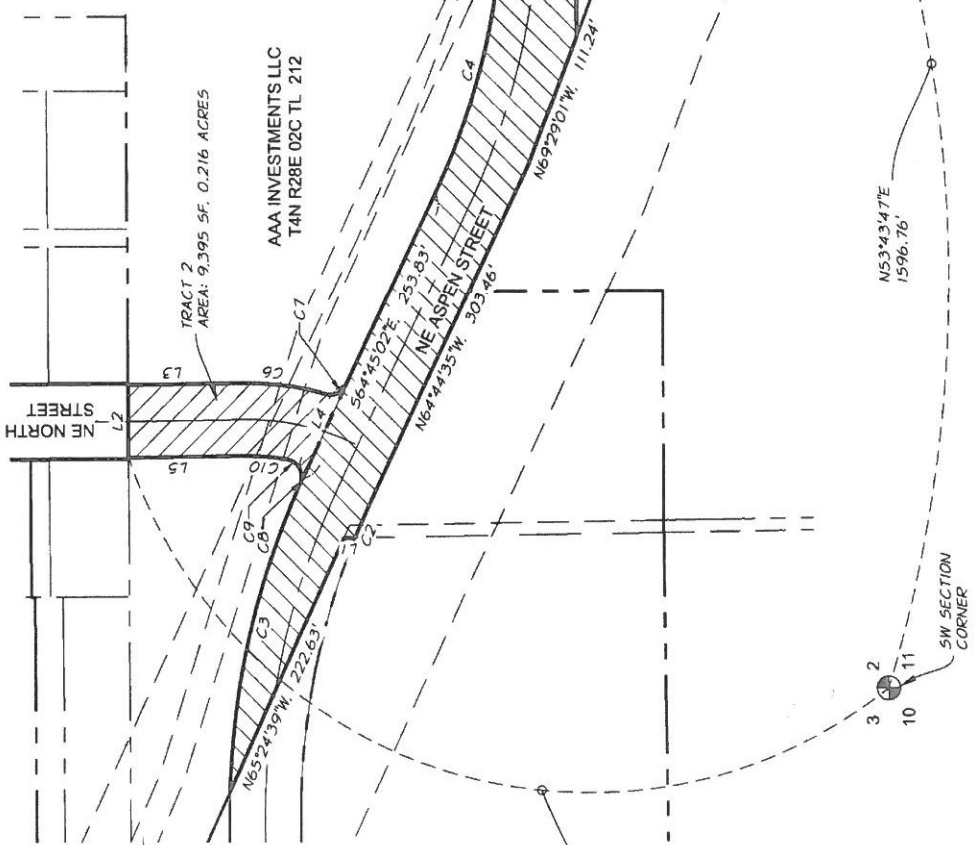
Beginning at a point at the North property line which bears N16°49'52"E, 1387.18 feet from the Southwest corner of said Section 2;
thence N89°41'08"E, 58.00 feet;
thence S04°43'35"E, 94.74 feet;
thence 66.66 feet along a curve to the right having a radius of 229.00 feet, a central angle of 16°40'44" (chord bears S07°36'47"W, 66.43 feet):
thence 19.72 feet along a curve to the left having a radius of 14.00 feet, a central angle of 80°42'09" (chord bears S24°23'55"E, 18.13 feet) to the North right-of-way line of proposed Aspen Drive;
thence N64°45'06"W, along said North right-of-way line, 83.31 feet;
thence continuing along said North right-of-way line, 4.34 feet along a curve to the left having a radius of 629.00 feet and a central angle of 00°23'43" (chord bears N65°06'29"W, 4.34 feet);
thence leaving said North right-of-way line, 25.39 feet along a non-tangent curve to the left having a radius of 14.00 feet and a central angle of 103°54'49" (chord bears N62°44'15"E, 22.05 feet);
thence 19.70 feet along a curve to the left having a radius of 171.00 feet and a central angle of 11°30'25" (chord bears N05°01'38"E, 34.28 feet);
thence N04°43'35"W, 95.15 feet and the **Point of Beginning**.

Contains an area of 9,395 Square Feet, 0.216 Acres, more or less.

N89°41'08"E which is the North line of the Southwest Corner of the Southwest Corner of Section 2, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon.

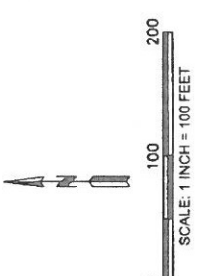


X:\Chamberlain\017-036-160 SE ASPEN DRV EXTENSION\GIS\work\local_legal\Description\Aspen Street ROW.dwg, 17x11, 12/29/2024, 10:33 AM, r.thien



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	37.76'	24.00'	90°08'12"	N45°20'00"W	33.98'
C2	26.01'	571.00'	2°36'36"	N66°03'18"W	26.01'
C3	258.21'	629.00'	23°13'13"	N76°40'14"W	256.40'
C4	255.64'	571.00'	25°39'06"	S77°34'33"E	253.51'
C5	37.64'	24.00'	89°51'45"	N44°40'02"E	33.90'
C6	66.66'	229.00'	16°40'44"	N7°36'47"E	66.43'
C7	19.72'	14.00'	80°42'09"	S24°23'55"E	18.13'
C8	4.34'	629.00'	0°23'43"	N65°06'29"W	4.34'
C9	25.39'	14.00'	103°54'49"	N62°44'15"E	22.05'
C10	34.34'	171.00'	11°30'25"	N5°01'38"E	34.28'

REGISTERED PROFESSIONAL LAND SURVEYOR
 RICHARD E. STEIN
 FEBRUARY 8, 2000
 49593PLS
 EXPIRES: 6/30/2026



LINE	BEARING	DISTANCE
L1	N0°49'55"W	9.13'
L2	N09°41'08"E	58.00'
L3	S0°43'35"E	94.74'
L4	N64°45'06"W	83.31'
L5	N0°43'35"W	95.15'

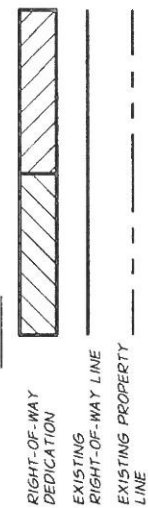


EXHIBIT "B"
 CITY OF HERMISTON, OREGON
 SW 1/4 OF SECTION 2, TOWNSHIP 4N, RANGE 28E,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON
 UMATILLA COUNTY, OREGON

FIGURE
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