

ALTA SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-520764-ATL, DATED FEBRUARY 09, 2012.)

LOTS 6, 7 AND 9 OF PORT OF UMATILLA SUBDIVISION (BOOK 15, PAGE 31) LOCATED IN SECTIONS 11 AND 14 OF TOWNSHIP 5 NORTH, RANGE 28, EAST, THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

BASIS OF BEARING

BASIS OF BEARINGS PER PORT OF UMATILLA SUBDIVISION-FINAL PLAT, AS RECORDED IN BOOK 15 OF PLATS, PAGE 31, COUNTY OF UMATILLA, OREGON.

N 01°01'20" W ALONG THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 14, BETWEEN FOUND MONUMENTS AT THE EAST 1/4 CORNER AND THE N 1/16 CORNER THEREOF.

SURVEYOR'S CERTIFICATION

TO AMAZON.COM, INCORPORATED, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 3, 4, 6(A), 8, 11(A), 13, 16, 17, 18 AND 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND, IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SIGNED: *Michael R. Merritt* MICHAEL R. MERRITT PLS

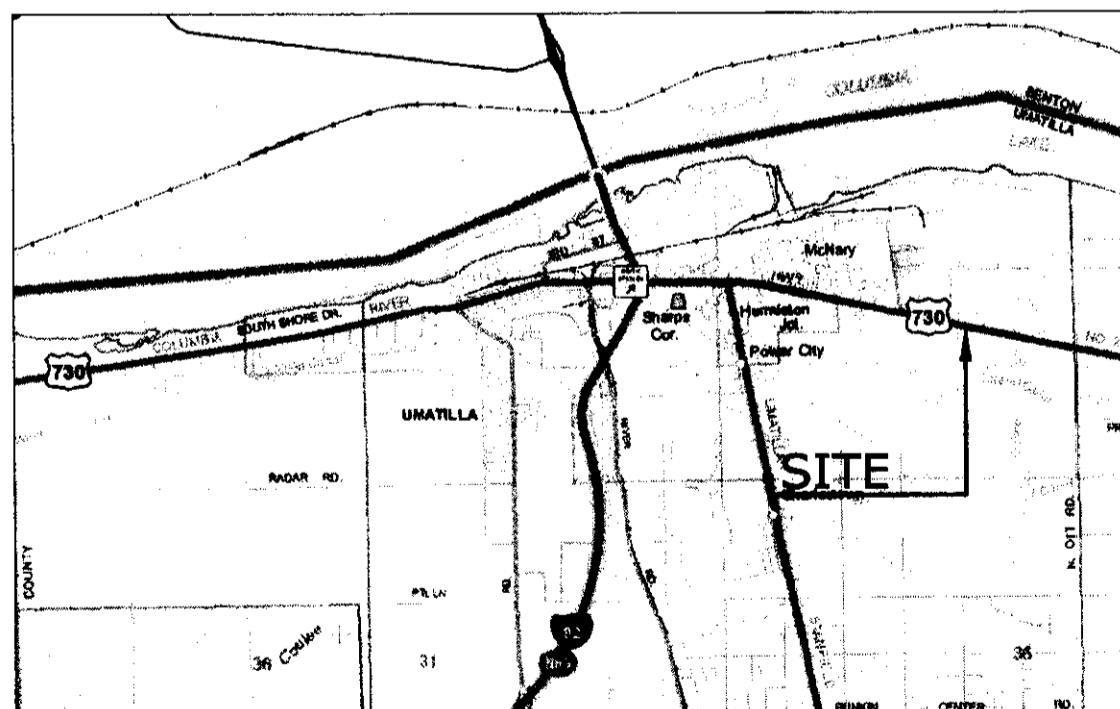
DATE: 07-09-2012

SURVEYOR'S NOTES

- 1) THE LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. NCS-520764-ATL DATED FEBRUARY 09, 2012. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, WHITE SHIELD, INC., HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS WHITE SHIELD INC., AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. WHITE SHIELD INC., HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 2) THE BOUNDARY SURVEY SHOWN HEREON IS BASED UPON THE PORT OF UMATILLA SUBDIVISION-FINAL PLAT, FILED IN BOOK 15, PAGE 31, RECORDS OF UMATILLA COUNTY, OREGON.
- 3) THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TRIMBLE TOTAL STATION CALIBRATED WITHIN THE LAST YEAR.
- 4) FLOOD ZONE DESIGNATION = D, AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" NO. 41059C027G. EFFECTIVE DATE: SEPTEMBER 3, 2010.
- 5) THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 30.13 ACRES (LOTS 6, 7 AND 9).
- 6) ZONING: M-2 URBAN GROWTH
SETBACKS:
FRONT: 10 FEET OR 20 FEET IF ADJACENT TO RESIDENTIAL DISTRICT
SIDE: 0 FEET OR 20 FEET IF ADJACENT TO RESIDENTIAL DISTRICT
SIDE STREET: 10 FEET OR 20 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT
REAR: 0 FEET OR 20 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT
- 7) THERE ARE NO BUILDINGS ON THE SITE.
- 8) THERE ARE NO SUBSTANTIAL VISIBLE IMPROVEMENTS ON THE SITE (WITH THE EXCEPTION OF THE ENCROACHMENTS LISTED IN ITEM A ON LOT 7, AND ITEMS B,C AND D ON LOT 6).
- 9) THERE ARE NO PARKING AREAS ON LOTS 6 OR 9.
- 10) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.
- 11) BEACH ACCESS ROAD HAS RECENTLY BEEN REPAVED OR OVERLAID (SINCE OCTOBER 2010)
- 12) UMATILLA ELECTRIC COOPERATIVE DEMARCATION BOUNDARY ASCERTAINED BY ORDER #39812 AS OBTAINED FROM JOHN GOTTSCHALK OF UMATILLA ELECTRIC ON MAY 17, 2012.
- A) POSSIBLE GRAVEL ROAD ENCROACHMENT (BUILT SINCE OCTOBER, 2010)
- B) POSSIBLE OVERHEAD POWER LINE ENCROACHMENT
- C) POSSIBLE OVERHEAD POWER LINE ENCROACHMENT
- D) POSSIBLE BILLBOARD ENCROACHMENT

TITLE EXCEPTIONS

- 1) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER, THEREFORE NOT SHOWN)
- 2) FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (SURVEY MATTERS AS SHOWN)
- 3) EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER. (SURVEY MATTER, NOT DETERMINABLE, THEREFORE NOT SHOWN)
- 4) ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND. (SURVEY MATTER AS SHOWN)
- 5) ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER, THEREFORE NOT SHOWN)
- 6) RESERVATIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, INCLUDING BUT NOT LIMITED TO EASEMENT FOR UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AND RIGHT-OF-WAY FOR FEDERAL AID HIGHWAY, CONTAINED IN UNITED STATES PATENT, RECORDED: OCTOBER 20, 1966, BOOK 286, PAGE 456, DEED RECORDS.
- 7) SUBJECT TO THOSE IRREVOCABLE CONSENT AGREEMENTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENTS RECORDED UNDER RECORDING NO. 94-198484, NO. 1999-3610118, NO. 2007-5220059 AND NO. 2011-5750292, OFFICE OF UMATILLA COUNTY RECORDS. (NOT A SURVEY MATTER, THEREFORE NOT SHOWN)
- 8) EASEMENTS AS SHOWN ON PARTITION PLAT NO. 1999-53, RECORDED NOVEMBER 12, 1999, INSTRUMENT NO. 1999-3610117, OFFICE OF UMATILLA COUNTY RECORDS (DOES NOT APPLY TO THIS PORTION OF THE PORT OF UMATILLA SUBDIVISION)
- 9) EASEMENT FOR UTILITY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED: CITY OF UMATILLA, RECORDED APRIL 3, 2007, INSTRUMENT NO. 2007-5170417, OFFICE OF UMATILLA COUNTY RECORDS (DOES NOT APPLY TO THIS PORTION OF THE PORT OF UMATILLA SUBDIVISION)
- 10) SUBJECT TO THOSE EASEMENTS PER THE PLAT OF PORT OF UMATILLA SUBDIVISION-FINAL PLAT AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 15, PAGE 31, UNDER RECORDING NO. 2007-5210800, OFFICE OF UMATILLA COUNTY RECORDS (SURVEY MATTER AS SHOWN).
- 11) SUBJECT TO THAT "LINE OF CREDIT TRUST DEED" AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 2004-4660105, OFFICE OF UMATILLA COUNTY RECORDS. (ALSO INCLUDES OTHER LANDS) (NOT A SURVEY MATTER, THEREFORE NOT SHOWN).
- 12) OPTION AGREEMENT AND AGREEMENT OF PURCHASE AND SALE, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM, FIRST PARTY: PORT OF UMATILLA SECOND PARTY: VADATA INC. RECORDED: DECEMBER 15, 2010, INSTRUMENT NO. 2010-5730345, OFFICE OF UMATILLA COUNTY RECORDS. AFFECTS LOTS 7 AND 9 (NOT A SURVEY MATTER, THEREFORE NOT SHOWN)
- 13) ANY CONVEYANCE BY THE PORT OF UMATILLA MUST BE EXECUTED PURSUANT TO A PROPER RESOLUTION VOTED ON AT A DULY CALLED MEETING IN ACCORDANCE WITH THE BYLAWS OF OR OTHER AUTHORITY OF THE PORT OF UMATILLA. CERTIFIED COPIES OF THE RESOLUTION AUTHORIZING THE CONVEYANCE AND OF THE MINUTES OF THE MEETING AND COPIES OF THE BY-LAWS OR OTHER AUTHORITY FOR SUCH CONVEYANCE MUST BE FURNISHED FOR EXAMINATION. (NOT A SURVEY MATTER, THEREFORE NOT SHOWN)



VICINITY MAP
NOT TO SCALE

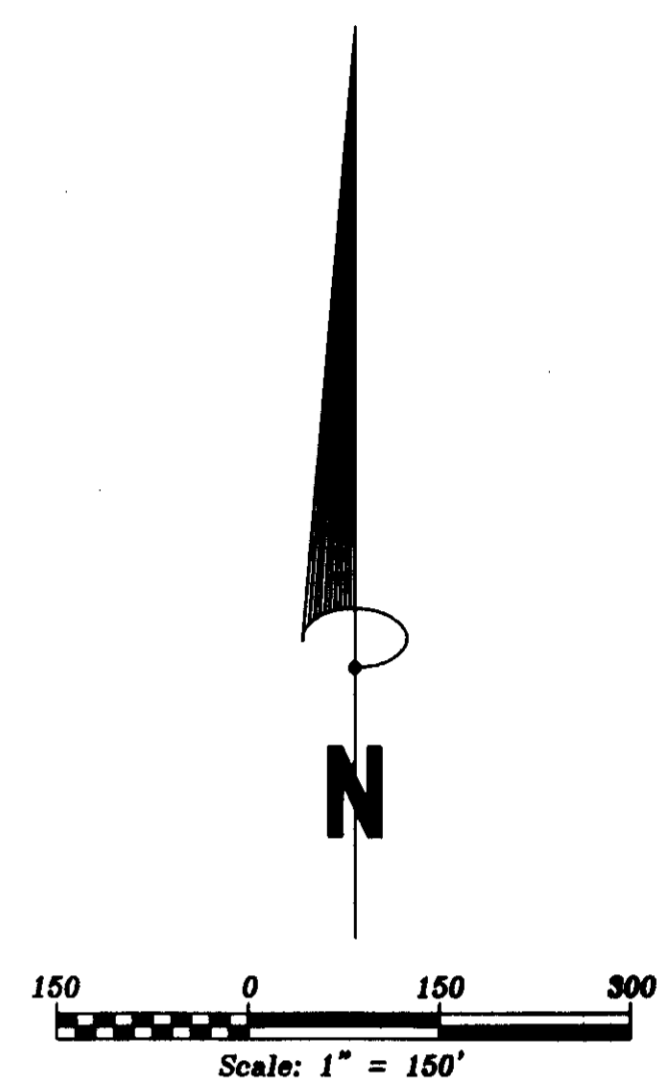
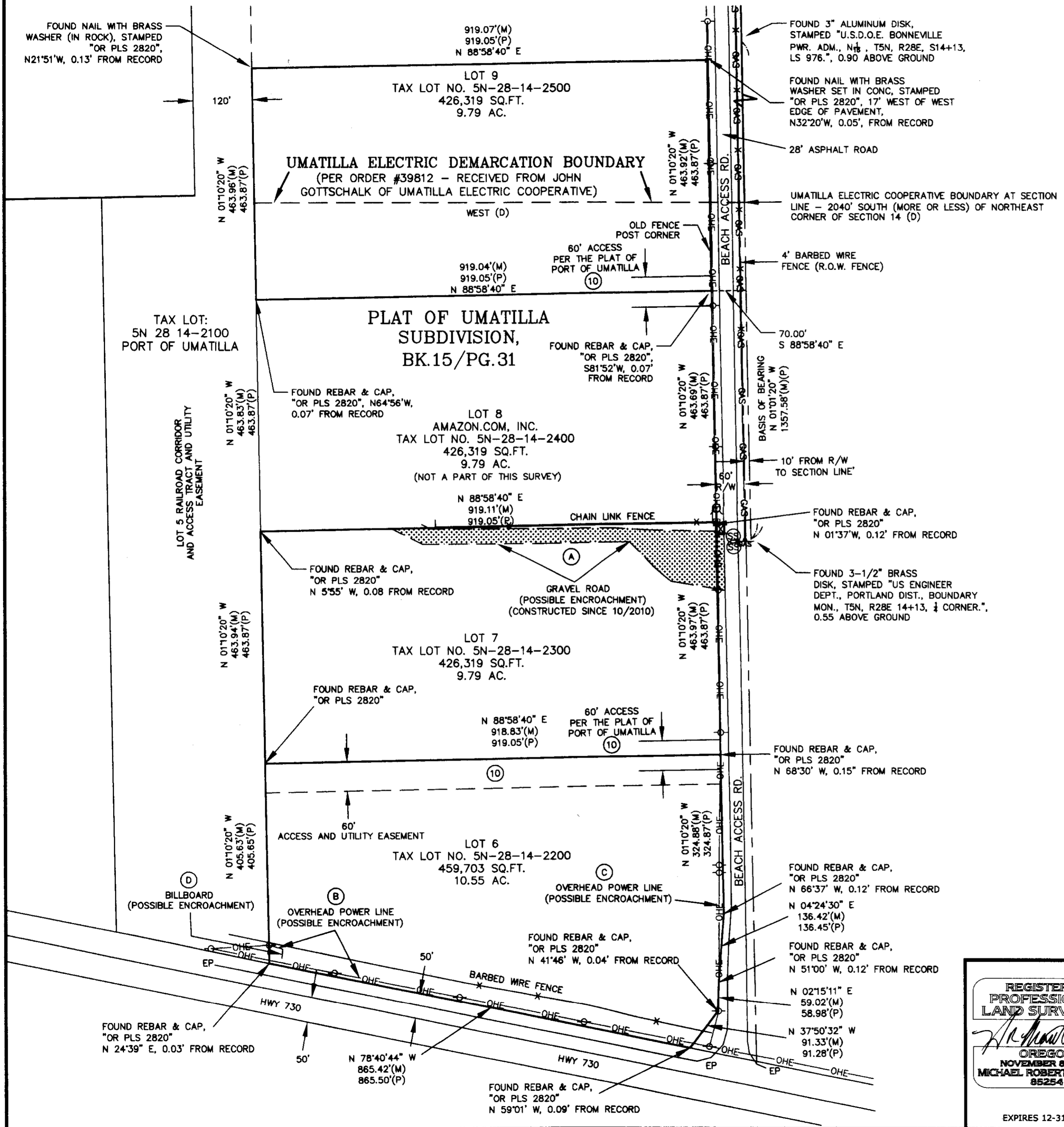
RECEIVED BY
Umatilla County Surveyor
Date: 7/19/12
Rec'd By: *M. Merritt*
No.: 12-100-B

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| <p>T5N., R28E. SECTION 14</p> | <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Michael R. Merritt</i> 7/19/12</p> <p>OREGON NOVEMBER 8, 2011 MICHAEL ROBERT MERRITT 85254</p> <p>EXPIRES 12-31-2012</p> | <p>WHITE SHIELD, INC</p> <p>LAND SURVEYING ENVIRONMENTAL SERVICES</p> <p>23412 68TH AVE S. KENT, WA. 98032 Phone: 253-867-6070 Fax: 253-867-6075</p> | <p>ALTA/ACSM LAND TITLE SURVEY</p> <p>AMAZON.COM, INC. 400 TERRY AVENUE NORTH SEATTLE, WASHINGTON 98109-5210 NE 1/4, SE 1/4 SEC. 14, T5N, R28E.</p> <p>SCALE H: N/A JOB: 212-003-01 V: N/A CADD/DWG:</p> <p>SURVEY BY: WSI DRAWN BY: MRM CHECKED BY: CEP DATE: JULY 09, 2012</p> |
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File: G:\2012 Projects\12-003-01 Port of Umatilla ALTA\Deliverable\UMATILLA ALTA\MCD-212-003-01-UmatillaALTA.dwg Plt: merritt Date: 09-Jul-12 10:30:41am

ALTA SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, UMATILLA COUNTY, OREGON



LEGEND

- FOUND NAIL, AS NOTED
- FOUND REBAR & CAP OR. PLS 2820
- FOUND BRASS MONUMENT AS NOTED
- ☒ FIBER OPTIC BOX
- ⊙ SANITARY SEWER MANHOLE
- POWER POLE
- ⊕ FIRE HYDRANT
- ⊞ TELEPHONE PEDESTAL
- ⊞ PETROLEUM LINE MARKER
- W — WATER LINE
- X — FENCE LINE
- OHE — OVERHEAD POWER
- GAS — GAS LINE
- — — UMATILLA ELECTRIC COOPERATIVE DEMARCATION BOUNDARY
- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (D) DEED

RECEIVED BY
 Umatilla County Surveyor
 Date: 7/19/2012
 Rec'd By: S. Oles
 No.: 12-100-8

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL ROBERT MERRITT
 85254
 OREGON
 NOVEMBER 6, 2011
 EXPIRES 12-31-2012

WHITE & SHIELD, INC
 LAND SURVEYING ENVIRONMENTAL SERVICES
 23412 68TH AVE S.
 KENT, WA. 98032
 Phone: 253-867-6070
 Fax: 253-867-6075

ALTA/ACSM LAND TITLE SURVEY
 PORT OF UMATILLA
 500 WILLAMETTE AVE.,
 P.O. BOX 879
 UMATILLA, OREGON
 E. 1/2 SEC. 14, SE 1/4 OF SEC. 11, T5N, R28E.
 SCALE H: 1"=150' JOB: 212-003-01
 V: N/A CADD/DWG: 2/2

SURVEY BY: WSI DRAWN BY: MRM CHECKED BY: CEP DATE: JULY 9, 2012

File: U:\2012 Projects\212-003-01 Port of Umatilla ALTA\Deliverable\UMATILLA A.L.T.\ACAD-212-003-01-UmatillaALTA.dwg id: mmeritt Date: 08-Jul-12 10:31:08am