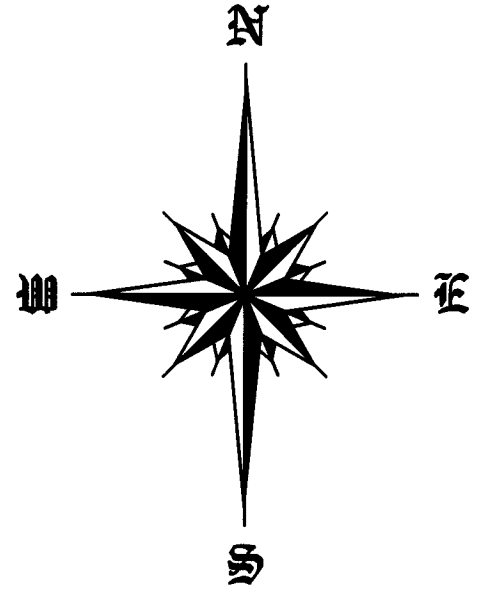


AN ALTA-ACSM LAND TITLE SURVEY

2 1/2" BRASS CAP "LS 2360-2001" AT EAST 1/4 CORNER SEC. 26 PER SURVEY 03-023-C



BASIS OF BEARINGS
N01°45'06"W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 26 AS SHOWN ON SURVEY 03-023-C.

LEGAL DESCRIPTION OF RECORD
(PURSUANT TO PIONEER TITLE CO. PRELIMINARY TITLE REPORT, ORDER NO. 93836, DATED 04/20/2015)

LOTS 6, 7, AND 8 OF RANSOM FRUIT TRACTS, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SPECIAL EXCEPTIONS: PIONEER TITLE CO. ORDER NO. 93836

- ITEMS ONE THROUGH SIX: NOT RELATED TO EASEMENTS OR SURVEY ISSUES.
- ITEM SEVEN: EASEMENTS NOT OF RECORD: NONE NOTED.
- ITEM EIGHT: NOT A SURVEY ISSUE.
- ITEM NINE: RIGHT OF WAY FOR IRRIGATION DITCH AND JOINT OWNERSHIP OF WELL. THE WELL REFERRED TO IN DOCUMENT VOL. 62, PAGE 30, WAS "AT OR NEAR THE SOUTHWEST CORNER OF LOT 7". WE ARE SHOWING EVIDENCE OF AN ABANDONED WELL AT THAT LOCATION; IT IS MY ASSUMPTION THAT THE WELL WAS RE-DRILLED IN THE SOUTHWEST PORTION OF LOT 8. THERE IS ALSO A TURNOUT FOR AN IRRIGATION DITCH NEAR THE SOUTHWEST CORNER OF LOT 7.
- ITEM TEN: RIGHT OF WAY FOR IRRIGATION DITCH, DEED VOL. 77, PAGE 22. A SIX FT. WIDE DITCH ALONG THE EAST SIDE OF TRACT B, AND A DITCH 4 FT. WIDE ALONG THE SOUTH SIDE OF TRACT B. ALSO A 1/8 INTEREST IN THE AFOREMENTIONED WELL NEAR THE SOUTHWEST CORNER OF TRACT 7. EASEMENT IS SHOWN UPON THIS SURVEY.
- ITEM ELEVEN: RIGHT OF WAY FOR 4 FT. IRRIGATION DITCH ALONG THE SOUTH SIDE OF TRACT 7, DEED VOLUME 77, PAGE 392. EASEMENT IS SHOWN UPON THIS SURVEY.
- ITEM TWELVE: WASTE WATER AGREEMENT BENEFITING LANDS NORTH OF APPLETON ROAD, DEED BOOK 217, PAGE 360. DITCH SHOWN UPON THIS SURVEY ALONG THE WEST LINE OF LOT 7 COULD BE THIS WASTEWAY.
- ITEM THIRTEEN: EXCEPTION OF "ANY AND ALL WATER RIGHTS OF WAY", DEED NO. 2006-4970451. I AM ASSUMING THAT THE EXCEPTION IS REFERRING TO THE BRANCH OF THE LITTLE WALLA WALLA RIVER THAT RUNS ALONG THE WEST LINE OF LOT 7.

SURVEYOR'S CERTIFICATION

TO: VSQUARED VINEYARDS, LLC, W2 INVESTMENTS, LLC, AND TO PIONEER TITLE COMPANY: THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11A, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29, 2015. DATE OF MAP: MAY 5, 2015.

PAUL W.P. TOMKINS, OREGON PROFESSIONAL LAND SURVEYOR NO. 2360 DATE 5/15

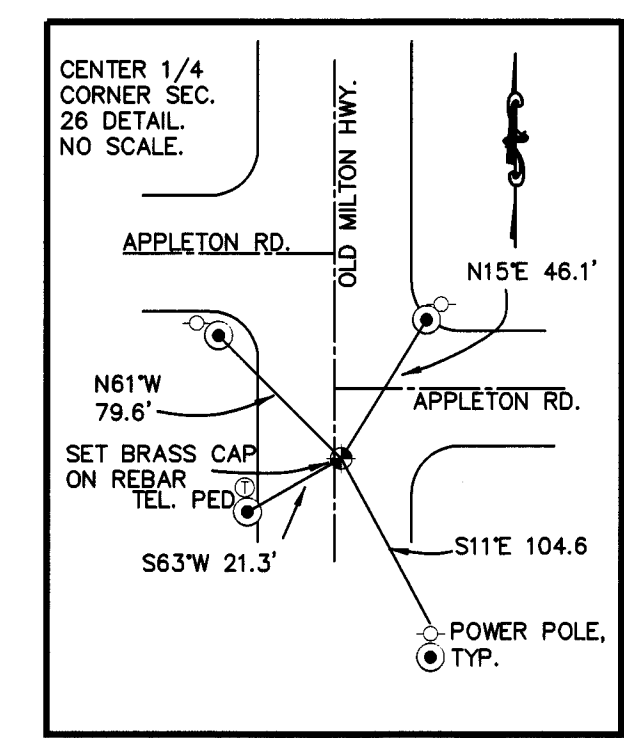
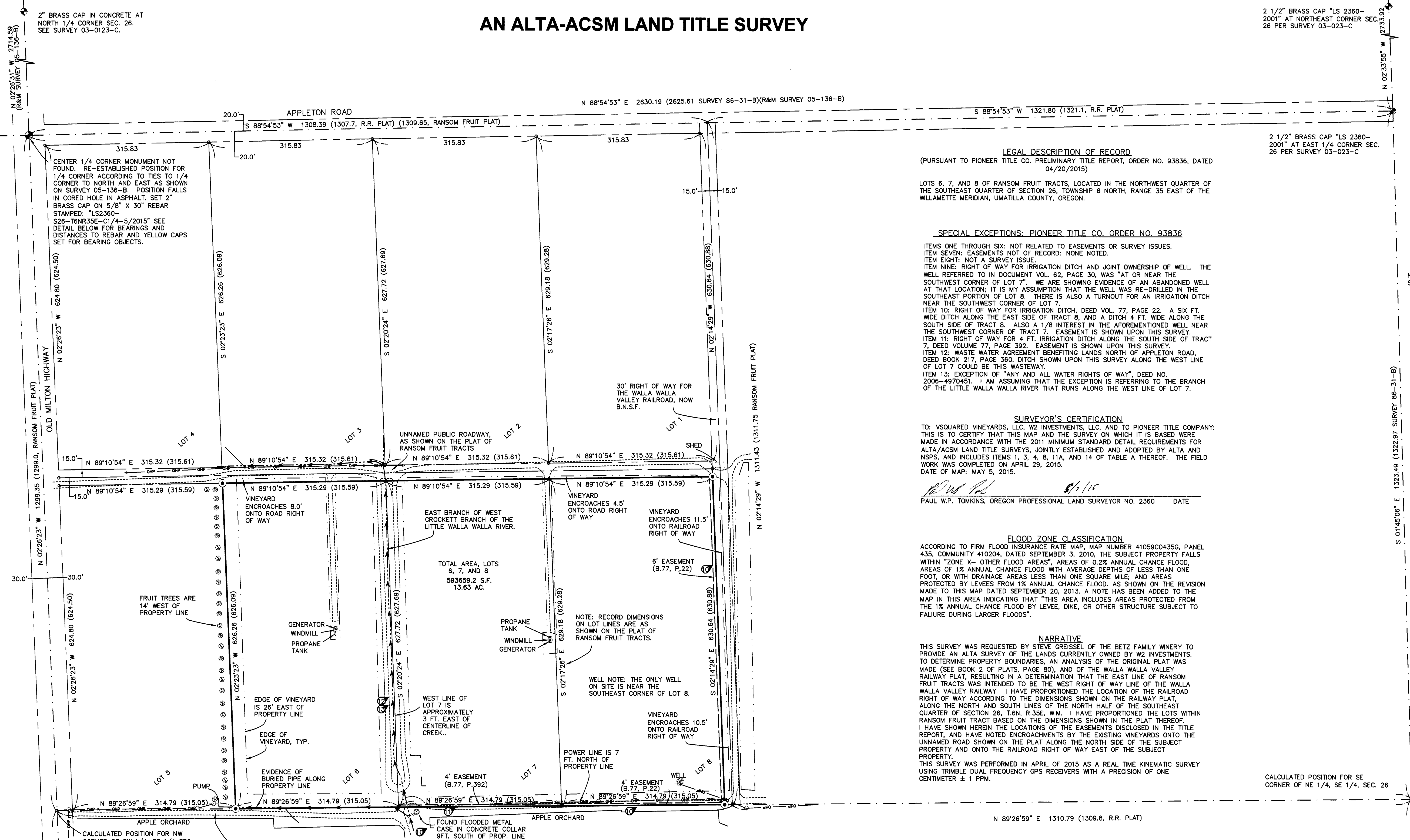
FLOOD ZONE CLASSIFICATION

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 41059C0435G, PANEL 435, COMMUNITY 410204, DATED SEPTEMBER 3, 2010, THE SUBJECT PROPERTY FALLS WITHIN "ZONE X- OTHER FLOOD AREAS", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT, OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE REVISION MADE TO THIS MAP DATED SEPTEMBER 20, 2013. A NOTE HAS BEEN ADDED TO THE MAP IN THIS AREA INDICATING THAT "THIS AREA INCLUDES AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGER FLOODS".

NARRATIVE

THIS SURVEY WAS REQUESTED BY STEVE GREISSEL OF THE BETZ FAMILY WINERY TO PROVIDE AN ALTA SURVEY OF THE LANDS CURRENTLY OWNED BY W2 INVESTMENTS. TO DETERMINE PROPERTY BOUNDARIES, AN ANALYSIS OF THE ORIGINAL PLAT WAS MADE (SEE BOOK 2 OF PLATS, PAGE 80), AND OF THE WALLA WALLA VALLEY RAILWAY PLAT, RESULTING IN A DETERMINATION THAT THE EAST LINE OF RANSOM FRUIT TRACTS WAS INTENDED TO BE THE WEST RIGHT OF WAY LINE OF THE WALLA WALLA VALLEY RAILWAY. I HAVE PROPORTIONED THE LOCATION OF THE RAILROAD RIGHT OF WAY ACCORDING TO THE DIMENSIONS SHOWN ON THE RAILWAY PLAT, ALONG THE NORTH AND SOUTH LINES OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, T.6N, R.35E, W.M. I HAVE PROPORTIONED THE LOTS WITHIN RANSOM FRUIT TRACT BASED ON THE DIMENSIONS SHOWN IN THE PLAT THEREOF. I HAVE SHOWN HEREIN THE LOCATIONS OF THE EASEMENTS DISCLOSED IN THE TITLE REPORT, AND HAVE NOTED ENCROACHMENTS BY THE EXISTING VINEYARDS ONTO THE UNNAMED ROAD SHOWN ON THE PLAT ALONG THE NORTH SIDE OF THE SUBJECT PROPERTY AND ONTO THE RAILROAD RIGHT OF WAY EAST OF THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN APRIL OF 2015 AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM.

CALCULATED POSITION FOR SE CORNER OF NE 1/4, SE 1/4, SEC. 26



2 1/2" BRASS CAP "LS 2360-2001" AT WEST 1/4 CORNER SEC. 26 PER SURVEY 03-023-C

CENTER 1/4 CORNER MONUMENT NOT FOUND. RE-ESTABLISHED POSITION FOR 1/4 CORNER ACCORDING TO TIES TO 1/4 CORNER TO NORTH AND EAST AS SHOWN ON SURVEY 05-136-B. POSITION FALLS IN CORED HOLE IN ASPHALT. SET 2" BRASS CAP ON 5/8" X 30" REBAR STAMPED: "LS2360-2001" AT EAST 1/4 CORNER SEC. 26 PER SURVEY 03-023-C. SEE DETAIL BELOW FOR BEARINGS AND DISTANCES TO REBAR AND YELLOW CAPS SET FOR BEARING OBJECTS.

CALCULATED POSITION FOR NW CORNER OF SW 1/4, SE 1/4 SEC. 26. NOTE: POSITION OF 1/2" PIN SHOWN BY MCLIND FOR THIS CORNER ON SURVEY 0-28-A WOULD BE N03°40'E 25.47' FROM THIS POSITION.



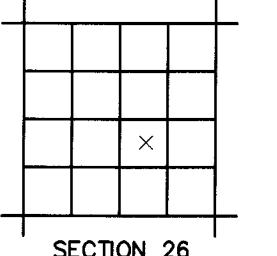
- LEGEND**
- SECTION OR SECTION SUBDIVISION LINE
 - LOT LINE, PLAT OF RANSOM FRUIT TRACTS
 - SUBJECT PROPERTY BOUNDARY
 - EASEMENT OF PUBLIC RECORD
 - COUNTY ROAD OR RAILROAD RIGHT OF WAY
 - CENTER OF UNNAMED PLATTED ROAD
 - EDGE OF VINEYARD BLOCK
 - EDGE OF TRAVELED DIRT OR GRAVEL ROAD
 - OVERHEAD POWER LINE
 - CENTER OF IRRIGATION DITCH, WITH DIRECTION OF FLOW
 - NOTED SPECIAL EXCEPTION IN TITLE REPORT
 - () RECORD DIMENSION, SOURCE CITED
 - ⊕ FOUND SURVEY MONUMENT AS DESCRIBED
 - POWER POLE
 - ⊙ SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "HD"
 - CALCULATED POINT, NOT FOUND OR SET

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2360

RECEIVED BY
Umatilla County Surveyor
Date: 5/12/2015
Rec'd By: G. G. G. G.
No.: 15-041-C

SECTION DIAGRAM



SECTION 26 TWP 6N RGE 35E, W.M.

3" UMATILLA COUNTY BRASS CAP IN MON CASE AT SE CORNER SEC. 26.



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Walla Walla, WA 99362
509/856-3026
306/695-3488
509/547-5129 fax
Internet: www.hdjdesigngroup.com

CLIENT: BETZ FAMILY WINERY	PROJECT NO.: 4028-00
SURVEYOR: PWP TOMKINS	DATE: 5-4-2015
CALC BY: PWP/T	DRAWN BY: PWP/T
SECTION: SE1/4 S26	TOWNSHIP: 6N
CITY: N/A	COUNTY: UMATILLA
SCALE: 1" = 100'	RANGE: 35E
SHEET 1 OF 1	