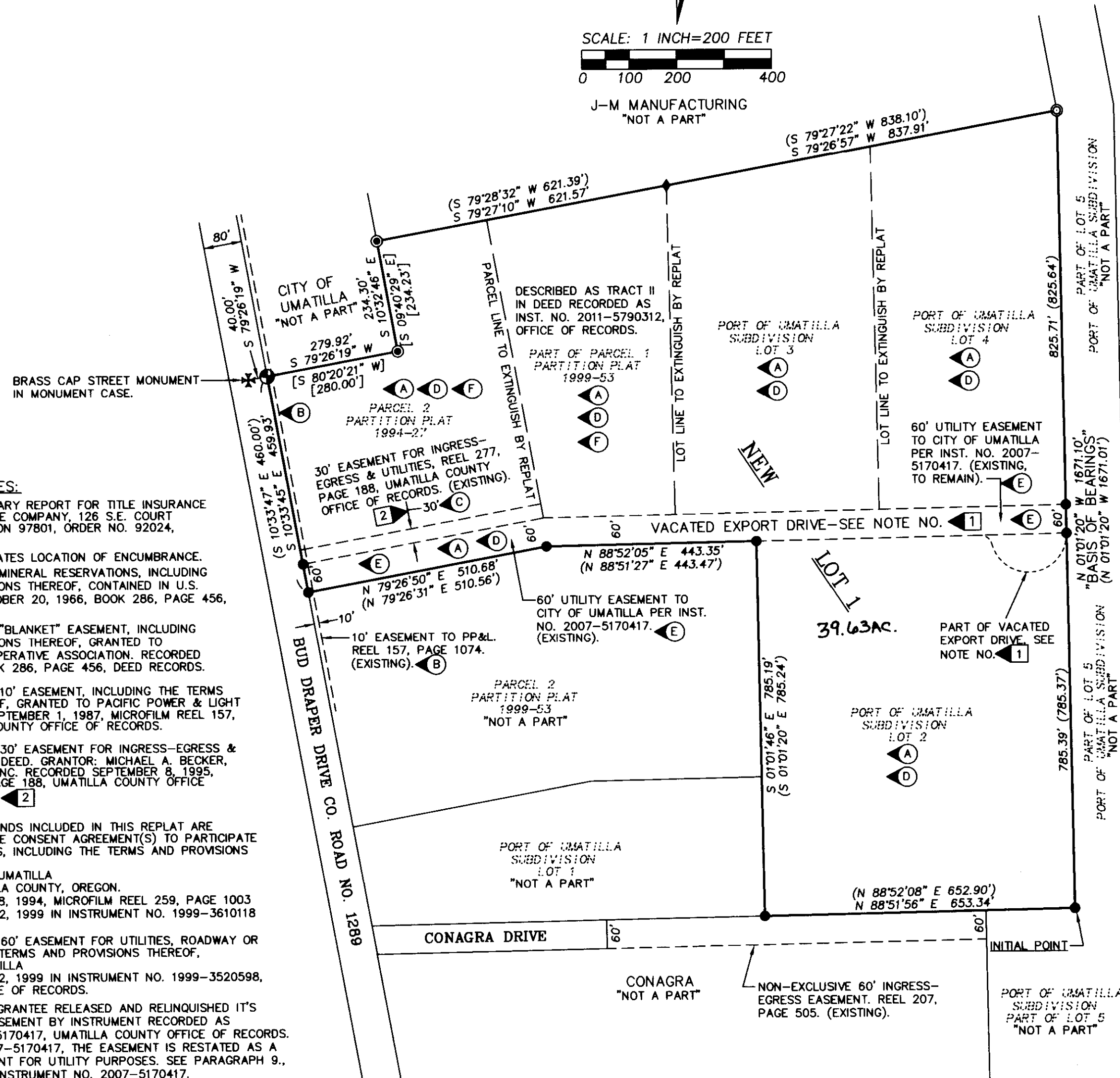
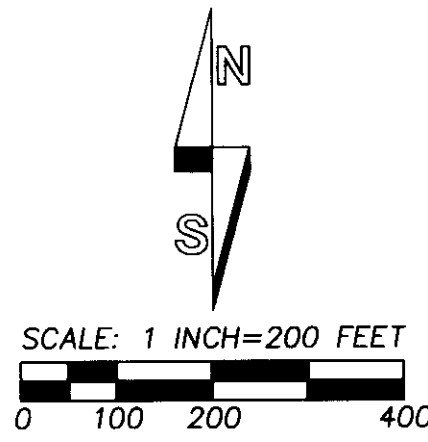


PORT-HAGERMAN REPLAT

A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 1999-53, PARCEL 2, UMATILLA COUNTY PARTITION PLAT NO. 1994-27, & LOTS 2, 3 & 4 OF PORT OF UMATILLA SUBDIVISION, & VACATED PUBLIC ROAD FORMERLY KNOWN AS EXPORT DRIVE. SITUATED IN THE N1/2 OF SECTION 14, T5N., R28E., W.M., UMATILLA COUNTY, OREGON.



NOTES:

- 1 THE VACATION OF EXPORT DRIVE BECOMES EFFECTIVE UPON RECORDING OF THE PORT-HAGERMAN REPLAT, PER UMATILLA COUNTY BOARD OF COMMISSIONERS ORDER NO. RD2014-01, RECORDED AS INSTRUMENT NO. 2014-6130733, UMATILLA COUNTY OFFICE OF RECORDS. VACATION OF EXPORT DRIVE TERMINATES AND INVALIDATES THE FOLLOWING RECORDED DOCUMENTS IN THE UMATILLA COUNTY RECORDS:
 - A) IRREVOCABLE CONSENT AGREEMENT FOR FUTURE IMPROVEMENTS TO THE 60 FOOT PUBLIC ROAD (I.E. EXPORT DRIVE) RECORDED AS INSTRUMENT NO. 2011-5750295, AND INSTRUMENT NO. 2007-522062.
 - B) ROAD DEVELOPMENT COVENANT PERTAINING TO EXPORT DRIVE RECORDED AS INSTRUMENT NO. 2011-5750296, AND INSTRUMENT NO. 2007-522063.
- 2 30' EASEMENT FOR INGRESS-EGRESS & UTILITIES, AS DESCRIBED IN REEL 277, PAGE 188, MAY BE TERMINATED BY MERGER. LEGAL OPINION REQUIRED.

LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WAPLS 17372".
- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "USKH-OR-2360", FROM PLAT OF PORT OF UMATILLA SUBDIVISION.
- - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "951" FROM PARTITION PLAT NO. 1994.27.
- - FOUND 5/8" REBAR WITH ALUMINUM CAP PER SURVEY NO. 83-159-B.
- ◆ - FOUND 5/8" REBAR MARKED "TOMKINS SURVEYING" FROM SURVEY NO. 02-203-B.
- (XOX) - RECORD DIMENSION PER PLAT OF PORT OF UMATILLA SUBDIVISION.
- [XOX] - RECORD DIMENSION PER SURVEY NO. 02-203-B.
- - NEW LOT LINE.
- - - - - EXISTING EASEMENT LINE.
- Ⓜ - NOTE NUMBER IDENTIFIER. SEE "NOTES".
- Ⓜ - ENCUMBRANCE LOCATION NOTE. SEE "RECORD ENCUMBRANCES" FOR DESCRIPTION.

RECORD ENCUMBRANCES:

AS DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON 97801, ORDER NO. 92024, DATED DECEMBER 30, 2013.

SYMBOL WITH LETTER INDICATES LOCATION OF ENCUMBRANCE.

- A INDICATES LOCATION OF MINERAL RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN U.S. PATENT. RECORDED OCTOBER 20, 1966, BOOK 286, PAGE 456, DEED RECORDS.
- A INDICATES LOCATION OF "BLANKET" EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION. RECORDED OCTOBER 20, 1966, BOOK 286, PAGE 456, DEED RECORDS.
- B INDICATES LOCATION OF 10' EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER & LIGHT COMPANY. RECORDED SEPTEMBER 1, 1987, MICROFILM REEL 157, PAGE 1074, UMATILLA COUNTY OFFICE OF RECORDS.
- C INDICATES LOCATION OF 30' EASEMENT FOR INGRESS-EGRESS & UTILITIES, CONTAINED IN DEED. GRANTOR: MICHAEL A. BECKER, GENERAL CONTRACTOR, INC. RECORDED SEPTEMBER 8, 1995, MICROFILM REEL 277, PAGE 188, UMATILLA COUNTY OFFICE OF RECORDS. SEE NOTE 2
- D ALL OR PORTIONS OF LANDS INCLUDED IN THIS REPLAT ARE SUBJECT TO IRREVOCABLE CONSENT AGREEMENT(S) TO PARTICIPATE IN PUBLIC IMPROVEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF. FIRST PARTY: PORT OF UMATILLA SECOND PARTY: UMATILLA COUNTY, OREGON. RECORDED: SEPTEMBER 8, 1994, MICROFILM REEL 259, PAGE 1003 RECORDED: NOVEMBER 12, 1999 IN INSTRUMENT NO. 1999-3610118
- E INDICATES LOCATION OF 60' EASEMENT FOR UTILITIES, ROADWAY OR STREET, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: CITY OF UMATILLA RECORDED: NOVEMBER 12, 1999 IN INSTRUMENT NO. 1999-3520598, UMATILLA COUNTY OFFICE OF RECORDS. SURVEYORS NOTE: THE GRANTEE RELEASED AND RELINQUISHED ITS RIGHT IN THE ABOVE EASEMENT BY INSTRUMENT RECORDED AS INSTRUMENT NO. 2007-5170417, UMATILLA COUNTY OFFICE OF RECORDS. IN INSTRUMENT NO. 2007-5170417, THE EASEMENT IS RESTATED AS A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES. SEE PARAGRAPH 9., PRIOR AGREEMENTS, IN INSTRUMENT NO. 2007-5170417.
- F INDICATES LOCATION OF OREGON DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND UCC FIXTURE FILING INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN TO SECURE A NOTE FOR \$390,000.00, WITH INTEREST THEREON.

GRANTOR: AT CHASE, LLC, AN OREGON LLC.
 TRUSTEE: U.S. BANK TRUST COMPANY
 BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION
 DATED: JUNE 21, 2011
 RECORDED: AUGUST 5, 2011 IN INSTRUMENT NO. 2011-5810223, UMATILLA COUNTY OFFICE OF RECORDS. (AFFECTS TRACT I, PART A & PART B AS DESCRIBED IN SURVEYORS CERTIFICATE AND NARRATIVE ON PLAT SHEET 2 OF 2.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF THE PORT-HAGERMAN REPLAT.

William R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/14

RECEIVED BY
 Umatilla County Surveyor
 Date: 02/28/2014
 Rec'd By: *Wendy*
 No.: 14-016-B

WELLS SURVEYING
 1 SW NYE AVENUE, SUITE B
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 01/14 DR. BY: WRW
 CK. BY: WRW NO: 13-1448

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded

ON February 26, 2014
 at 2:07 o'clock Pm., in the record of PLATS of said County.
 BOOK 15 PAGE 86 Slide

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2014-6140597

PROJECT: \P-HSUBFINAL51

FINAL PLAT OF PORT-HAGERMAN REPLAT PREPARED FOR THE PORT OF UMATILLA

PORT-HAGERMAN REPLAT

A REPLAT OF A PORTION OF PARCEL 1, PARTITION PLAT NO. 1999-53, PARCEL 2, UMATILLA COUNTY PARTITION PLAT NO. 1994-27, & LOTS 2, 3 & 4 OF PORT OF UMATILLA SUBDIVISION, & VACATED PUBLIC ROAD FORMERLY KNOWN AS EXPORT DRIVE. SITUATED IN THE N1/2 OF SECTION 14, TSN., R28E., W.M., UMATILLA COUNTY, OREGON.

OWNERS DECLARATION

A T CHASE, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER OF TRACT 1, PART A, TRACT 1, PART B AND TRACT II AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND NARRATIVE, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "PORT-HAGERMAN REPLAT", A REPLAT IN UMATILLA COUNTY, OREGON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE PORT OF UMATILLA, AN OREGON PORT DISTRICT, AS OWNER OF TRACT III AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND NARRATIVE, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "PORT-HAGERMAN" REPLAT, A REPLAT IN UMATILLA COUNTY, OREGON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

A T CHASE, LLC, AN OREGON LIMITED LIABILITY COMPANY BY: [Signature] ALLAN R. CHASE, MEMBER [Signature] TRUDY S. CHASE, MEMBER

PORT OF UMATILLA BY: [Signature] KIM PUZEY, GENERAL MANAGER

ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF Umatilla) SS

ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF February, 2014, BY ALLAN R. CHASE AND TRUDY S. CHASE

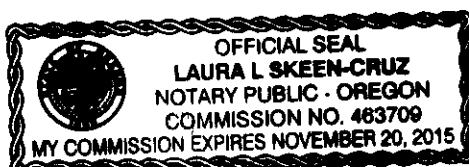
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF February, 2014, BY KIM PUZEY

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: November 20, 2015 MY COMMISSION NUMBER: 463709

MY COMMISSION EXPIRES: November 20, 2015 MY COMMISSION NUMBER: 463709



SURVEYORS CERTIFICATE AND NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, RECOVERED OR MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "PORT-HAGERMAN REPLAT".

RECOVERED PLAT BOUNDARY MONUMENTS WERE ESTABLISHED ON THE PORT OF UMATILLA SUBDIVISION, PARTITION PLAT NO. 1994-27 AND UMATILLA COUNTY SURVEY NO. 02-203-B, AS DEPICTED AND DESCRIBED ON SHEET 1 OF 2.

MY SURVEY FOR THIS REPLAT WAS MADE WITH A TRIMBLE GEODETIC GPS RECEIVER CONNECTED WITH THE OREGON REAL TIME NETWORK.

REAL PROPERTY DESCRIPTION

TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:

TRACT I, PART A: PARCEL 2, PARTITION PLAT NO. 1994-27, RECORDED IN THE RECORD OF PARTITION PLATS OF UMATILLA COUNTY AT BOOK 1994, PAGE 27, AS INSTRUMENT NO. 1994-198483, UMATILLA COUNTY OFFICE OF RECORDS.

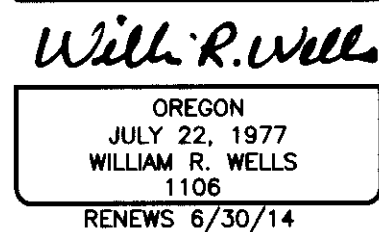
TRACT I, PART B: A PORTION OF PARCEL 1, PARTITION PLAT NO. 1999-53, RECORDED IN THE RECORD OF PLATS OF UMATILLA COUNTY AT BOOK 1999, PAGE 53, AS INSTRUMENT NO. 1999-3610117, UMATILLA COUNTY OFFICE OF RECORDS, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1994-27; THENCE NORTH 89°45'17" EAST ALONG A LINE DRAWN PARALLEL TO AND 60.00 FEET DISTANT NORTHERLY (WHEN MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF PARCEL 2 OF SAID PARTITION PLAT 1999-53) A DISTANCE OF 276.89 FEET; THENCE NORTH 00°14'43" WEST AT RIGHT ANGLES TO SAID PARALLEL LINE, A DISTANCE OF 688.74 FEET TO A POINT LOCATED ON THE NORTH LINE OF PARCEL 1, SAID PARTITION PLAT NO. 1999-53, THENCE SOUTH 80°20'31" WEST ALONG THE NORTH LINE OF PARCEL 1, SAID PARTITION PLAT NO. 1999-53, A DISTANCE OF 385.99 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARTITION PLAT NO. 1994-27; THENCE SOUTH 09°40'29" EAST ALONG THE EAST LINE OF PARCEL 2 OF SAID PARTITION PLAT NO. 1994-27 A DISTANCE OF 634.18 FEET TO THE POINT OF BEGINNING.

TRACT II: LOTS 3 AND 4 OF PORT OF UMATILLA SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.

TRACT III: LOT 2 OF PORT OF UMATILLA SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.

[Signature] WILLIAM R. WELLS, PLS



APPROVALS

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 13 DAY OF February, 2014.

[Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 18 DAY OF February, 2014.

[Signatures] CHAIRMAN, COMMISSIONER

[Signature] COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 12 DAY OF February, 2014.

[Signatures] COUNTY ASSESSOR, COUNTY TAX COLLECTOR

TRUST DEED BENEFICIARY'S CONSENT TO REPLAT

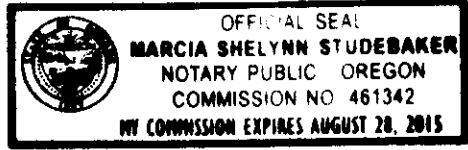
U.S. BANK, N.A., TRUST DEED BENEFICIARY UNDER OREGON TRUST DEED, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES RECORDED AS INSTRUMENT NO. 2011-5810223, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED AS TRACT I, PART A, AND TRACT I, PART B IN THE SURVEYORS CERTIFICATE AND NARRATIVE, BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92 AND INCLUDED IN THIS REPLAT.

U.S. BANK, N.A. BY: [Signature] STEVEN C. WILLIAMS, VICE PRESIDENT

ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF February, 2014, BY STEVEN C. WILLIAMS.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON



MY COMMISSION EXPIRES: August 28 2015 MY COMMISSION NUMBER: 461342

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF THE PORT-HAGERMAN REPLAT.

[Signature] WILLIAM R. WELLS, PLS

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,) COUNTY OF UMATILLA) I certify that this instrument was received and recorded ON February 26, 2014 at 2:07 o'clock Pm., in the record of PLATS of said County. BOOK 15 PAGE 86 Slide

RECEIVED BY

Umatilla County Surveyor, Date: 02/28/2014 Rec'd By: [Signature] No.: 14-016-B

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer Fees \$ 78.00 No. 2014-6140597

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362 DATE: 01/14 DR. BY: WRW CK. BY: WRW NO: 13-1448

PROJECT: \P-HSUBFINALS2 FINAL PLAT OF PORT-HAGERMAN REPLAT PREPARED FOR THE PORT OF UMATILLA