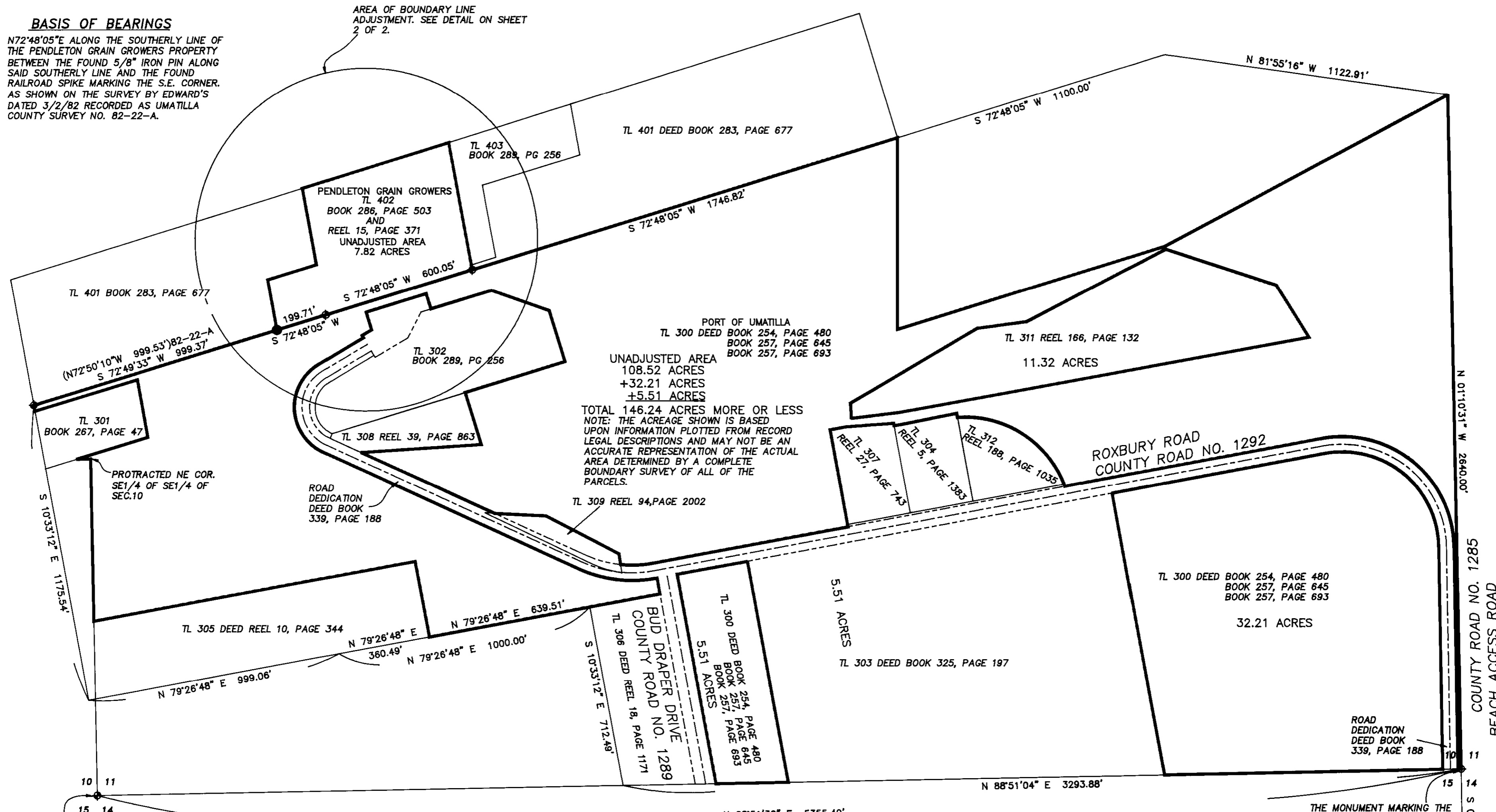


A SURVEY FOR A BOUNDARY LINE ADJUSTMENT

BASIS OF BEARINGS

N72°48'05"E ALONG THE SOUTHERLY LINE OF THE PENDLETON GRAIN GROWERS PROPERTY BETWEEN THE FOUND 5/8" IRON PIN ALONG SAID SOUTHERLY LINE AND THE FOUND RAILROAD SPIKE MARKING THE S.E. CORNER. AS SHOWN ON THE SURVEY BY EDWARD'S DATED 3/2/82 RECORDED AS UMATILLA COUNTY SURVEY NO. 82-22-A.

AREA OF BOUNDARY LINE ADJUSTMENT. SEE DETAIL ON SHEET 2 OF 2.



TOTAL 146.24 ACRES MORE OR LESS
 NOTE: THE ACREAGE SHOWN IS BASED UPON INFORMATION PLOTTED FROM RECORD LEGAL DESCRIPTIONS AND MAY NOT BE AN ACCURATE REPRESENTATION OF THE ACTUAL AREA DETERMINED BY A COMPLETE BOUNDARY SURVEY OF ALL OF THE PARCELS.

FOUND A 2 1/2" BRASS CAP IN CONCRETE FLUSH WITH THE SURFACE PER SURVEY H-210-A. N.E. CORNER OF SECTION 15.

NOTE: THE LOCATIONS OF THE PARCELS EXCEPTED FROM TAX LOT 300 ARE SHOWN FOR GRAPHICAL PURPOSES ONLY BASED ON THE RECORD LEGAL DESCRIPTIONS. THE ACTUAL LOCATION AND SHAPE CAN ONLY BE DETERMINED BY AN ACTUAL BOUNDARY SURVEY OF EACH PARCEL.

NOTE: SEE SHEET 2 OF 3 FOR A DETAIL OF THE BOUNDARY LINE ADJUSTMENT AREA AND SHEET 3 OF 3 FOR THE LEGAL DESCRIPTIONS.

THE MONUMENT MARKING THE S.E. CORNER OF SECTION 11 HAS BEEN DESTROYED. THE LOCATION WAS ESTABLISHED FROM BEARING OBJECTS.

FOUND A 3 1/2" CORP OF ENGINEERS BRASS CAP IN CONCRETE CYLINDER MARKING THE EAST 1/4 CORNER OF SECTION 14. AS SHOWN ON SURVEY NO. 88-38-B.

LEGEND

- ◆ FOUND SURVEY MONUMENT AS NOTED
- SET RAILROAD SPIKE IN ASPHALT
- SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" ATTACHED
- ⊕ COMPUTED POSITION NOTHING FOUND OR SET
- △ EASEMENT - SEE SHEET 3 OF 3 FOR DESCRIPTION
- (XOX) RECORD DIMENSION AS NOTED
- PARENT PARCEL BOUNDARY OR ADJUSTED PROPERTY LINE
- - - EASEMENT
- RAILROAD SPUR LINE - EXISTING RAIL

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PORT OF UMATILLA TO ADJUST THE BOUNDARY BETWEEN THE PORTS PROPERTY AND THE PENDLETON GRAIN GROWERS PROPERTY SO THAT THE EXISTING RAILROAD SPUR WOULD BE ENTIRELY WITHIN THE BOUNDARIES OF THE PORT PROPERTY.

THIS SURVEY WAS PERFORMED USING TOPCON GEODETIC GLOBAL POSITIONING SYSTEM (GPS) RECEIVERS IN REAL TIME MODE HAVING STANDARD ERRORS OF ± 1 CM + 2 PPM TIMES BASE LINE LENGTH. ALL MONUMENTS WERE VISITED AT THE TIME OF THIS SURVEY IN MARCH AND APRIL OF 2004.

THE FOUND RAILROAD SPIKE AND 5/8" IRON PIN SET BY EDWARDS IN 1982 AS SHOWN ON UMATILLA COUNTY SURVEY NO. 82-22-A WERE HELD AS DEFINING THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PENDLETON GRAIN GROWERS PROPERTY (TAX LOT 402) AND WERE ALSO USED AS THE BASIS OF BEARINGS. THE RELATIONSHIP OF THESE TWO MONUMENTS TO OTHER FOUND MONUMENTS AND TO RECORD DEED CALLS IS VERY GOOD.



REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/05

6/1/04

SHEET 1 OF 3

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
 FOR: THE PORT OF UMATILLA, 500 WILLAMETTE AVENUE, P.O. BOX 879, UMATILLA, OREGON 97882

TOMKINS LAND SURVEYING, INC.		DATE
5 NORTH COLVILLE WALLA WALLA, WA. 99362 (509) 522-4843		MARCH 2004
115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448		SCALE
UMATILLA_PORT-PGG.DWG		1"=300'

RECEIVED BY

Umatilla County Surveyor
 Date 6-04
 Rec'd By KK
 No. 04-118-B

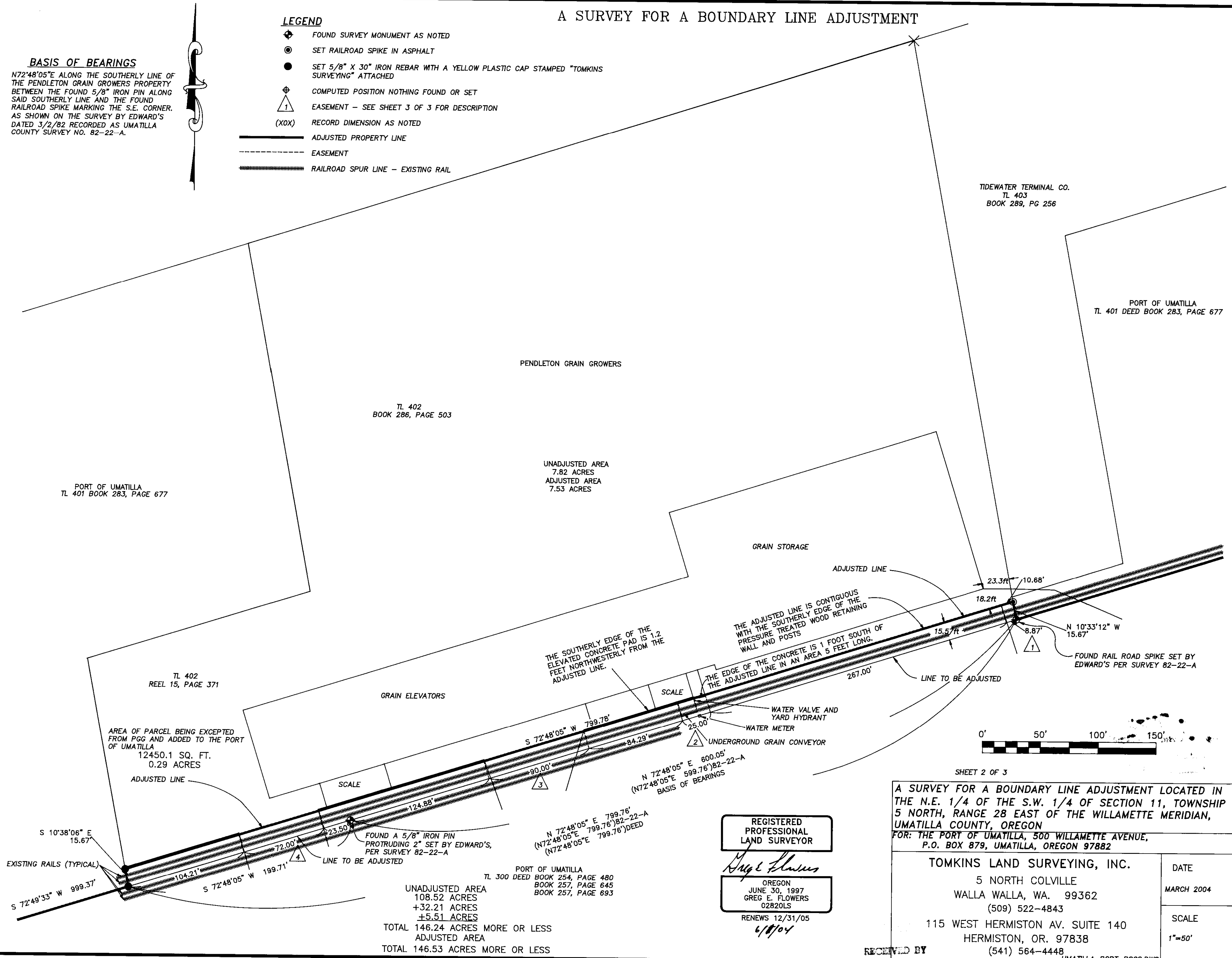
A SURVEY FOR A BOUNDARY LINE ADJUSTMENT

LEGEND

- ⊕ FOUND SURVEY MONUMENT AS NOTED
- ⊙ SET RAILROAD SPIKE IN ASPHALT
- SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" ATTACHED
- ⊕ COMPUTED POSITION NOTHING FOUND OR SET
- △ 1 EASEMENT - SEE SHEET 3 OF 3 FOR DESCRIPTION
- (XOX) RECORD DIMENSION AS NOTED
- ADJUSTED PROPERTY LINE
- - - EASEMENT
- ▬ RAILROAD SPUR LINE - EXISTING RAIL

BASIS OF BEARINGS

N72°48'05"E ALONG THE SOUTHERLY LINE OF THE PENDLETON GRAIN GROWERS PROPERTY BETWEEN THE FOUND 5/8" IRON PIN ALONG SAID SOUTHERLY LINE AND THE FOUND RAILROAD SPIKE MARKING THE S.E. CORNER. AS SHOWN ON THE SURVEY BY EDWARD'S DATED 3/2/82 RECORDED AS UMATILLA COUNTY SURVEY NO. 82-22-A.



TIDEWATER TERMINAL CO.
TL 403
BOOK 289, PG 256

PORT OF UMATILLA
TL 401 DEED BOOK 283, PAGE 677

TL 402
BOOK 286, PAGE 503

UNADJUSTED AREA
7.82 ACRES
ADJUSTED AREA
7.53 ACRES

PORT OF UMATILLA
TL 401 BOOK 283, PAGE 677

TL 402
REEL 15, PAGE 371

AREA OF PARCEL BEING EXCEPTED
FROM PGG AND ADDED TO THE PORT
OF UMATILLA
12450.1 SQ. FT.
0.29 ACRES

GRAIN ELEVATORS

GRAIN STORAGE

ADJUSTED LINE

THE ADJUSTED LINE IS CONTIGUOUS
WITH THE SOUTHERLY EDGE OF THE
PRESSURE TREATED WOOD RETAINING
WALL AND POSTS

THE SOUTHERLY EDGE OF THE
ELEVATED CONCRETE PAD IS 1.2
FEET NORTHWESTERLY FROM THE
ADJUSTED LINE.

THE EDGE OF THE CONCRETE IS 1 FOOT SOUTH OF
THE ADJUSTED LINE IN AN AREA 5 FEET LONG.

FOUND RAIL ROAD SPIKE SET BY
EDWARD'S PER SURVEY 82-22-A



SHEET 2 OF 3

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN
THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 11, TOWNSHIP
5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON
FOR: THE PORT OF UMATILLA, 500 WILLAMETTE AVENUE,
P.O. BOX 879, UMATILLA, OREGON 97882

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/05

6/8/04

TOMKINS LAND SURVEYING, INC.

5 NORTH COLVILLE
WALLA WALLA, WA. 99362
(509) 522-4843

115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838

(541) 564-4448

DATE
MARCH 2004

SCALE
1"=50'

RECEIVED BY

Umatilla County Surveyor
Date 6-04
Rec'd By KK
No. 04-118-B

UMATILLA_PORT-PGG2.DWG

PORT OF UMATILLA
TL 300 DEED BOOK 254, PAGE 480
BOOK 257, PAGE 645
BOOK 257, PAGE 693

UNADJUSTED AREA
108.52 ACRES
+32.21 ACRES
+5.51 ACRES
TOTAL 146.24 ACRES MORE OR LESS

ADJUSTED AREA
TOTAL 146.53 ACRES MORE OR LESS

S 10°38'06" E 15.67'
S 72°49'33" W 999.37'

S 72°48'05" W 199.71'

FOUND A 5/8" IRON PIN
"PROTRUDING 2" SET BY EDWARD'S,
PER SURVEY 82-22-A

N 72°48'05" E 799.76'
(N72°48'05" E 799.76') 82-22-A
(N72°48'05" E 799.76') DEED

S 72°48'05" W 799.78'

N 72°48'05" E 600.05'
(N72°48'05" E 599.76') 82-22-A
BASIS OF BEARINGS

SCALE

SCALE

EXISTING RAILS (TYPICAL)

LINE TO BE ADJUSTED

SCALE

WATER VALVE AND
YARD HYDRANT

WATER METER

UNDERGROUND GRAIN CONVEYOR

LINE TO BE ADJUSTED

S 10°38'06" E 15.67'

S 72°48'05" W 199.71'

FOUND A 5/8" IRON PIN
"PROTRUDING 2" SET BY EDWARD'S,
PER SURVEY 82-22-A

N 72°48'05" E 799.76'
(N72°48'05" E 799.76') 82-22-A
(N72°48'05" E 799.76') DEED

S 72°48'05" W 799.78'

N 72°48'05" E 600.05'
(N72°48'05" E 599.76') 82-22-A
BASIS OF BEARINGS

SCALE

SCALE

EXISTING RAILS (TYPICAL)

LINE TO BE ADJUSTED

SCALE

WATER VALVE AND
YARD HYDRANT

WATER METER

UNDERGROUND GRAIN CONVEYOR

LINE TO BE ADJUSTED

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTIONS

PARCEL TO BE EXCEPTED FROM THE PROPERTY DESCRIBED BY DEEDS RECORDED IN BOOK 286, PAGE 503 AND REEL 15, PAGE 371 (PENDLETON GRAIN GROWERS) AND ADDED TO THE PROPERTY DESCRIBED BY DEEDS RECORDED IN BOOK 254, PAGE 480, BOOK 257, PAGE 645 AND BOOK 257, PAGE 693 (THE PORT OF UMATILLA)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE N 01°10'31" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2640.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE N 81°55'16" W A DISTANCE OF 1122.91 FEET; THENCE S 72°48'05" W A DISTANCE OF 2846.82 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEED RECORDED IN BOOK 286 AT PAGE 503 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N 10°33'12" W, ALONG THE EAST LINE OF SAID PENDLETON GRAIN GROWERS PARCEL, A DISTANCE OF 15.67 FEET; THENCE S 72°48'05" W, PARALLEL WITH THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL AND THE SOUTH LINE OF THAT PARCEL CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEED RECORDED IN REEL 15 AT PAGE 371 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON, A DISTANCE OF 799.78 FEET TO A POINT ON THE WEST LINE OF SAID SECOND PENDLETON GRAIN GROWERS PARCEL; THENCE S 10°38'06" E A DISTANCE OF 15.67 FEET TO THE SOUTH WEST CORNER OF SAID SECOND PENDLETON GRAIN GROWERS PARCEL; THENCE N 72°48'05" E, ALONG THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCELS, A DISTANCE OF 799.76 FEET TO THE POINT OF BEGINNING. HAVING AND AREA OF 0.29 ACRES

EASEMENT NO. 1

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE N 01°10'31" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2640.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE N 81°55'16" W A DISTANCE OF 1122.91 FEET; THENCE S 72°48'05" W A DISTANCE OF 2846.82 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEED RECORDED IN BOOK 286 AT PAGE 503 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N 10°33'12" W, ALONG THE EAST LINE OF SAID PENDLETON GRAIN GROWERS PARCEL, A DISTANCE OF 15.67 FEET; THENCE S 72°48'05" W, PARALLEL WITH THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL, A DISTANCE OF 10.68 FEET; THENCE S 17°11'00" E A DISTANCE OF 15.57 FEET TO A POINT ON THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL; THENCE N 72°48'05" E A DISTANCE OF 8.87 FEET TO THE POINT OF BEGINNING

EASEMENT NO. 2

AN EASEMENT FOR AN UNDERGROUND CONVEYOR, WATER LINE, VALVES, HYDRANTS AND OTHER FEATURES INCIDENTAL TO THE GRAIN STORAGE FACILITY LOCATED ON THE PARCELS CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEEDS RECORDED IN BOOK 286 AT PAGE 503 AND REEL 15 AT PAGE 371 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE N 01°10'31" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2640.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE N 81°55'16" W A DISTANCE OF 1122.91 FEET; THENCE S 72°48'05" W A DISTANCE OF 3122.69 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEED RECORDED IN BOOK 286 AT PAGE 503 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N 17°15'40" W A DISTANCE OF 15.57 FEET; THENCE S 72°48'05" W, PARALLEL WITH THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL, A DISTANCE OF 25.00 FEET; THENCE S 17°15'40" E A DISTANCE OF 15.57 FEET TO A POINT ON THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL; THENCE N 72°48'05" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING

EASEMENT NO. 3

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE N 01°10'31" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2640.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE N 81°55'16" W A DISTANCE OF 1122.91 FEET; THENCE S 72°48'05" W A DISTANCE OF 3231.98 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEED RECORDED IN BOOK 286 AT PAGE 503 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N 17°11'00" W A DISTANCE OF 15.57 FEET; THENCE S 72°48'05" W, PARALLEL WITH THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL, A DISTANCE OF 90.00 FEET; THENCE S 17°11'00" E A DISTANCE OF 15.57 FEET TO A POINT ON THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL; THENCE N 72°48'05" E A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

EASEMENT NO. 4

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE N 01°10'31" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2640.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE N 81°55'16" W A DISTANCE OF 1122.91 FEET; THENCE S 72°48'05" W A DISTANCE OF 3470.36 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE PENDLETON GRAIN GROWERS BY DEED RECORDED IN REEL 15 AT PAGE 371 OF THE OFFICIAL DEED RECORDS OF UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N 17°11'00" W A DISTANCE OF 15.57 FEET; THENCE S 72°48'05" W, PARALLEL WITH THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL, A DISTANCE OF 72.00 FEET; THENCE S 17°11'00" E A DISTANCE OF 15.57 FEET TO A POINT ON THE SOUTH LINE OF SAID PENDLETON GRAIN GROWERS PARCEL; THENCE N 72°48'05" E A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

Umatilla County Surveyor

Date _____

Rec'd By _____

SHEET 3 OF 3

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/05

6/1/04

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
FOR: THE PORT OF UMATILLA, 500 WILLAMETTE AVENUE, P.O. BOX 879, UMATILLA, OREGON 97882

TOMKINS LAND SURVEYING, INC.

5 NORTH COLVILLE
WALLA WALLA, WA. 99362
(509) 522-4843

115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838
(541) 564-4448

UMATILLA_PORT-PGG2.DWG

DATE

MARCH 2004

SCALE

1"=50'

6-04
KK
04-118-B