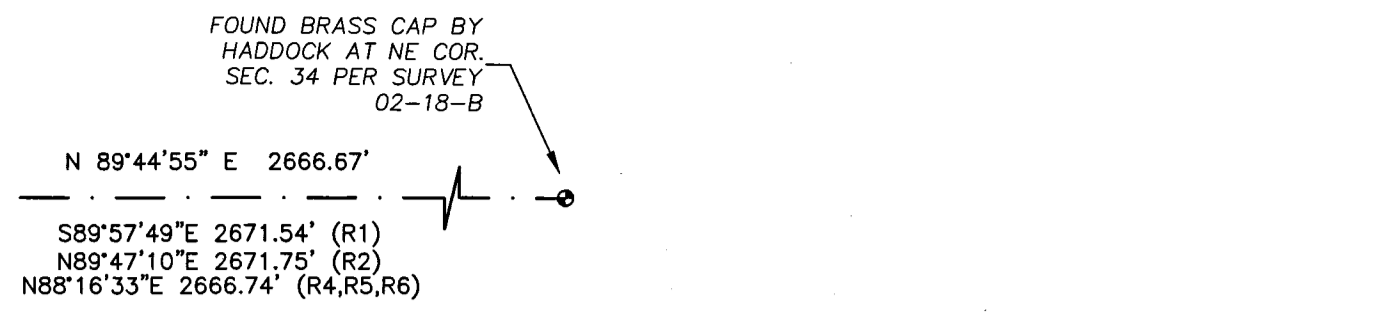
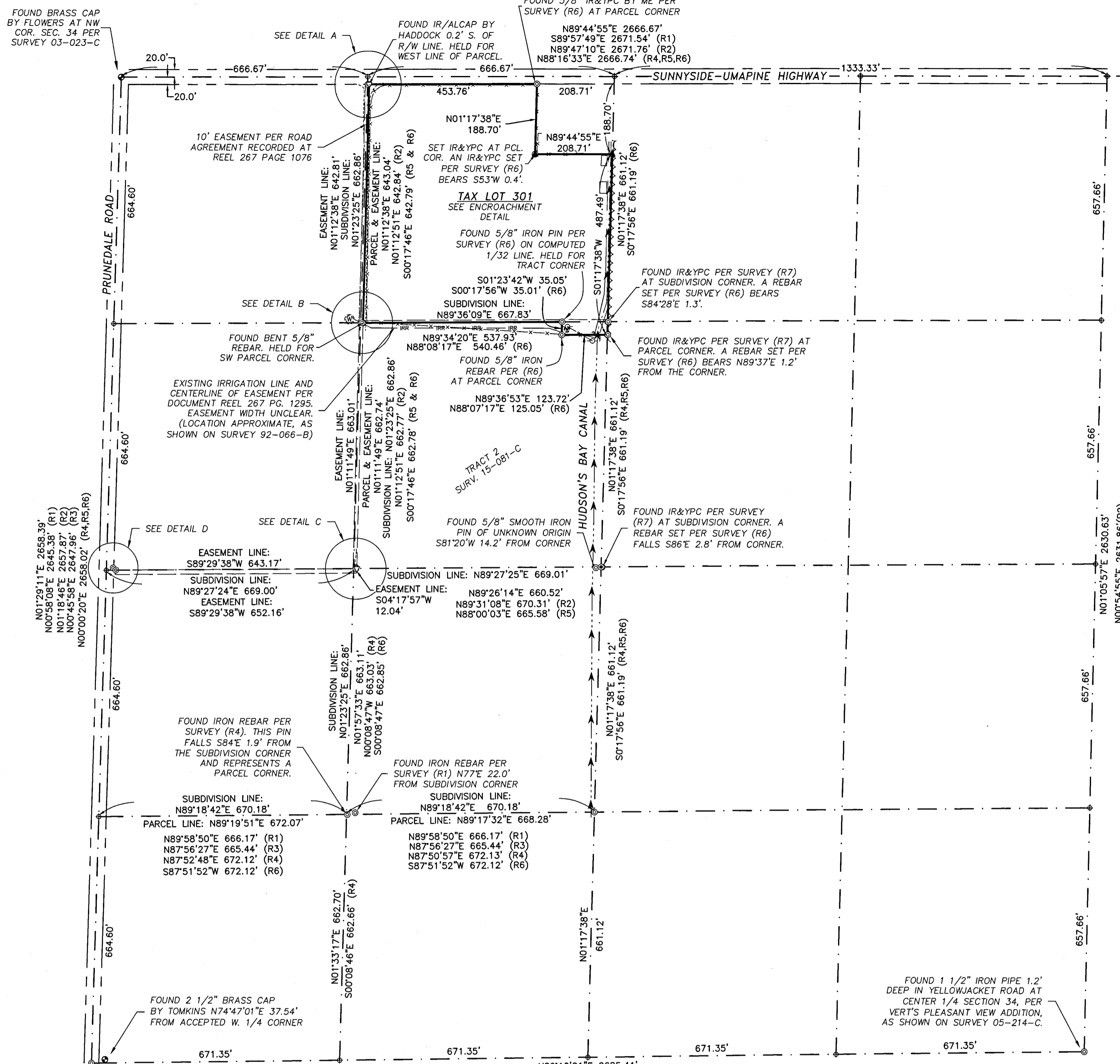
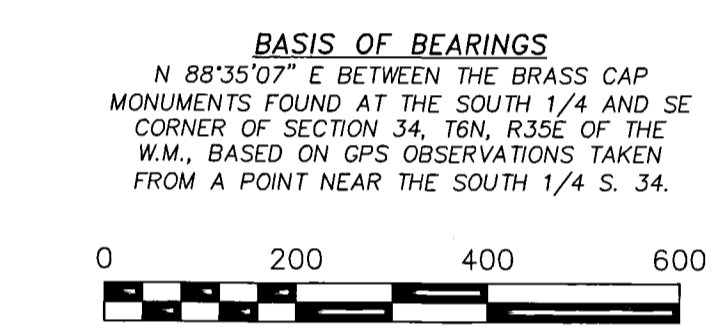


RECORD OF SURVEY
FOR VALDEMAR ESTATES USA, INC.
LOCATED IN THE WEST 1/2 OF THE NW 1/4 SECTION 34
TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN



- LEGEND**
- SECTION OR SECTION SUBDIVISION LINE
 - RIGHT OF WAY LINE
 - PARCEL LINE
 - EASEMENT LINE
 - IRRIGATION LINE
 - OVERHEAD POWER LINE
 - CENTERLINE IRRIGATION DITCH
 - EDGE OF GRAVEL
 - TEMPORARY LIVESTOCK FENCE
 - WELL
 - TELEPHONE RISER
 - GUY WIRE
 - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP RLS 2360 PER SURVEY AS NOTED
 - FOUND 5/8" IRON REBAR PER SURVEY 95-33-B
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS2360" PER SURVEY 15-081-C
 - SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WAS2583 OR2360"
 - COMPUTED POSITION; NOTHING FOUND OR SET



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF VALDEMAR ESTATES USA, INC. TO LOCATE THE BOUNDARIES OF TAX LOT 301 OF UMATILLA COUNTY TAX MAP 6N 35 34B. THIS SURVEY IS BASED ON SURVEY 15-081-C, PREPARED IN 2015 BY MY COLLEAGUE, MR. GREG FLOWERS, RLS NO. 2820, WHICH TRACED THE BOUNDARIES OF THE NEXT TWO LOTS ADJACENT TO THE SOUTH OF THE ONE SURVEYED HEREIN, AS WELL AS THE BOUNDARIES OF TWO ROAD EASEMENTS SERVING THOSE LOTS AND ALSO BENEFITING TAX LOT 301. AS NOTED IN THAT SURVEY, THE BOUNDARIES OF THE SECTION SUBDIVISION LINES LOCATED IN THE NW QUARTER OF SECTION 34 HAVE CHANGED SUBSTANTIALLY OVER THE LAST THREE DECADES DUE TO THE DISCOVERIES AND ACCEPTANCE OF SEVERAL OF THE SECTION SUBDIVISION MONUMENTS, WHICH I HAVE SHOWN HEREON. FOR A MORE THOROUGH DESCRIPTION OF THE HISTORIES OF THESE CORNERS, PLEASE REFER TO MR. FLOWERS' SURVEY. DUE TO THE VARIANCE OF THE POSITIONS USED FOR THE SECTION SUBDIVISION CORNERS OVER THE YEARS, THE COURSES AND DISTANCES I HAVE HELD HEREIN AS THE CORRECT DIMENSIONS FOR THE BOUNDARIES OF TAX LOT 301 DIFFER SOMEWHAT FROM THE DIMENSIONS CALLED FOR IN THE LEGAL DESCRIPTION FOR THIS LOT, AS SHOWN IN A TITLE REPORT PREPARED ON THE PROPERTY BY FIRST AMERICAN TITLE INSURANCE CO., FILE NO. NCS-869531-001, DATED SEPTEMBER 12, 2017, AND FROM THE DIMENSIONS SHOWN ON PREVIOUS SURVEYS OF THIS LAND AND ADJACENT PARCELS. THE EAST LINE OF THIS PARCEL HAS BEEN HELD TO FOLLOW THE CURRENT ACCEPTED LOCATION OF THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34. THE WEST LINE HAS BEEN HELD TO THE PINS SET BY MR. DAVID HADDOCK, RLS NO. 852, PER HIS 1995 SURVEY (95-33-B), AND PURSUANT TO UMATILLA COUNTY CIRCUIT COURT CASE NO. CV 95-0695. THE SOUTH LINE HAS BEEN HELD TO FOLLOW THE SAME LINE I SURVEYED FOR MR. STEVE KENYON AND MS. DESORAH DUNBAR IN MY APRIL, 2011 BOUNDARY LINE ADJUSTMENT SURVEY (NO. 11-078-C), AS THAT SURVEY HELD MR. HADDOCK'S PIN ON THE WEST END, AND A LINE AGREED UPON BY KENYON AND DUNBAR IN ORDER TO MEET THEIR NEEDS. THE ONE-ACRE PARCEL EXCEPTED OUT OF THE NORTHEAST CORNER OF THIS LOT IS HELD TO FOLLOW AND PARALLEL THE CURRENTLY ACCEPTED SECTION SUBDIVISION LINES.

THIS SURVEY WAS PERFORMED USING REAL-TIME KINEMATIC GPS METHODS, WITH SPECTRA-PRECISION SP-80 RECEIVERS HAVING AN ACCURACY OF 8MM + 1 PPM. MONUMENTS SHOWN WERE VISITED IN FEBRUARY OF 2015, WITH SELECT POSITIONS VERIFIED IN NOVEMBER OF 2017.

WE HAVE BEEN REQUESTED BY OUR CLIENT TO PREPARE AN AMENDED LEGAL DESCRIPTION THAT PROVIDES A CLOSED POLYGON AND IS PROPERLY BOUNDED BY THE RECORDED DOCUMENTS THAT ARE DISCUSSED ABOVE IN THIS NARRATIVE. THE TEXT OF THIS AMENDED DESCRIPTION IS AS FOLLOWS:

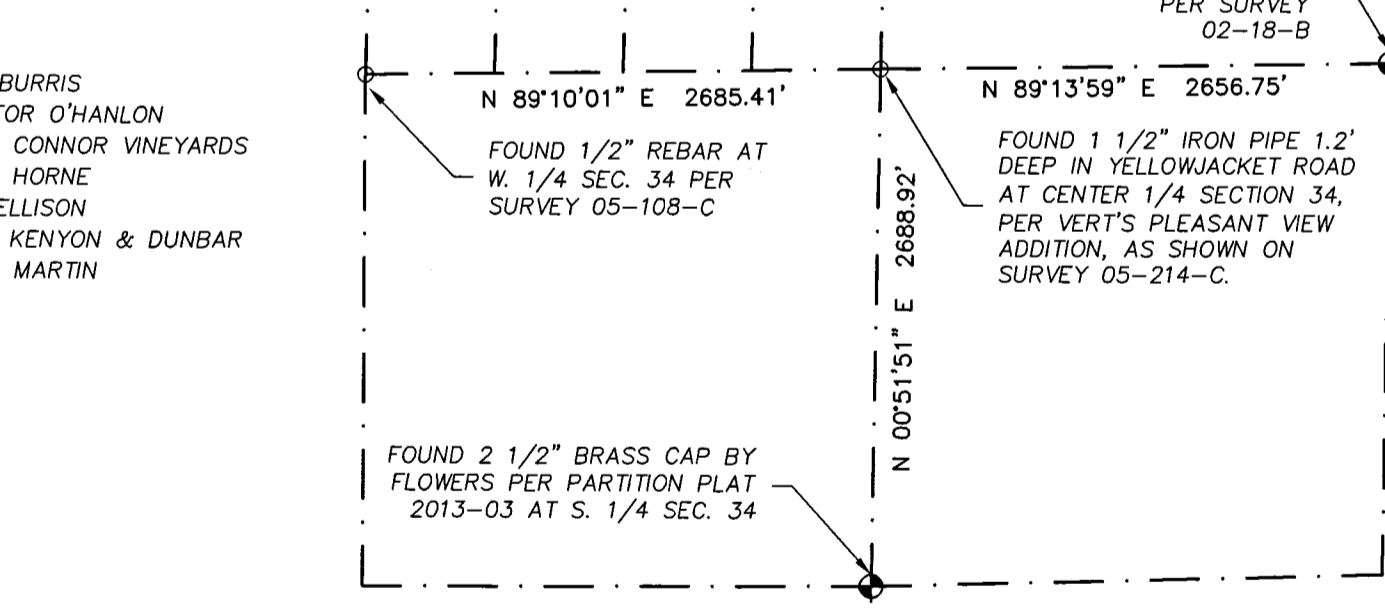
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

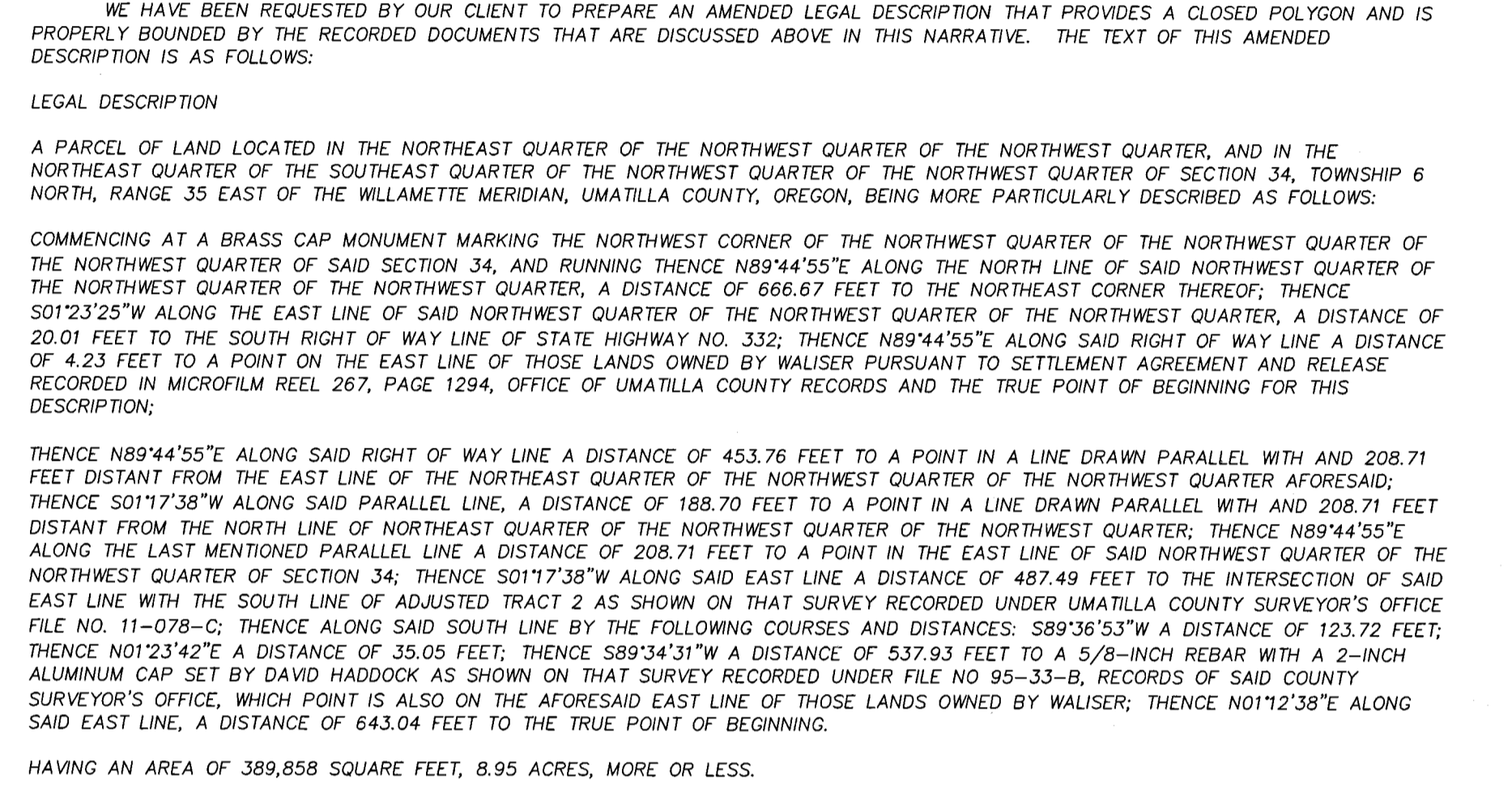
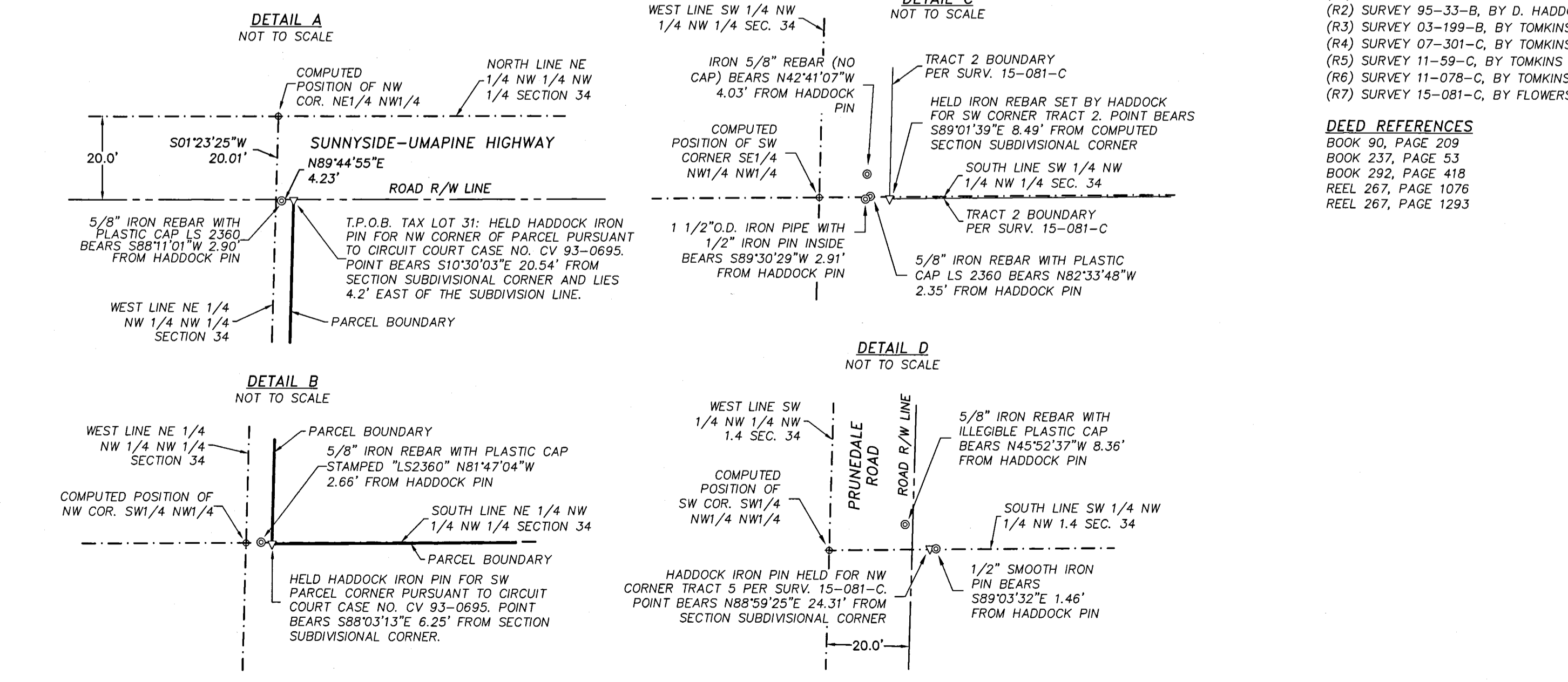
COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, AND RUNNING THENCE N89°44'55"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 666.67 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S01°23'25"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 20.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 332; THENCE N89°44'55"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 4.23 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS OWNED BY WALISER PURSUANT TO SETTLEMENT AGREEMENT AND RELEASE RECORDED IN MICROFILM REEL 267, PAGE 1294, OFFICE OF UMATILLA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE N89°44'55"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 453.76 FEET TO A POINT IN A LINE DRAWN PARALLEL WITH AND 208.71 FEET DISTANT FROM THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AFORESAID; THENCE S01°17'38"W ALONG SAID PARALLEL LINE, A DISTANCE OF 188.70 FEET TO A POINT IN A LINE DRAWN PARALLEL WITH AND 208.71 FEET DISTANT FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°44'55"E ALONG THE LAST MENTIONED PARALLEL LINE A DISTANCE OF 208.71 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE S01°17'38"W ALONG SAID EAST LINE A DISTANCE OF 487.49 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF ADJUSTED TRACT 2 AS SHOWN ON THAT SURVEY RECORDED UNDER UMATILLA COUNTY SURVEYOR'S OFFICE FILE NO. 11-078-C; THENCE ALONG SAID SOUTH LINE BY THE FOLLOWING COURSES AND DISTANCES: S89°36'53"W A DISTANCE OF 123.72 FEET; THENCE N01°23'42"E A DISTANCE OF 35.05 FEET; THENCE S89°34'31"W A DISTANCE OF 537.93 FEET TO A 5/8-INCH REBAR WITH A 2-INCH ALUMINUM CAP SET BY DAVID HADDOCK AS SHOWN ON THAT SURVEY RECORDED UNDER FILE NO. 95-33-B, RECORDS OF SAID COUNTY SURVEYOR'S OFFICE, WHICH POINT IS ALSO ON THE AFORESAID EAST LINE OF THOSE LANDS OWNED BY WALISER; THENCE N01°12'38"E ALONG SAID EAST LINE, A DISTANCE OF 643.04 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 389,858 SQUARE FEET, 8.95 ACRES, MORE OR LESS.



- SURVEY REFERENCES**
- (R1) SURVEY 92-66-B, BY TOMKINS FOR BURRIS
 - (R2) SURVEY 95-33-B, BY D. HADDOCK FOR O'HANLON
 - (R3) SURVEY 03-199-B, BY TOMKINS FOR CONNOR VINEYARDS
 - (R4) SURVEY 07-301-C, BY TOMKINS FOR HORNE
 - (R5) SURVEY 11-59-C, BY TOMKINS FOR ELLISON
 - (R6) SURVEY 11-078-C, BY TOMKINS FOR KENYON & DUNBAR
 - (R7) SURVEY 15-081-C, BY FLOWERS FOR MARTIN
- DEED REFERENCES**
- BOOK 90, PAGE 209
 - BOOK 237, PAGE 53
 - BOOK 292, PAGE 418
 - REEL 267, PAGE 1076
 - REEL 267, PAGE 1293



REGISTERED PROFESSIONAL LAND SURVEYOR

PAUL W.P. TOMKINS

OREGON JULY 26, 1988

PAUL W.P. TOMKINS 2360

RENEWS JUNE 30, 2018

December 22, 2017

RECEIVED BY

Umatilla County Surveyor

Date: 12/26/17

Rec'd By: CT

No.: 17-140-C



CLIENT: VALDEMAR ESTATES		PROJECT NO.: 67197
SURVEYOR: PAUL W.P. TOMKINS		DATE: 11/27/2017
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 200'
SECTION: 34	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: WA	COUNTY: UMATILLA	SHEET 1 OF 1