

ALTA/ACSM LAND TITLE SURVEY
 TAX LOT 401 AND 1201, HOOD RIVER COUNTY ASSESSORS MAP 2N-10E-15
 for
 Mosier, LLC, a Delaware Limited Liability Company

HOOD RIVER COUNTY
 SURVEYOR'S OFFICE
 CS# 2015 002
 DATE FILED: 2-4-15
 BY: *[Signature]*

LEGAL DESCRIPTIONS:

*BASED ON COLUMBIA GORGE TITLE REPORT (3RD SUPPLEMENTAL) ORDER No. 14-0175ED, DATED DECEMBER 19, 2014.
 *SURVEY BEARINGS AND DISTANCES REFLECTS FIELD MEASUREMENTS WITH THE 2013 BASIS OF BEARING.

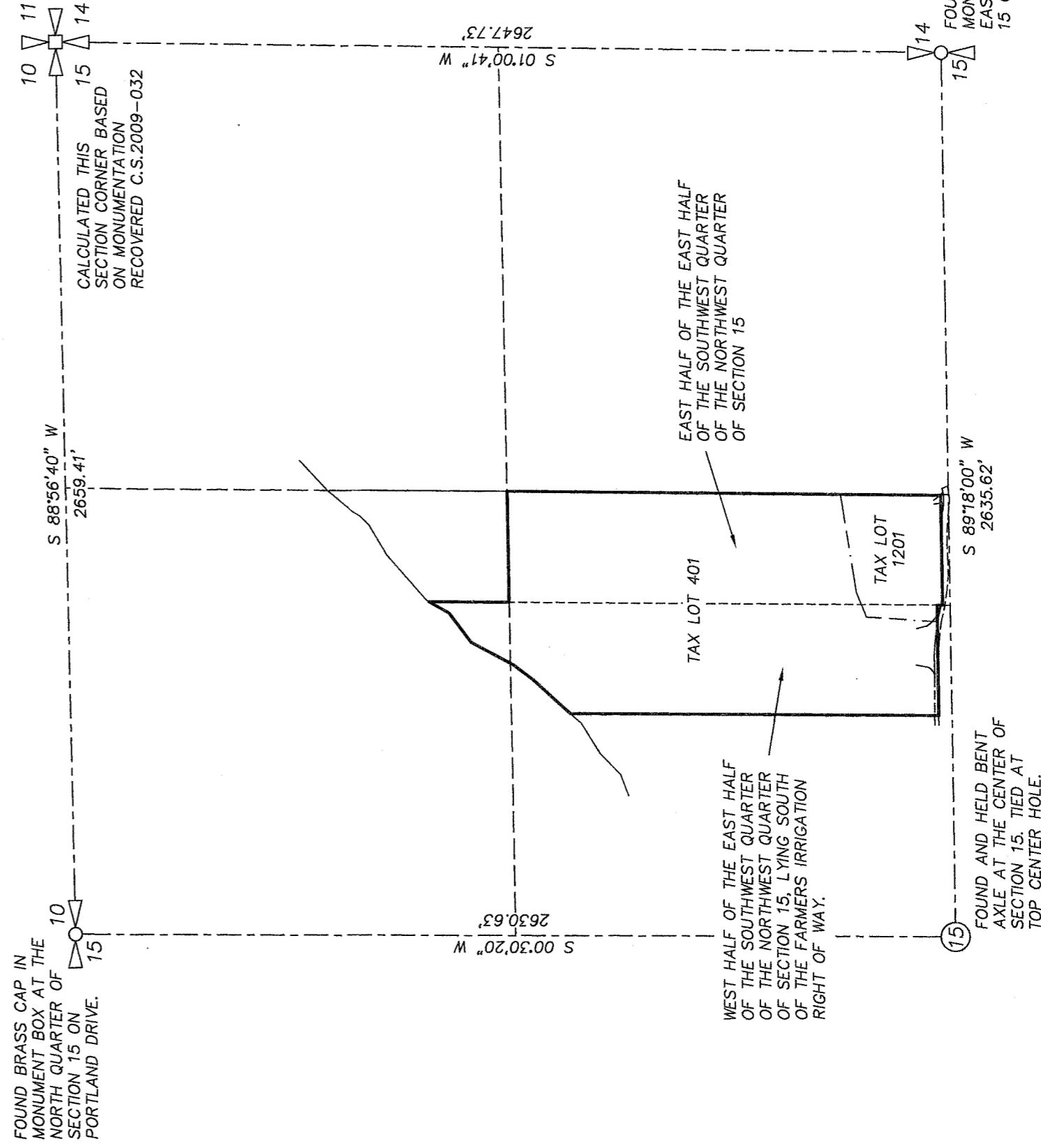
PARCEL 1 (2N-10E-15-1201)
 BEGINNING AT THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE SOUTH 88°17'22" WEST A DISTANCE OF 1318.61 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°17'44" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°17'44" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 301.58 FEET; THENCE SOUTH 79°49'42" WEST A DISTANCE OF 298.33 FEET; THENCE SOUTH 67°13'51" WEST A DISTANCE OF 79.32 FEET; THENCE SOUTH 03°03'47" WEST A DISTANCE OF 212.76 FEET TO A POINT 39.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88°17'52" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 49 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 17.0 FEET; THENCE NORTH 88°17'52" EAST A DISTANCE OF 330 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (2N-10E-15-401)
 BEGINNING AT A POINT THAT IS 40 RODS (660') EAST AND 39 FEET NORTH OF THE CENTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE EAST 20 RODS (330'); THENCE NORTH TO THE SOUTH LINE OF THE RIGHT OF WAY FOR DITCH CONVEYED TO THE VALLEY IMPROVEMENT COMPANY (NOW FARMERS IRRIGATION DISTRICT) BY DEED RECORDED JULY 20, 1897 IN BOOK X AT PAGE 500, DEED RECORDS WASC0 COUNTY (BOOK H AT PAGE 504, DEED RECORDS HOOD RIVER COUNTY); THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO MYRTLE MCCARTNEY BY DEED RECORDED NOVEMBER 23, 1903, IN BOOK 37, PAGE 6, DEED RECORDS WASC0 COUNTY (BOOK J AT PAGE 428, DEED RECORDS HOOD RIVER COUNTY); THENCE SOUTH ALONG THE EAST LINE OF SAID MCCARTNEY TRACT OF LAND TO THE PLACE OF BEGINNING.

ALSO, THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; EXCEPT THE SOUTH 22 FEET THEREOF HERETOFORE CONVEYED TO THE DARDEN GARDEN FRUIT COMPANY BY DEED FROM VERNON A. CROW ET UX, RECORDED APRIL 17, 1915 IN BOOK 10, AT PAGE 2, DEED RECORDS HOOD RIVER COUNTY.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF HOOD RIVER AND STATE OF OREGON; THENCE SOUTH 88°17'22" WEST A DISTANCE OF 1318.61 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°17'44" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°17'44" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 301.58 FEET; THENCE SOUTH 79°49'42" WEST A DISTANCE OF 298.33 FEET; THENCE SOUTH 67°13'51" WEST A DISTANCE OF 79.32 FEET; THENCE SOUTH 03°03'47" WEST A DISTANCE OF 212.76 FEET TO A POINT 39.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88°17'52" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 49 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 17.0 FEET; THENCE NORTH 88°17'52" EAST A DISTANCE OF 330 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.



SURVEYORS CERTIFICATION:

To: MOSIER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS,
 From: COLUMBIA GORGE TITLE, LLC, AN OREGON LIMITED LIABILITY COMPANY
 For: COLUMBIA STATE BANK, A WASHINGTON CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 4, 6a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2014.

DATE: JANUARY 6, 2015 SIGNED: *[Signature]*

GENERAL NOTE:

THERE IS NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. BUILDINGS ARE PRESENT ON SITE.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

THERE ARE NO DELINEATED WETLANDS ON SITE.

SITE ACCESS IS AVAILABLE BASED ON PRIVATE RIGHT OF WAY EASEMENTS.

ZONING CLASSIFICATION:

TAX LOTS 1201 AND 401 ARE ZONED EFU. EFU ZONING IS CLASSIFIED AS EXCLUSIVE FARM USE. SEE ARTICLE 7 OF THE COUNTY ZONING ORDINANCE FOR FURTHER DETAILS.

ENCROACHMENTS:

THERE ARE NO VISIBLE ENCROACHMENTS ON THE SURVEYED PIECE OF PROPERTY.

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

BASIS OF BEARING:

HOOD RIVER COUNTY SURVEY No. 2013-019

REFERENCES:

- HOOD RIVER COUNTY SURVEY No. 77080
- HOOD RIVER COUNTY SURVEY No. 80046
- HOOD RIVER COUNTY SURVEY No. 87035
- HOOD RIVER COUNTY SURVEY No. 2008050
- HOOD RIVER COUNTY SURVEY No. 2009032
- HOOD RIVER COUNTY SURVEY No. 2013-019

TITLE REPORT:

COLUMBIA GORGE TITLE COMPLETED A TITLE REPORT DATED DECEMBER 19, 2014 (ORDER No. 14-0175ED, 3RD SUPPLEMENTAL)

SPECIAL EXCEPTIONS PER TITLE REPORT:

- 12-14) HOOD RIVER COUNTY EASEMENT, BOOK 3, PAGE 152-154 SHOWN ON SURVEY ALONG THE ACREE ROAD FRONTAGE
- 17) HOOD RIVER COUNTY EASEMENT, BOOK 36, PAGE 380 (1947)
- 20) WIDE POWER TRANSMISSION EASEMENT, SEE SURVEY
- 18) HOOD RIVER COUNTY EASEMENT INST#65176886 (1965) ROADWAY AND MAINTENANCE AGREEMENT, SEE SURVEY.
- 19) HOOD RIVER COUNTY EASEMENT INST#680097 (1968) COMMUNICATIONS EASEMENT, SAME LOCATION AS #18.
- 20) HOOD RIVER COUNTY EASEMENT INST#92185 (1989) FARMERS IRRIGATION EASEMENT, SEE SURVEY.
- 21) HOOD RIVER COUNTY EASEMENT INST#902450 (1990) PACIFIC POWER AND LIGHT CO. DESCRIBED GENERAL IN NATURE, THE LOCATION OF THE UTILITIES DETERMINES WHERE THE EASEMENT IS LOCATED.
- 23) HOOD RIVER COUNTY EASEMENT INST#200704900 HOOD RIVER COUNTY EASEMENT INST#200704956 HOOD RIVER COUNTY EASEMENT INST#200705098 THESE EASEMENTS WERE AMENDED 3 TIMES TO SETTLE ON THE EASEMENT WIDTHS SHOWN ON THE SURVEY AT THE NORTHEAST CORNER OF THE PROPERTY. THESE EASEMENTS ARE TO BENEFIT PARCELS AND ARE AN ENCUMBRANCE ON TAX LOT 401.
- 24) HOOD RIVER COUNTY EASEMENT INST#200704091 HOOD RIVER COUNTY EASEMENT INST#200704957 THESE DOCUMENTS CLARIFY AN EASEMENT ALREADY EXISTS FOR THE ACCESS OF TAX LOT 1301.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 December 30, 2005
 ERIK M. CARLSON
 72306

TERRA SURVEYING
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
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 E-Mail: terra@gorge.net
 REVISION DATE: JANUARY 6, 2015
 PROJECT: 14134ALTA
 SCALE: 1" = 100'
 ASSESSORS MAP: 2N-10E-15 TL 401/1201

CS 2015 002-2

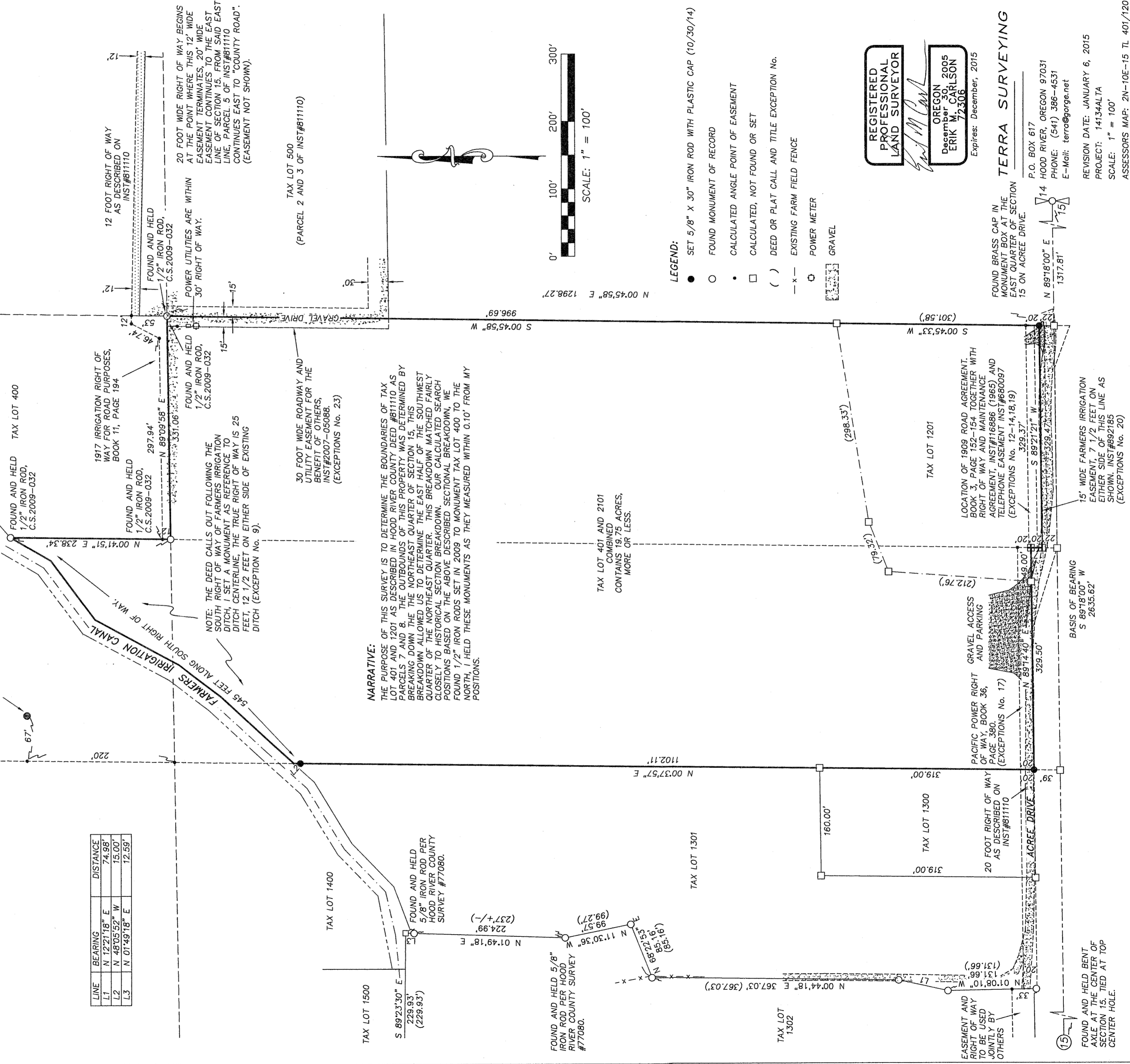
for
Mosier, LLC, a Delaware Limited Liability Company

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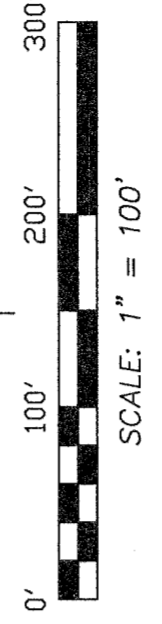
1909 SPRING/PIPELINE RIGHT OF WAY FOUND ON BOOK 3, PAGE 155. THIS RIGHT OF WAY IS LOCATED IN THE EAST HALF OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15.

LOCATION OF SURVEY:
TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

LINE	BEARING	DISTANCE
L1	N 12°21'18" E	74.98
L2	N 48°05'52" W	15.00
L3	N 01°49'18" E	12.59



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF TAX LOT 401 AND 1201 AS DESCRIBED IN HOOD RIVER COUNTY DEED #811110 AS BREAKING DOWN THE NORTHEAST QUARTER OF SECTION 15. THIS BREAKDOWN ALLOWED US TO DETERMINE THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. THIS BREAKDOWN MATCHED FAIRLY CLOSELY TO HISTORICAL SECTION BREAKDOWN. OUR CALCULATED SEARCH POSITIONS BASED ON THE ABOVE DESCRIBED SECTIONAL BREAKDOWN, WE FOUND 1/2" IRON RODS SET IN 2009 TO MONUMENT TAX LOT 400 TO THE NORTH, I HELD THESE MONUMENTS AS THEY MEASURED WITHIN 0.10' FROM MY POSITIONS.



- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (10/30/14)
 - FOUND MONUMENT OF RECORD
 - CALCULATED ANGLE POINT OF EASEMENT
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL AND TITLE EXCEPTION No.
 - x - EXISTING FARM FIELD FENCE
 - POWER METER
 - ▨ GRAVEL

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2015

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RECEIVED JAN 20 2015

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