

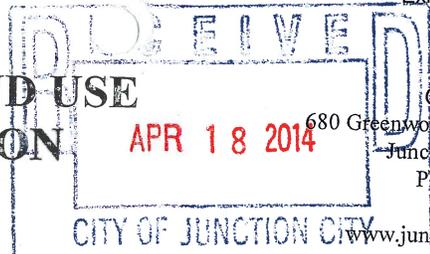


GENERAL LAND USE APPLICATION

APR 18 2014

City of Junction City
680 Greenwood Ave/PO Box 250
Junction City, OR 97448
Phone: 541-998-2153
Fax: 541-998-3140
www.junctioncityoregon.gov

MP 14-01



Type of Application: (May require a supplemental application to be attached and/or additional documentation)

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Other: <u>PRE-APP CONFERENCE</u>	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Map <input type="checkbox"/> Text	<input type="checkbox"/> Partition <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Vacation
<input type="checkbox"/> Development Review	<input type="checkbox"/> Subdivision <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Variance <input type="checkbox"/> Major <input type="checkbox"/> Minor

LOCATION OF PROPERTY OR ADDRESS:
325 E 1st AVENUE JUNCTION CITY OR 97448

SIZE OF PROPERTY(S): 27.2 ACRES **ASSESSOR'S MAP AND TAX LOT #:** 16-04-05 TL# 102

PRESENT USE: MANUFACTURING **PROPOSED USE:** MANUFACTURING

BRIEF SUMMARY OF ACTION REQUESTED:
PARTITION PROPERTY INTO TWO PARCELS

PROPERTY OWNER: G & L HOLDINGS LLC

ADDRESS: P.O. BOX 455 JUNCTION CITY OR 97448

APPLICANT'S NAME: JOHN STRASHEIM

ADDRESS: P.O. BOX 455 JUNCTION CITY OR 97448

PHONE: 541-954-2564 **E-MAIL:**

CONTACT: JONATHAN OAKES

ADDRESS: P.O. BOX 2527 EUGENE OR 97402

APPLICANT'S NAME:

ADDRESS:

PHONE: 541-485-4505 **E-MAIL:** OAKES@PAGE.NET

ATTACHMENT(S):
 Copy of Deed Other: _____

I have the following legal interest in the property (Please check one):
 Owner of Record Lessee Holder of an exclusive Option to Purchase Contract Purchase

Per Resolution 862: All direct costs for contracted city staff shall be charged monthly to the applicant in the amount billed to City. Contracted staff includes, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.

I hereby certify that the foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief. I also agree to pay all direct costs associated with processing this land use application.

Owner's Signature:

Date: 4-9-14

[Type text]

Tentative Partition Application
for
G & L Holdings LLC
SW 1/4 Sec. 5 T 16 S, R 4 W W.M.
Assessor's Map No. 16-04-05 TL No. 102
Junction City, Lane County, Oregon
April 18, 2014

Project Narrative

The applicant is proposing to partition that certain property commonly known as 325 East 1st Avenue into two Parcels through the minor partition standards of Junction City . The subject property is shown as Tax Lot No. 102 on Lane County Assessor's Map No. 16-04-05. The site contains approximately 27.4 acres and is located within the city limits of Junction City under a zoning classification of M1 Light Industrial.

The property has 384.5 feet of frontage on East 1st Ave along its entire northern boundary. The northern one-third of the site is developed with a RV manufacturing and storage facility. A use permitted outright in the Junction City Municipal Code. The remaining portion of the property is vacant. The applicant is proposing to separate the developed portion onto its own parcel with 324 feet of frontage on East 1st Avenue. The remaining vacant land will comprise the second parcel with 60.0 feet of frontage on East 1st Avenue.

Parcel 1 will contain approximately 8.5 acres and will encompass the existing site improvements. Parcel 2 will contain 18.8 acres including the 60' x 1136' strip providing Parcel with frontage on, and access to the public road. There are no setback standards in industrial zoned property except where industrial zoned property abuts residentially zoned property. The subject property does not abut residentially zoned property. The existing structures on Parcel 1 will be setback a minimum of 64 feet from the proposed parcel lines. There is no minimum lot size within M1 zoned property. The applicant is proposing to construct a facility for the processing, packaging and storage of a food item which is a use permitted outright in a M1 zoning classification.

Public utility facilities (potable water and waste water) are available to the subject properties via the existing waste water and potable water lines located in a public easement that abuts the western boundary of the subject property, as shown on the accompanying tentative plan.

Based on the foregoing information, the proposed partition complies with the development standards for light industrial zoned property as outlined in Chapter 17.45 of the Junction City Municipal Code.

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401



TITLE NO. 0282996 *mm*
ESCROW NO. EU13-2962
TAX ACCT. NO. 1028057
MAP/TAX LOT NO. 16 04 05 #102

Lane County Clerk
Lane County Deeds and Records

2013-064470



\$52.00

12/24/2013 10:55:23 AM
RPR-DEED Cnt=1 Stn=40 CASHIER 01
\$15.00 \$11.00 \$16.00 \$10.00

GRANTOR

COUNTRY COACH PROPERTIES, LLC

GRANTEE

G AND L HOLDINGS, LLC

P.O. BOX 455

Junction City, OR 97448

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

COUNTRY COACH PROPERTIES, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

G AND L HOLDINGS, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$2,200,000.00.

Dated this 16th day of December, 2013

COUNTRY COACH PROPERTIES, LLC

BY: [Signature]
LLOYD I. MILLER, III, AUTHORIZED MEMBER

State of Florida
County of Palm Beach

This instrument was acknowledged before me on December 16th, 2013 by LLOYD I. MILLER, III, AUTHORIZED MEMBER OF COUNTRY COACH PROPERTIES, LLC.

[Signature: Sarah K. Stratton]
(Notary Public for _____)
My commission expires 10/3/14



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PROPERTY DESCRIPTION

Beginning at the North quarter corner of Section 5, Township 16 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon; thence South $89^{\circ} 15' 35''$ East along the North line of said Section 5, a distance of 384.50 feet to the Northeast corner of that certain parcel of land described in deed recorded on Reel No. 2472, Reception No. 9880970, Lane County Official Records; thence along the East line of said parcel of land South $0^{\circ} 12' 00''$ East, 1132.33 feet to the Southeast corner thereof; thence leaving said parcel of land and running South $0^{\circ} 12' 00''$ East, 1984.03 feet; thence North $89^{\circ} 17' 00''$ West, 384.50 feet to a point in the North South centerline of said Section 5, said last mentioned point also being the Southeast corner of that certain tract of land described in deed recorded on Reel No. 1655, Reception No. 9045560, Lane County Official Records; thence along the East line of said tract of land North $0^{\circ} 12' 00''$ West, 1977.88 feet to the Northeast corner thereof; thence leaving said tract of land and running North $0^{\circ} 12' 00''$ West, 1138.64 feet to the point of beginning, in Lane County, Oregon.

EXCEPTING THEREFROM that portion dedicated to Lane County, by instrument dated October 28, 1975, recorded November 5, 1975, Reception No. 75-48498, Lane County Official Records, in Lane County, Oregon.



0281122

PRELIMINARY TITLE REPORT

CASCADE ESCROW
 ATTN: MELISSA MITCHELL
 811 WILLAMETTE STREET
 EUGENE, OR 97401

May 23, 2013
 Report No: 0281122
 Your No: EU13-1605
 Seller: COUNTRY COACH PROPERTIES LLC
 Buyer: MALCOLM HOLDINGS INC

PRELIMINARY REPORT FOR:

Owner's Standard Policy \$2,125,000.00

PREMIUMS:

Owner's Standard Premium \$3,788.00
 Government Service Fee \$35.00
 Bargain and Sale Deed \$52.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

(A T T A C H E D)

Vestee:

COUNTRY COACH PROPERTIES, LLC,
 a Delaware limited liability company

Estate:

FEE SIMPLE

DATED AS OF: MAY 15, 2013 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE

811 WILLAMETTE ST. * EUGENE, OREGON 97401
 PH: (541) 687-2233 * FAX: (541) 485-0307
 E-MAIL: INFO@CASCADETITLE.COM

FLORENCE OFFICE

1901 HWY 101 - S. 2 * FLORENCE, OREGON 97439
 PH: (541) 997-8417 * FAX: (541) 997-8246
 E-MAIL: FLORENCE@CASCADETITLE.COM

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3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. City liens, if any, as levied by the City of Junction City, for which no search was made. (The City of Junction City charges \$25.00 for a lien search on each tax lot number. Please inform us if one is to be ordered.)
7. Rights of the public in and to that portion lying within the bounds of County Road No. 283, on the North.
8. Easement, including the terms and provisions thereof, in favor of The Pacific Telephone and Telephone Company, a California Corporation, as set forth by instrument recorded May 5, 1938, in Book 195, Page 231, and recorded May 12, 1942, in Book 231, Page 258, Lane County Oregon Deed Records.
9. Easement for one pole and one anchor along the West line, including the terms and provisions thereof, as granted to Pacific Power & Light Company, by instrument recorded December 24, 1971, Reception No. 79669, Lane County Official Records.
10. Easement, including the terms and provisions thereof, in favor of Lane County, a political subdivision of the State of Oregon, as set forth by instrument recorded June 9, 1975, Reception No. 22369, Lane County Official Records.
11. Easement, including the terms and provisions thereof, granted to the City of Junction City, Oregon, a municipal corporation, by instrument recorded July 23, 1984, Reel No. 1307, Reception No. 8429842, Lane County Official Records.
12. Easement, including the terms and provisions thereof, granted Pacific Northwest Bell Telephone Company, a Washington Corporation, by instrument recorded February 10, 1988, Reel No. 1500, Reception No. 8806239, Lane County Official Records.
13. Irrevocable consent agreement, including the terms and provisions thereof, between Incal Real Estate, Inc., and the City of Junction City, recorded October 30, 1990, Reception No. 9052328, Lane County Official Records.
14. The rights of tenants holding under unrecorded leases.
15. This report does not include a search for financing statements filed in the office of the Secretary of State, or in a County other than the County wherein the premises are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures, equipment and/or personal property on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.
16. A copy of the Articles of Organization and/or Operating Agreement of Country Coach Properties, LLC, should be furnished to Cascade Title Company for the purpose of ascertaining members authorized to execute on behalf of the Limited Liability Company.

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17. In lieu of the signatures of all the members and/or managers, we will require a Consent Resolution by all of the members and managers of County Coach Properties, LLC, consenting to the forthcoming sale or encumbrance and disclosing the party(ies) authorized to sign for said limited liability company to be provided prior to closing.
18. An inquiry of the Corporation Department of the State of Oregon reveals no listing for Country Coach Properties, LLC. Our office should be advised of the nature of this business entity prior to closing.
19. Our examination of the title to the subject property discloses no open Trust Deeds or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.

NOTE: The property address as shown on the Assessor's Roll is:

325 East 1st Avenue
Junction City, OR 97448

NOTE: Taxes, Account No. 1028057, Assessor's Map No. 16 04 05, #102, Code 69-00, 2012-2013, in the amount of \$72,534.14, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: As of the date hereof, there are no matters against MALCOLM HOLDINGS, INC., which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: An inquiry of the Corporation Department of the State of Oregon reveals no listing for Malcolm Holdings, Inc. Our office should be advised of the nature of this business entity prior to closing.

NOTE: Any transaction by Malcolm Holdings, Inc. should be executed in accordance with the By-Laws or other authority of the Corporation, which should be furnished for examination. Evidence of the identity of the authorized officers of said corporation to execute the forthcoming transaction must be submitted prior to closing.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report:
Bargain and Sale Deed dated December 14, 2011, recorded December 19, 2011, Reception No. 2011-057679, Lane County Deeds and Records.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: Recording charge for a RESPA transaction (all transfer and loan documents):
RESPA Residential Sale and Purchase \$172.00.
RESPA Residential Loan/Refinance \$142.00.
RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

al: Title Officer: DEBBIE FORSTROM

Cc: C. W. WALKER & ASSOCIATES
ATTN: CLAYTON WALKER
EMAIL: CWWALKER@CCIM.NET

Cc: C. W. WALKER & ASSOCIATES
ATTN: MATT HOGAN
EMAIL: MHOGAN777@AOL.COM

Cc: MALCOLM HOLDINGS INC
ATTN: ROBERT
EMAIL: RJC@MALCOLMHOLDINGS.COM

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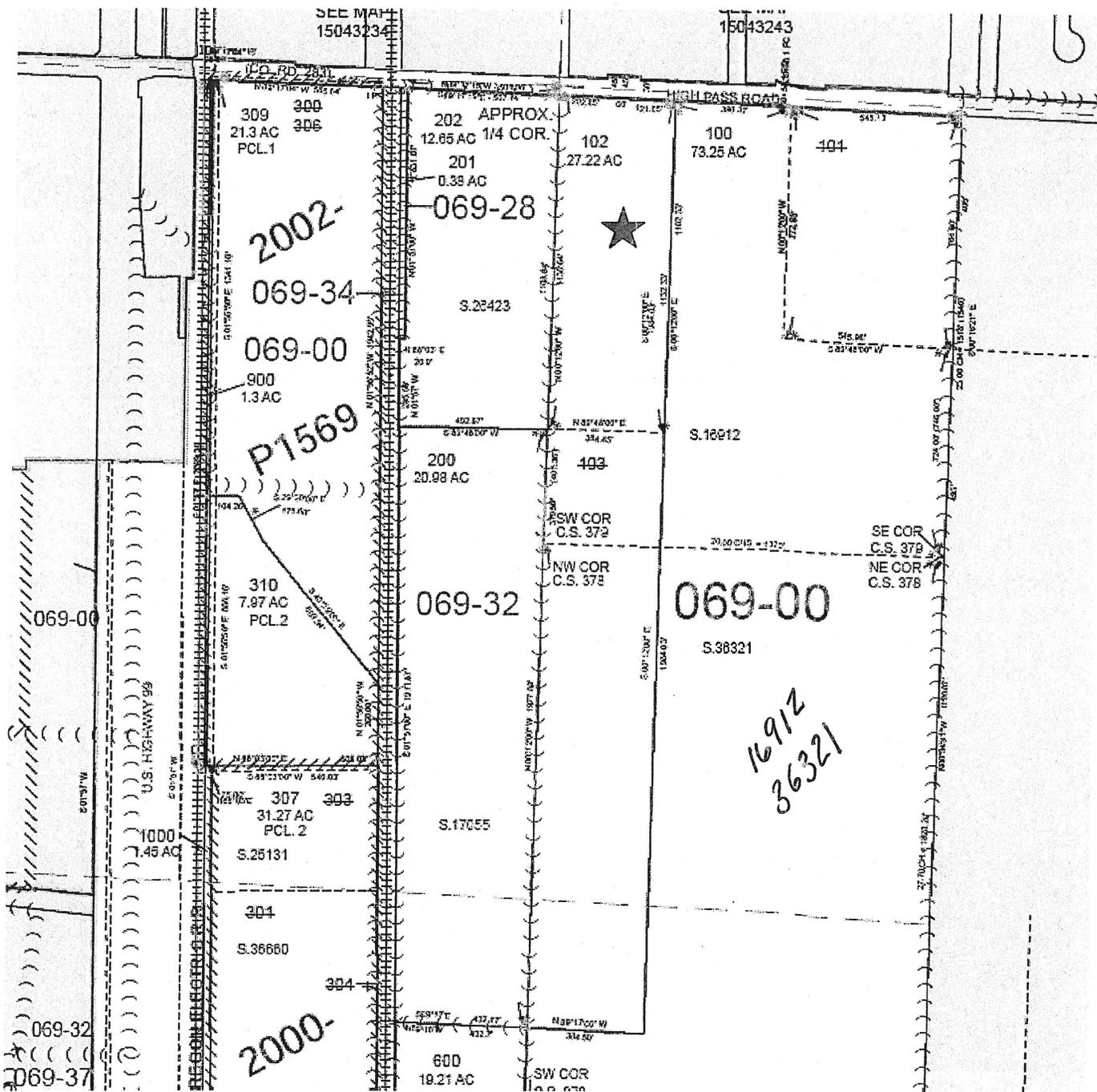
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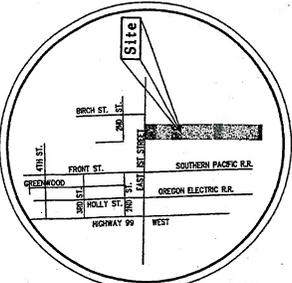


MAP NO.
16-04-05-00



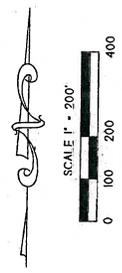
THIS MAP IS TO ASSIST LOCATING PROPERTY.
CASCADe TITLE CO. ASSUMES NO LIABILITY FOR INACCURACIES.

TENTATIVE PARTITION PLAN FOR
G & L HOLDINGS LLC
 NE 1/4 SEC. 5 T 16 S, R 4 W W.M.
 ASSESSOR'S MAP NO. 16-04-05-0-0 TL #102
 JUNCTION CITY, LANE COUNTY, OREGON
 APRIL 3, 2014

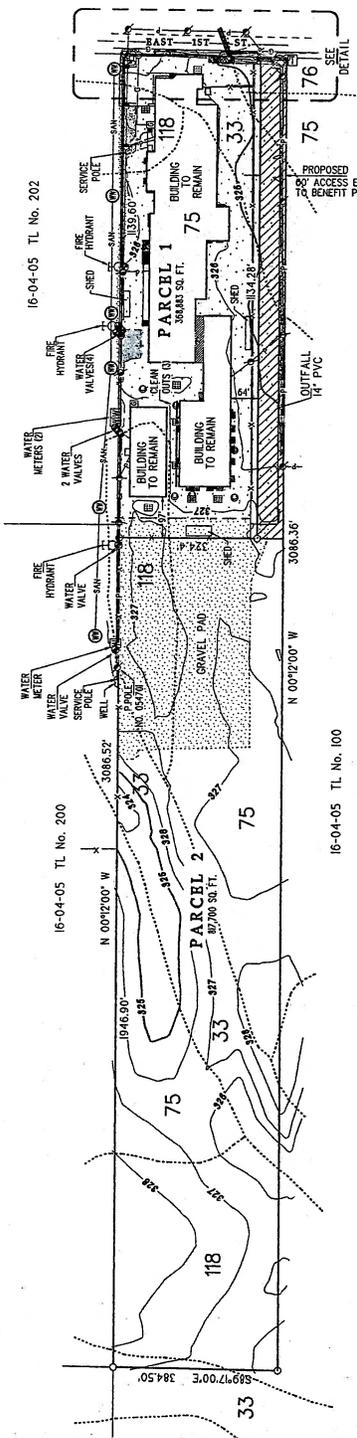


Vicinity Map
 No Scale

- Legend**
- ☐ SANITARY SEWER
 - ☐ OVERHEAD POWER
 - ☐ CHAIN LINK FENCE
 - ☐ CONCRETE SURFACE
 - ☐ ASPHALT SURFACE
 - ☐ GRAVEL SURFACE
 - ☐ SOIL TYPE BOUNDARY
 - ☐ TELEPHONE ACCESS CABINET
 - ☐ NATURAL GAS VALVE
 - ☐ POWER POLE
 - ☐ WASTE WATER M.H.
 - ☐ WATER METER
 - ☐ GAS METER
 - ☐ SANITARY SEWER CLEANOUT
 - ☐ CATCH BASIN
 - ☐ FIRE HYDRANT



Owner/Partitioner
G & L HOLDINGS LLC
 524 S. W. 10TH ST.
 JUNCTION CITY, OR. 97448



Basement Notes

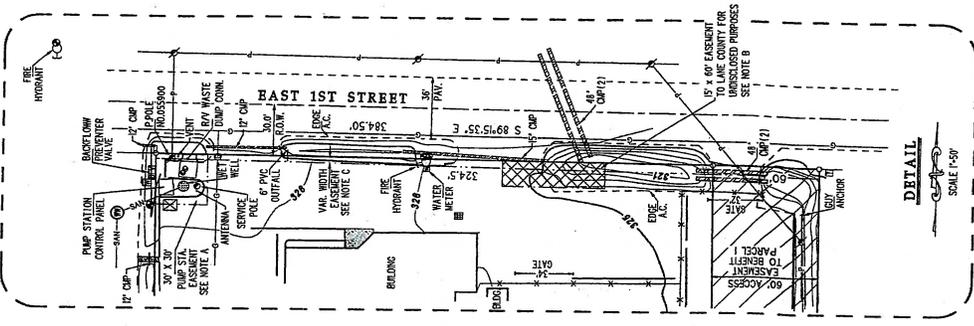
- A. 5' x 6' EASEMENT FOR A SEWAGE PUMP STATION AND RELATED APPURTENANCES, FURNISHED BY THE CITY OF JUNCTION CITY, LANE COUNTY OREGON DEEDS AND RECORDS, RECD. NO. 7522499 LANE COUNTY OREGON DEEDS AND RECORDS.
- B. 15' x 60' WIDE EASEMENT FOR UNDISCLOSED PURPOSES IN FAVOR OF LANE COUNTY AS GRANTED BY AN INSTRUMENT RECORDED IN FEBRUARY 19, 2014 RECD. NO. 8006239 LANE COUNTY OREGON DEEDS AND RECORDS.
- C. 10' WIDE EASEMENT, 50 FEET ON EITHER SIDE OF THE EXISTING CABINET, AS GRANTED BY AN INSTRUMENT RECORDED IN FEBRUARY 19, 2014 RECD. NO. 8006239 LANE COUNTY OREGON DEEDS AND RECORDS.
- D. THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH ALONG ITS WESTERN BOUNDARY FOR PLACEMENT OF ONE (1) POLE AND (1) ANCHOR LOCATED 20 FEET SOUTH OF THE NORTH PROPERTY LINE FOR AN ANCHOR AND ONE (1) POLE AND LIGHT AS GRANTED BY AN INSTRUMENT RECORDED IN DECEMBER 24, 1971 RECD. NO. 79069 LANE COUNTY OREGON DEEDS AND RECORDS.
- E. THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH LOCATED 20 FEET SOUTH OF THE NORTH PROPERTY LINE FOR AN ANCHOR AND ONE (1) POLE AND LIGHT AS GRANTED BY AN INSTRUMENT RECORDED IN DECEMBER 24, 1971 RECD. NO. 79069 LANE COUNTY OREGON DEEDS AND RECORDS.

General Notes

1. THE SITE IS PREDOMINANTLY COMPRISED OF THREE DIFFERENT SOIL TYPES. 56% OF THE SITE HAS SOIL THAT IS CLASSIFIED AS SANDY GRAVELLY SILT LOAM (TYPE 75). 25% OF THE UNDERLYING SOIL ON THE SITE IS CLASSIFIED AS SANDY GRAVELLY SILT LOAM (TYPE 33). THE REMAINING 19% OF THE SITE IS CLASSIFIED AS SANDY SILTY CLAY LOAM (TYPE 33). THE UNDERLYING SOILS ARE CHARACTERIZED AS DEEP WELL DRAINED SOILS. THE SOIL SURVEY FOR LANE COUNTY GIVES NO INDICATION OF THE SHRINK-SWELL POTENTIAL. THE PERMEABILITY CHARACTERISTICS OF THE SOILS ARE AS MODERATE. THE SOIL SURVEY FOR LANE COUNTY GIVES NO INDICATION OF THE SHRINK-SWELL POTENTIAL. THE SOIL SURVEY ALSO MAKES NO REFERENCE TO ISSUES WITH GROUND WATER ASSOCIATED WITH THE SOILS. THE SOIL SURVEY IS CLASSIFIED AS DEEP POORLY DRAINED SOILS CONCENTRATED IN DEPRESSION AREAS. (TYPE 33) DRAINAGE WAYS - CONSER SOILS HAVE A SLOW PERMEABILITY RATE AND HIGH SHRINK-SWELL POTENTIAL TO FACILITATE AGRICULTURAL PRODUCTION. CONSER SOILS ARE ALSO AFFECTED BY A SEASONAL HIGH WATER TABLE DURING THE RAIN SEASON.
2. THE SITE APPEARS ON THE CITY OF JUNCTION CITY LOCAL WETLAND INVENTORY MAP AND NO WETLANDS ARE IDENTIFIED ON THE SUBJECT PROPERTY.
3. THE SITE APPEARS ON FIRM COMMUNITY PANEL NO. 40390604-F AND BY GRAPHIC PLOTTING ON THE REFERENCED PANEL THE SITE IS NOT IN A FLOOD HAZARD AREA. AS SUCH, ANY FUTURE DEVELOPMENT WILL BE SUBJECT TO FLOODPLAIN DEVELOPMENT STANDARDS IMPOSED BY THE CITY OF JUNCTION CITY.
4. THE APPLICANT IS PROPOSING TO CONSTRUCT A WAREHOUSE FACILITY ON PARCEL 2. THE PROPOSED FACILITY WILL GENERATE A MINIMAL AMOUNT OF DAILY TRIPS THAT WILL NOT CROSS THE THRESHOLD REQUIREMENT FOR A TRAFFIC IMPACT ANALYSIS. THEREFORE A T.I.A. HAS NOT BEEN SUBMITTED WITH THIS APPLICATION.
5. THIS APPLICATION ENCOMPASSES ALL OF THE TRACT OWNED BY THE APPLICANT.

POAGE ENGINEERING & SURVEYING, INC.
 P.O. BOX 2827 • BURGNE, OREGON 97103 • (503) 468-4695
 JOB NO. 4284. DWN. BY JRP/ASB/RENT.GSD, DATE: 3-24-14

REGISTERED PROFESSIONAL LAND SURVEYOR
Jonathan A. Oakes
 JONATHAN A. OAKES
 JULY 15, 1984
 2005
 EXPIRES: DECEMBER 31, 2014



DETAIL
 SCALE 1\"/>