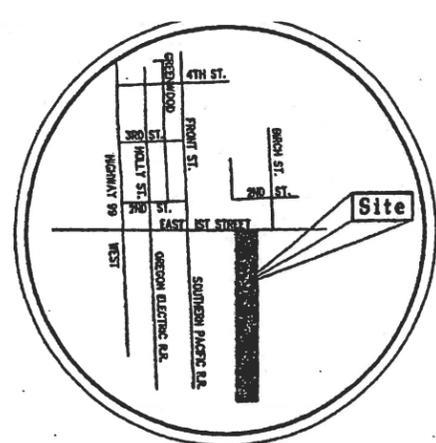


INITIATIVE PARTITION PLAN
FOR
G & L HOLDINGS LLC
NE 1/4 SEC. 5 T 16 S, R 4 W W.M.
ASSESSOR'S MAP NO. 16-04-05-0-0 TL #102
JUNCTION CITY, LANE COUNTY, OREGON
APRIL 3, 2014

Exhibit I



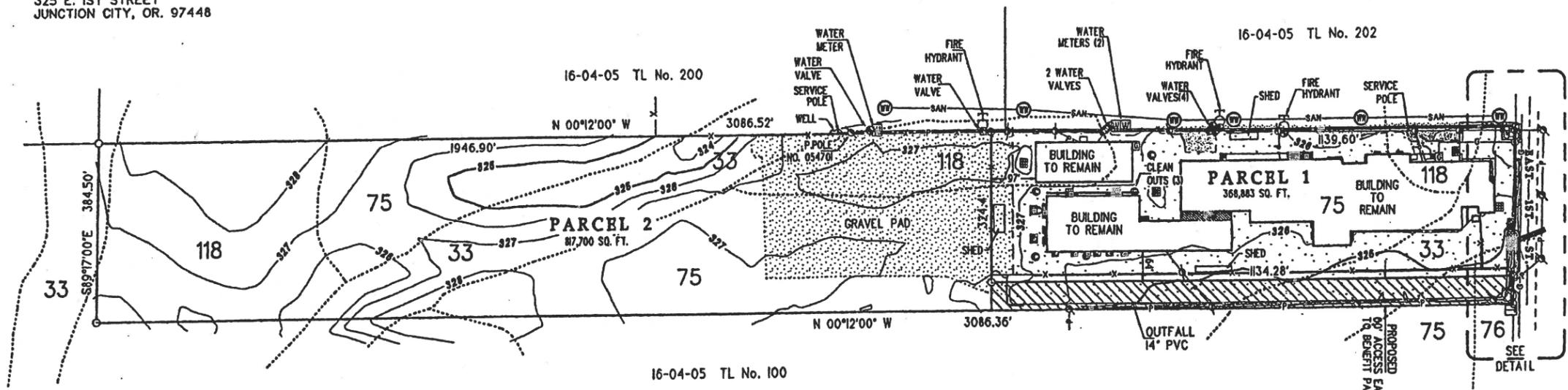
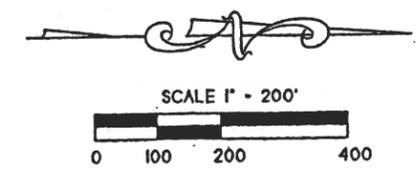
Vicinity Map
No Scale

Owner/Partitioner

G & L HOLDINGS LLC
325 E. 1ST STREET
JUNCTION CITY, OR. 97448

Legend

- | | | | |
|---|--------------------------|---------|--------------------|
| ☐ | TELEPHONE ACCESS CABINET | — SAN — | SANITARY SEWER |
| ⊙ | NATURAL GAS VALVE | — P — | OVERHEAD POWER |
| ⊕ | POWER POLE | — X — | CHAIN LINK FENCE |
| ⊖ | WATER VALVE | ▨ | CONCRETE SURFACE |
| ⊙ | WASTE WATER M.H. | ▩ | ASPHALT SURFACE |
| ⊖ | WATER METER | ▧ | GRAVEL SURFACE |
| ⊙ | GAS METER | --- | SOIL TYPE BOUNDARY |
| ⊙ | SANITARY SEWER CLEANOUT | | |
| ⊖ | CATCH BASIN | | |
| ⊙ | FIRE HYDRANT | | |

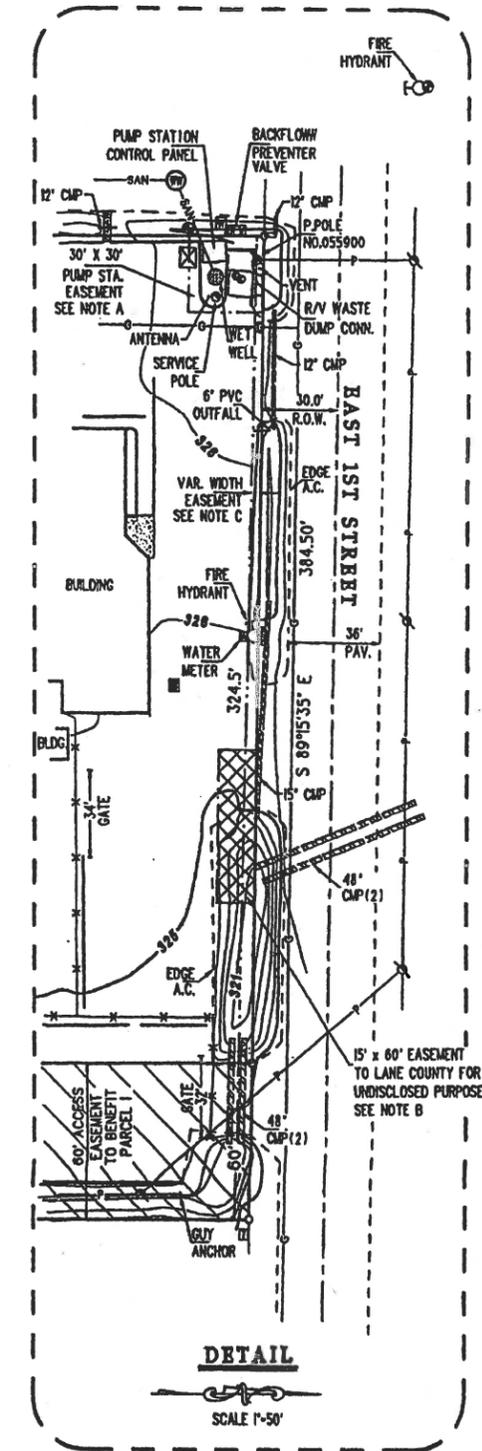


Easement Notes

- 30' x 30' EASEMENT FOR A SEWAGE PUMP STATION AND RELATED APPURTENANCES IN FAVOR OF THE CITY OF JUNCTION CITY AS GRANTED BY AN INSTRUMENT RECORDED JULY 23, 1984 RECEP. NO. 8429842 LANE COUNTY OREGON DEEDS AND RECORDS.
- 15' x 60' WIDE EASEMENT FOR UNDISCLOSED PURPOSES IN FAVOR LANE COUNTY AS GRANTED BY AN INSTRUMENT RECORDED JUNE 9, 1975 RECEP. NO. 7522369 LANE COUNTY OREGON DEEDS AND RECORDS.
- 10' WIDE EASEMENT, 5.0 FEET ON EITHER SIDE OF THE EXISTING CABLE IN FAVOR OF PACIFIC NORTHWEST BELL AS GRANTED BY AN INSTRUMENT RECORDED FEBRUARY 16, 1988 RECEP. NO. 8806239 LANE COUNTY OREGON DEEDS AND RECORDS.
- THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH ALONG ITS WESTERN BOUNDARY FOR PLACEMENT OF ONE (1) POLE AND (1) ANCHOR IN FAVOR OF PACIFIC POWER AND LIGHT AS GRANTED BY AN INSTRUMENT RECORDED DECEMBER 24, 1971 RECEP. NO. 79669 LANE COUNTY OREGON DEEDS AND RECORDS
- THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH LOCATED 20 FEET SOUTH OF THE NORTH PROPERTY LINE FOR AN ANCHOR IN FAVOR OF PACIFIC TELEGRAPH AND TELEPHONE COMPANY AS GRANTED BY AN INSTRUMENT RECORDED MAY 12 1942 IN BOOK 231 PAGE 258 LANE COUNTY OREGON DEEDS AND RECORDS

General Notes

- THE SITE IS PREDOMINATELY COMPRISED OF THREE DIFFERENT SOIL TYPES. 56% OF THE SITE HAS UNDERLYING SOIL CLASSIFIED AS MALABON SILTY CLAY LOAM (TYPE 75). 25% OF THE UNDERLYING SOIL ON THE SITE IS CLASSIFIED AS SALEM GRAVELLY SILT LOAM (TYPE 118). THE REMAINING PORTION OF THE SITE HAS UNDERLYING SOILS CLASSIFIED AS CONSER SILTY CLAY LOAM (TYPE 33). BOTH THE MALABON AND SALEM SOIL TYPES ARE CHARACTERIZED AS DEEP WELL DRAINED SOILS. THE MALABON SOIL IS FURTHER CHARACTERIZED WITH MODERATELY SLOW PERMEABILITY AND A MODERATE SHRINK-SWELL POTENTIAL. THE PERMEABILITY CHARACTERISTICS OF THE SALEM SOIL IS CLASSIFIED AS MODERATE. THE SOIL SURVEY FOR LANE COUNTY GIVES NO INDICATION OF THE SHRINK-SWELL POTENTIAL FOR THE SALEM (TYPE 118) SOIL. THE SOIL SURVEY ALSO MAKES NO REFERENCE TO ISSUES WITH GROUND WATER ASSOCIATED WITH THE MALABON OR SALEM SOILS. THE CONSER SOILS (TYPE 33) IS CLASSIFIED AS DEEP, POORLY DRAINED SOILS CONCENTRATED IN DEPRESSIONAL AREAS ALONG DRAINAGE WAYS. CONSER SOILS HAVE A SLOW PERMEABILITY RATE AND HIGH SHRINK-SWELL POTENTIAL. ON SITE, THESE SOILS ARE CONCENTRATED IN HISTORICAL DRAINAGE WAYS THAT HAVE BEEN RECONTOURED TO FACILITATE AGRICULTURAL PRODUCTION. CONSER SOILS ARE ALSO AFFECTED BY A SEASONAL HIGH WATER TABLE DURING THE RAIN SEASON.
- THE SITE APPEARS ON THE CITY OF JUNCTION CITY LOCAL WETLAND INVENTORY MAP AND NO WETLANDS ARE IDENTIFIED ON THE SUBJECT PROPERTY.
- THE SITE APPEARS ON FIRM COMMUNITY PANEL NO. 41039C0604-F AND BY GRAPHIC PLOTTING ON THE REFERENCED PANEL, THE SITE IS WHOLLY WITHIN A ZONE AE SPECIAL FLOOD HAZARD AREA. AS SUCH, ANY FUTURE DEVELOPMENT WILL BE SUBJECT TO FLOODPLAIN DEVELOPMENT STANDARDS IMPOSED BY FEMA AND ADMINISTERED BY THE CITY OF JUNCTION CITY.
- 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 TRIGGERING THE REQUIREMENT FOR A TRAFFIC IMPACT ANALYSIS. THEREFORE A T.I.A. HAS NOT BEEN SUBMITTED WITH THIS APPLICATION.
- THIS APPLICATION ENCOMPASSES ALL OF THE TRACT OWNED BY THE APPLICANT.



POAGE ENGINEERING & SURVBYING, INC.
P.O. BOX 2827 • EUGENE, OREGON 97402 • (541) 488-4808
JOB No. 4286, DWN. BY NFP/4286TENT.GXD, DATE: 9-28-14

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jonathan A. Oakes
OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2014