

Columbia River Enterprise Zone (CREZ) III Board Meeting Agenda
Port of Morrow Riverfront Center
2 East Marine Drive, Boardman, Oregon
Wednesday, April 27, 2022 at 2:00 p.m.
ZOOM meeting information at end of Agenda

1. Welcome and Introductions
2. Approve Minutes of December 17, 2021 CREZ III Meeting
3. Discuss Application for Local Government Investment Pool Account
4. Application from Amazon for Five Sites for Data Centers – two within the Boardman Area of Influence
5. **Potential Executive Session pursuant to ORS 192.660(2)(g) – To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations** (Separate Zoom link)
6. Possible Decision on Amazon Negotiations
7. Date of Next Meeting
8. Adjourn

Contact Information: Greg Sweek, 541-945-9064, ezmanager@co.morrow.or.us

CREZ III Board Members:

Morrow County

Jim Doherty, Commissioner
Don Russell, Commissioner
Melissa Lindsay, Commissioner
Mike Gorman, Assessor (Alternate)

Port of Morrow

Rick Stokoe, Commissioner
Joe Taylor, Commissioner
Lisa Mittelsdorf, Economic Development Director
Jerry Healy, Commissioner (Alternate)

City of Boardman

Karen Pettigrew, Manager
Paul Keefer, Mayor
Brenda Profitt, Councilor

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting.

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the meeting; however, the Board may consider additional subjects as well. This meeting is open to the public and interested citizens are invited to attend. Executive sessions are closed to the public; however, with few exceptions and under specific guidelines, are open to the media. If you have any questions about items listed on the agenda, please contact Greg Sweek at the information provided above.

Zoom Meeting Information

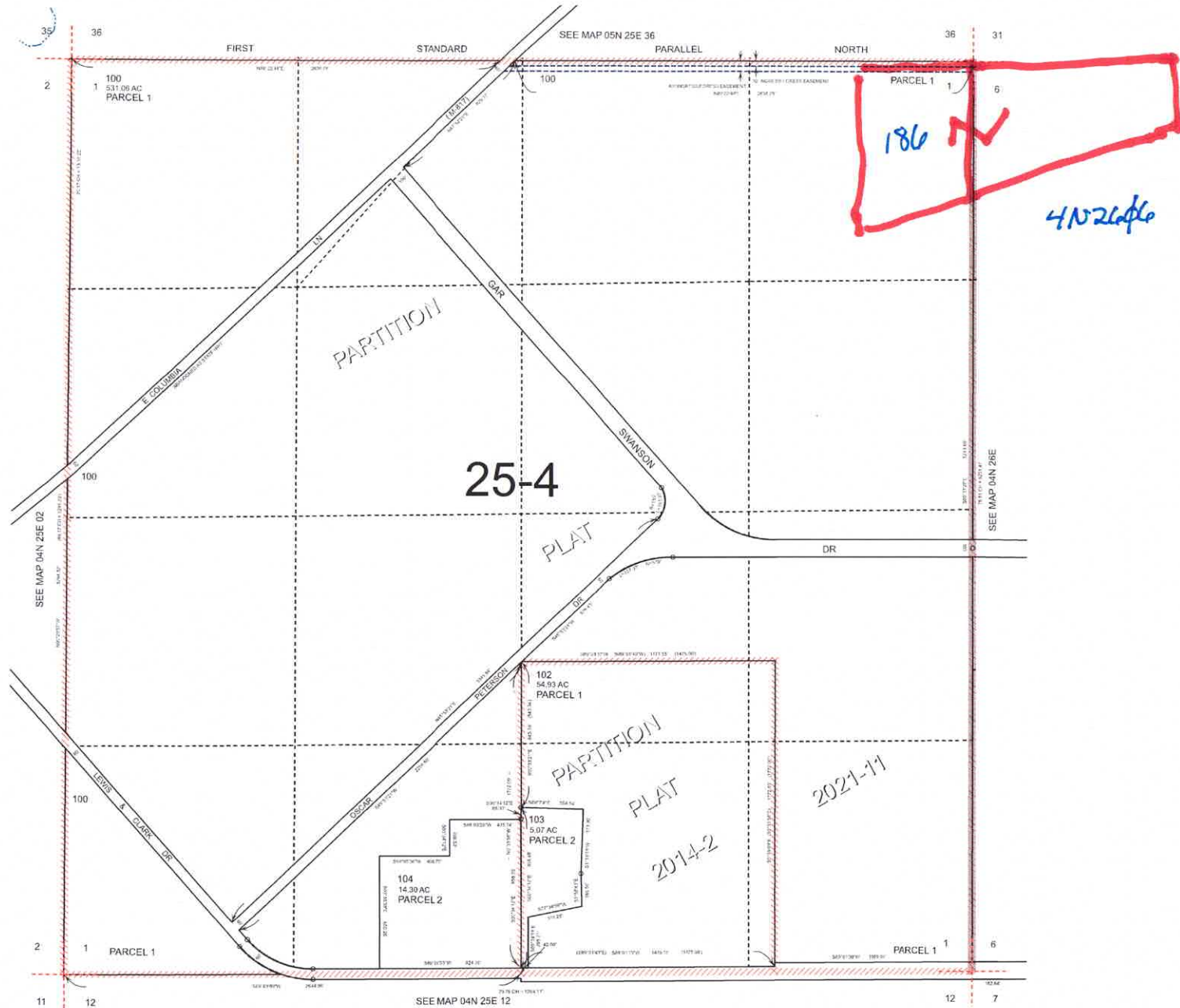
<https://us02web.zoom.us/j/85664057355?pwd=MDRyWm9UWnBQdlgrdEFDQVNvemdqUT09>

PASSWORD: 383-154 Meeting ID: 856-640-573-55

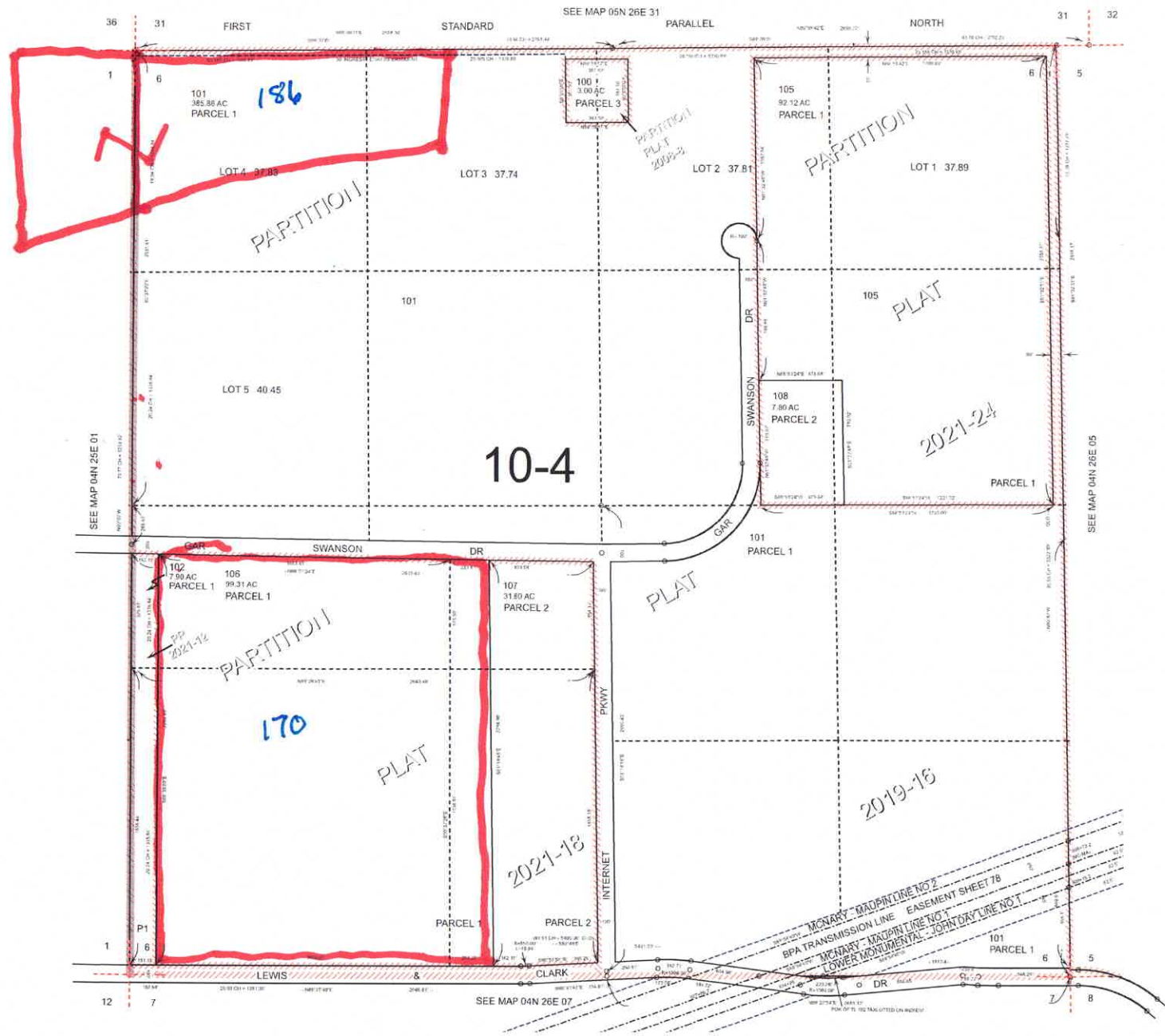
Zoom Call-In Numbers for Audio Only:

- 1-346-248-7799, Meeting ID: 856-640-573-55#
- 1-669-900-6833, Meeting ID: 856-640-573-55#
- 1-312-626-6799, Meeting ID: 856-640-573-55#
- 1-929-436-2866, Meeting ID: 856-640-573-55#
- 1-253-215-8782, Meeting ID: 856-640-573-55#
- 1-301-715-8592, Meeting ID: 856-640-573-55#





4N2501



Form
OR-AP-CERT

Oregon Enterprise Zone Certification Application

Long-Term Rural Tax Incentive

ORS 285C.400–285C.420

• Complete this form and submit to the local enterprise zone manager and the county assessor **before** breaking ground or beginning work at the site.

Eligible location (see #3 on the back)

Rural enterprise zone Columbia River Enterprise Zone	County Morrow
---	------------------

Applicant

Name of business firm Amazon Data Services, Inc.		Phone (206) 266-1000	
Mailing address P.O. Box 81207	City Seattle	State WA	ZIP code 98108-1207
Location of property (street address if different from above) See Attachment A	City Morrow County	State OR	ZIP code 97818
Map and tax lot number of site See Attachment A	Contact person Roger Wehner	Title Director, AWS Econ. Development	

Defining the facility

Description of proposed operations and facility: (attach additional pages)

The new facility and property in Morrow County will be used for the operation of a data center. The investment in personal property will consist primarily of computer networking gear, computer servers, and other similar equipment.

Facility property or improvements to be purchased, constructed, or installed:

Type of property		Square footage/acreage/ number of units or items	Estimated cost
Real property	Buildings, structures and land		\$ 280,000,000.00 *
	Additions/modifications to existing buildings and structures		\$
	Machinery and equipment attached to the building		\$ 140,000,000.00 *
Personal property	Machinery and equipment that is readily movable		\$ 1,950,000,000.00 *
	Other tangible personal property		\$
Total estimated cost of new investment			\$ 2,370,000,000.00 *
Assessed value of all property currently at the site of the proposed facility/investment (not subject to the exemption)		To be acquired by applicant	\$ 0.00
		Applicant already owns/leases	\$ 0.00

Construction, hiring, and commencing operations:

• Construction is expected to begin.....	Q4 2025
• Hiring is expected to begin (month/year)	Q1 2026
• Facility is expected to be first placed in service/operations beginning (month/year)	Q2 2026
• Final construction of facility property is expected to be completed (month/year)	TBD
• Hiring is expected to be completed (month/year)	TBD
• Estimated total of full-time employees to be hired by the firm for new facility.....	120

Existing employment

Annual average number of employees working at the facility 0. (This can serve as base number subject to adjustments and stipulation in written agreement with the zone sponsor—see second commitment check box below).

* These amounts represent investments in 4 buildings at the Facility Site. The business firm expects that it will make additional investment at the Facility Site that will qualify for exemption pursuant to OAR 123-690-6200. The business firm is unable, at this time, to estimate the amount of such potential investments.



Commitments by applicant/business firm

All must be checked below to be certified:

- ☒ By the end of the calendar year in which the facility is placed in service, the total cost of property and improvements (including what is newly acquired but not exemptible) will equal or exceed: (a) an amount equal to 1% or 0.5% of the value of all nonexempt taxable property in the county, up to but not more than \$25 or \$12.5 million, or (b) \$200 million—relative to the facility location and corresponding minimum for new hiring. See OAR 123-690-4000.
- ☒ Within the applicable time frame (usually by the third year after the year in which operation of the facility begins), at least 10, 35, 50, or 75 new employees (whichever applies), who each work more than 32 hours per week (not equivalents), will have been hired and will then be maintained by the firm to work at the facility (temporary and seasonal workers don't qualify) in addition to the base number of existing full-time firm employees (if any) as stipulated in written agreement with the zone sponsor. See OAR 123-690-4200.
- ☒ Not later than the fifth year after the year in which operation of the facility begins and for the remainder of the exemption period, the average of annualized compensation (with benefits) for all employees at the facility will be equal to or greater than 130% or 150% of the county average annual wage as most recently available and final from the Employment Department at the time that this requirement is initially met, and from that point forward, the average wage of all facility employees in each year of exemption will also equal or exceed the most recently available county average wage at that time. See OAR 123-690-4600 and 123-690-5000.
- ☒ All additional requirements or conditions contained in the written agreement with the zone sponsor will be satisfied. See OAR 123-690-2000.
- ☒ Information and appropriate verification, including, but not limited to, actual levels of investment cost, employment, payroll, etc., that pertain to the above commitments will be presented in writing to the local zone manager and county assessor, when each is initially satisfied, on or before the mandatory time as noted above or as contained in applicable law and rules, or otherwise upon request by state or local officials. See OAR 123-690-5200.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge they are true, correct, and complete. If any information changes I will notify the enterprise zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the property tax exemption for property in the enterprise zone, only if the relevant requirements are satisfied and maintained, and if my firm complies with all local, state, and federal laws that are applicable to my business.

Signature of authorized representative of business firm

Date

X  Roger Wehner

Authorized signatory

April 21, 2022

Regular property tax returns must still be filed.**Approval****To be filled in by the local zone manager and the county assessor after the above commitments are completed.**

1	The board of county commissioners adopted a resolution approving the property tax exemption for the facility. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
	The city council adopted a resolution approving the property tax exemption for the facility, if it is located within corporate limits. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
2	The business firm has entered into a common written agreement with all of the city, port, or county governments that sponsor the enterprise zone, including co-sponsors in addition to those adopting resolutions in #1 above. (Attach a copy of the agreement and indicate the date the agreement was concluded in the box to the right.)	Date
3	At the time the written agreement in #2 above was executed, the facility was located in an existing rural enterprise zone and in a county with chronically low income or unemployment or that meets definition of a qualified rural county. (Attach confirmation from Oregon Business Development Department and indicate the date of the letter in the box to the right.)	Date
Signature of local enterprise zone manager		Date
X		
Signature of county assessor		Date
X		
Zone manager/County assessor: After signing, send copies of this form and all attachments to: (1) Business firm; (2) Oregon Department of Revenue; (3) Oregon Business Development Department		



Attachment A



BOUNDARY LINE ADJUSTMENT OF PARCEL 2 OF PARTITION PLAT NO. 2021-XX, LOCATED IN THE NE1/4 OF SECTION 1, T.4N., R.25S., W.M. AND THE NW1/4 OF SECTION 6, T.4N., R.26E., W.M., MORROW COUNTY, OREGON
BA XX-XX-XXX
W.O. 21-5595

SURVEY FOR PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY ARMSTRONG SURVEYING, INC.
267 HE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

SURVEY NOTE: ALL BEARINGS AND DISTANCES SHOWN ARE IDENTICAL TO THOSE ON PARTITION PLAT NO. 2021-XX AND 2021-XXX BY MYSELF, EXCEPT THE NEW SURVEYED LINES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER PARTITION PLAT NO. 53270, RECORDED BY TODD R. CATTERSON.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING" AS PER PARTITION PLAT NO. 53270, RECORDED BY TODD R. CATTERSON.

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CERTIFY TO PORT OF MORROW THAT, AS A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, I HAVE FOUND OR SET THE MONUMENTS AS SHOWN HEREON AND HAVE PREPARED THIS MAP, LEGAL DESCRIPTIONS AND NARRATIVE TO CORRECTLY REPRESENT SAID BOUNDARY LINE ADJUSTMENT.

SURVEY NARRATIVE

WE WERE EMPLOYED BY PORT OF MORROW TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED BOUNDARY LINE ADJUSTMENT. SEARCH IN THE FIELD RECOVERED ALL THE MONUMENTS AROUND THE BOUNDARIES OF PARCEL 2 OF PARTITION PLAT NO. 2021-XX AND PARCEL 2 OF PARTITION PLAT NO. 2021-XX AND I HELD THEM AS FOUND FOR THE BOUNDARY OF THIS SURVEY. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

LEGAL DESCRIPTION - ADJUSTED TRACT

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2021-XX, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON, TOGETHER WITH PARCEL 2 OF PARTITION PLAT NO. 2021-XX, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON, CONTAINING 86.48 ACRES MORE OR LESS.



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

PRELIMINARY

OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270

RENEWS 12/31/21

RECEIVED BY
Morrow County Surveyor

Date: _____
Rec'd By: _____
No.: _____
Folder No.: _____

BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 43°40'00.00000"N
ORIGIN OF LONGITUDE = 120°30'00.00000"W
SCALE FACTOR = 1.000000000

THIS SYSTEM IS A LOCAL SYSTEM PREPARED BY ARMSTRONG SURVEYING, INC.

APPROVALS

MORROW COUNTY SURVEYOR _____ DATE _____
MORROW COUNTY PLANNING DIRECTOR _____ DATE _____

ARMSTRONG
surveying, inc. - established 1977

SHEET 1 OF 1
ORG. NO. 21-5595P.LA.DWG
W.O. 21-5595

PDX186:

LEGAL DESCRIPTION OF LAND

LEGAL DESCRIPTION – ADJUSTED TRACT

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2021 - _____, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON. TOGETHER WITH: PARCEL 2 OF PARTITION PLAN NO. 2021 - _____, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON, CONTAINING 86.48 ACRES MORE OR LESS.

Form
OR-AP-CERT

Oregon Enterprise Zone Certification Application

Long-Term Rural Tax Incentive

ORS 285C.400–285C.420

- Complete this form and submit to the local enterprise zone manager and the county assessor **before** breaking ground or beginning work at the site.

Eligible location (see #3 on the back)			
Rural enterprise zone Columbia River Enterprise Zone		County Morrow	
Applicant			
Name of business firm Amazon Data Services, Inc.		Phone (206) 266-1000	
Mailing address P.O. Box 81207	City Seattle	State WA	ZIP code 98108-1207
Location of property (street address if different from above) See Attachment A	City Morrow County	State OR	ZIP code 97818
Map and tax lot number of site See Attachment A	Contact person Roger Wehner	Title Director, AWS Econ. Development	

Defining the facility

Description of proposed operations and facility: (attach additional pages)

The new property will be used for the operation of a data center. The investment in personal property will consist primarily of computer networking gear, computer servers, and other similar equipment.

Facility property or improvements to be purchased, constructed, or installed:

Type of property		Square footage/acreage/ number of units or items	Estimated cost
Real property	Buildings, structures and land		\$ 277,000,000.00 *
	Additions/modifications to existing buildings and structures		\$
	Machinery and equipment attached to the building		\$ 140,000,000.00 *
Personal property	Machinery and equipment that is readily movable		\$ 1,950,000,000.00 *
	Other tangible personal property		\$
Total estimated cost of new investment			\$ 2,367,000,000.00 *
Assessed value of all property currently at the site of the proposed facility/investment (not subject to the exemption)		To be acquired by applicant	\$ 0.00
		Applicant already owns/leases	\$ 3,000,000.00 **

Construction, hiring, and commencing operations:

• Construction is expected to begin.....	Q1 2023
• Hiring is expected to begin (month/year)	Q2 2023
• Facility is expected to be first placed in service/operations beginning (month/year)	Q3 2023
• Final construction of facility property is expected to be completed (month/year)	TBD
• Hiring is expected to be completed (month/year)	TBD
• Estimated total of full-time employees to be hired by the firm for new facility.....	120

Existing employment

Annual average number of employees working at the facility 0. (This can serve as base number subject to adjustments and stipulation in written agreement with the zone sponsor—see second commitment check box below).

* These amounts represent investments in 4 data center buildings at the Facility Site. The business firm expects that it will make additional investment at the Facility Site that will qualify for exemption pursuant to OAR 123-690-6200. The business firm is unable, at this time, to estimate the amount of such potential investments.

**The business firm acquired the land on which the Facility will be located for a purchase price of approximately \$3,000,000.

Commitments by applicant/business firm

All must be checked below to be certified:

- ☒ By the end of the calendar year in which the facility is placed in service, the total cost of property and improvements (including what is newly acquired but not exemptible) will equal or exceed: (a) an amount equal to 1% or 0.5% of the value of all nonexempt taxable property in the county, up to but not more than \$25 or \$12.5 million, or (b) \$200 million—relative to the facility location and corresponding minimum for new hiring. See OAR 123-690-4000.
- ☒ Within the applicable time frame (usually by the third year after the year in which operation of the facility begins), at least 10, 35, 50, or 75 new employees (whichever applies), who each work more than 32 hours per week (not equivalents), will have been hired and will then be maintained by the firm to work at the facility (temporary and seasonal workers don't qualify) in addition to the base number of existing full-time firm employees (if any) as stipulated in written agreement with the zone sponsor. See OAR 123-690-4200.
- ☒ Not later than the fifth year after the year in which operation of the facility begins and for the remainder of the exemption period, the average of annualized compensation (with benefits) for all employees at the facility will be equal to or greater than 130% or 150% of the county average annual wage as most recently available and final from the Employment Department at the time that this requirement is initially met, and from that point forward, the average wage of all facility employees in each year of exemption will also equal or exceed the most recently available county average wage at that time. See OAR 123-690-4600 and 123-690-5000.
- ☒ All additional requirements or conditions contained in the written agreement with the zone sponsor will be satisfied. See OAR 123-690-2000.
- ☒ Information and appropriate verification, including, but not limited to, actual levels of investment cost, employment, payroll, etc., that pertain to the above commitments will be presented in writing to the local zone manager and county assessor, when each is initially satisfied, on or before the mandatory time as noted above or as contained in applicable law and rules, or otherwise upon request by state or local officials. See OAR 123-690-5200.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge they are true, correct, and complete. If any information changes I will notify the enterprise zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the property tax exemption for property in the enterprise zone, only if the relevant requirements are satisfied and maintained, and if my firm complies with all local, state, and federal laws that are applicable to my business.

Signature of authorized representative of business firm

DocuSigned by:

X  Roger Wehner

Authorized Signatory

Date

April 21, 2022

Regular property tax returns must still be filed.**Approval****To be filled in by the local zone manager and the county assessor after the above commitments are completed.**

1	The board of county commissioners adopted a resolution approving the property tax exemption for the facility. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
	The city council adopted a resolution approving the property tax exemption for the facility, if it is located within corporate limits. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
2	The business firm has entered into a common written agreement with all of the city, port, or county governments that sponsor the enterprise zone, including co-sponsors in addition to those adopting resolutions in #1 above. (Attach a copy of the agreement and indicate the date the agreement was concluded in the box to the right.)	Date
3	At the time the written agreement in #2 above was executed, the facility was located in an existing rural enterprise zone and in a county with chronically low income or unemployment or that meets definition of a qualified rural county. (Attach confirmation from Oregon Business Development Department and indicate the date of the letter in the box to the right.)	Date
Signature of local enterprise zone manager		Date
X		
Signature of county assessor		Date
X		
Zone manager/County assessor: After signing, send copies of this form and all attachments to: (1) Business firm; (2) Oregon Department of Revenue; (3) Oregon Business Development Department		



Attachment A



4N2606 - 106

PP 2021-18 P1

PDX170

LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN SECTION 6, T.4N., R.26E., W.M., MORROW COUNTY, OREGON

LEGAL DESCRIPTION - PDX170 PARCEL

Legal description of a tract of land being a portion of Parcels 1 and 2 of Partition Plat No. 2012- 06, Records of Morrow County, Oregon and Parcel 3 of Partition Plat No. 2011-19, Records of Morrow County, Oregon, located in Section 6, Township 4 North, Range 26 East, W.M., Morrow County, Oregon, more particularly described as follows: Beginning at the South one-quarter corner of said Section 6, thence North 87°57'19" West a distance of 662.31 feet to the South line of said Parcel 2 of Partition Plat No. 2012-06 and the True Point of Beginning of this legal description; thence South 89°27'40" West along the South line of said Parcel 2 a distance of 727.34 feet to the Southeast corner of said Parcel 1 of Partition Plat No. 2012-06; thence South 89°27'40" West along the South line of said Parcel 1 a distance of 1181.67 feet; thence North 00°33'54" West a distance of 2274.83 feet to the North line of said Parcel 3 of Partition Plat No. 2011-19; thence North 88°51'24" West along the North line of said Parcel 3 a distance of 1879.50 feet; thence South 01°18'16" East a distance of 2294.87 feet to the True Point of Beginning, containing 99.31 acres, more or less.

SHEET 1 OF 2
DRG. NO. 20-5418.DWG
W.O. 20-5418

PARTITION PLAT NO. 2021-18
RE-PLAT OF PARCELS 2 AND 3 OF PARTITION PLAT NO. 2021-12,
LOCATED IN THE SW1/4 OF SECTION 6, T.4N., R.26E., W.M., MORROW
COUNTY, OREGON
R-N-067-21
W.O. 20-5418

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 6, T.4N., R.26E., W.M., MORROW COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1: PARCEL 2 OF PARTITION PLAT 2021-12, IN SECTION 6, TOWNSHIP 4 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND THE STATE OF OREGON. PARCEL 2: PARCEL 3 OF PARTITION PLAT 2021-12, TOWNSHIP 4 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND THE STATE OF OREGON, CONTAINING 130.91 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

SUBJECT TO: RESERVATIONS IN PATENT FOR DITCHES AND CANALS AND RIGHTS OF WAY FOR ELECTRIC POWER TRANSMISSION PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 31, 1969, AS MICROFILM NO. M-1126, MORROW COUNTY MICROFILM RECORDS, NOT MAPPABLE.

SUBJECT TO: RESERVATIONS IN DEED FOR DITCHES AND CANALS AND RIGHTS OF WAY FOR ELECTRIC POWER TRANSMISSION PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 11, 1969, AS MICROFILM NO. M-1165, MORROW COUNTY MICROFILM RECORDS, NOT MAPPABLE.

SUBJECT TO: EASEMENT FOR IRRIGATION PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN KAIZEN HOLDINGS, LLC AND PORT OF MORROW, RECORDED SEPTEMBER 21, 2005, AS MICROFILM NO. 2005-14914, MORROW COUNTY MICROFILM RECORDS, NOT MAPPABLE.

SAID EASEMENT WAS MODIFIED BY FIRST MODIFICATION OF "EASEMENT FOR IRRIGATION PURPOSES" RECORDED MARCH 23, 2006, AS MICROFILM NO. 2006-18276, MORROW COUNTY MICROFILM RECORDS, NOT MAPPABLE.

SAID EASEMENT WAS MODIFIED BY SECOND MODIFICATION OF "EASEMENT FOR IRRIGATION PURPOSES" RECORDED MAY 13, 2010, AS MICROFILM NO. 2010-25978, MORROW COUNTY MICROFILM RECORDS, NOT MAPPABLE.

SUBJECT TO: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED OCTOBER 17, 2011, AS MICROFILM NO. 2011-28974, MORROW COUNTY MICROFILM RECORDS, MAPPED.

SUBJECT TO: UTILITY AND PIPELINE EASEMENTS AS SHOWN ON THE PARTITION PLAT 2011-19, RECORDED DECEMBER 20, 2011, AS MICROFILM NO. 2011-29351, MORROW COUNTY MICROFILM RECORDS, MAPPED.

SUBJECT TO: RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED FEBRUARY 3, 2021, AS MICROFILM NO. 2021-48085, MORROW COUNTY MICROFILM RECORDS, MAPPED.

SURVEY NARRATIVE

WE WERE EMPLOYED BY THE PORT OF MORROW TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED RE-PLAT. SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY MYSELF AS PARTITION PLAT NO. 2021-12. SEARCH IN THE FIELD RECOVERED ALL THE MONUMENTS AROUND THE BOUNDARY OF PARCELS 2 AND 3 OF SAID PARTITION PLAT NO. 2021-12, EXCEPT THE MONUMENTS ON THE COMMON LINE BETWEEN SAID PARCELS 2 AND 3. THESE MONUMENTS APPEAR TO HAVE BEEN OBLITERATED BY ROAD CONSTRUCTION. SAID COMMON LINE BETWEEN PARCELS 2 AND 3 IS TO BE ABANDONED. THE REMAINING RE-PLAT LINE IS A FREE LINE AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Todd R. Catterson
JAN 15, 2002
TODD R. CATTERSON
58270
RENEWED 12/21/21

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PORT OF MORROW IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AS SHOWN HEREON. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

RYAN NEAL, EXECUTIVE DIRECTOR, PORT OF MORROW

ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 27th day of May, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MORROW, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED RYAN NEAL, EXECUTIVE DIRECTOR, PORT OF MORROW AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

Brandy Warburton
NOTARY PUBLIC FOR
THE STATE OF OREGON

Brandy Warburton
MY PRINTED NAME IS

979558
MY COMMISSION NO. IS

October 11, 2022
MY COMMISSION EXPIRES

05/27/2021
DATE

05/27/2021
DATE

05/27/2021
DATE

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2020-2021 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

County Assessor & Tax Collector

5-27-21
DATE

APPROVALS

Mark Kemp
MORROW COUNTY SURVEYOR

5-4-21
DATE

Tim Mallick
MORROW COUNTY PLANNING DIRECTOR

5-26-21
DATE

MORROW COUNTY OREGON 2021-48907
PLAT-PART 05/27/2021 02:34:11 PM
User: SMC-21 TC 05/27/2021 02:34:11 PM
\$408.00

000438862021048907000008

I, Brandy Warburton, County Clerk for Morrow County, Oregon, certify that the foregoing described parcel was recorded in the Clerk's records.
Brandy Warburton - County Clerk

ARMSTRONG
Surveying, Inc. established 1977

SHEET 2 OF 2
DRG. NO. 20-5418.DWG
W.O. 20-5418

Form
OR-AP-CERT

Oregon Enterprise Zone Certification Application

Long-Term Rural Tax Incentive

ORS 285C.400–285C.420

• Complete this form and submit to the local enterprise zone manager and the county assessor **before** breaking ground or beginning work at the site.

Eligible location (see #3 on the back)

Rural enterprise zone Columbia River Enterprise Zone	County Morrow
---	------------------

Applicant

Name of business firm Amazon Data Services, Inc.		Phone (206) 266-1000	
Mailing address P.O. Box 81207	City Seattle	State WA	ZIP code 98108-1207
Location of property (street address if different from above) See Attachment A	City Morrow County	State OR	ZIP code 97818
Map and tax lot number of site See Attachment A	Contact person Roger Wehner	Title Director, AWS Econ. Development	

Defining the facility

Description of proposed operations and facility: (attach additional pages)

The new facility and property in Morrow County will be used for the operation of a data center. The investment in personal property will consist primarily of computer networking gear, computer servers, and other similar equipment.

Facility property or improvements to be purchased, constructed, or installed:

Type of property		Square footage/acreage/ number of units or items	Estimated cost
Real property	Buildings, structures and land		\$ 280,000,000.00 *
	Additions/modifications to existing buildings and structures		\$
	Machinery and equipment attached to the building		\$ 140,000,000.00 *
Personal property	Machinery and equipment that is readily movable		\$ 1,950,000,000.00 *
	Other tangible personal property		\$
Total estimated cost of new investment			\$ 2,370,000,000.00 *
Assessed value of all property currently at the site of the proposed facility/investment (not subject to the exemption)		To be acquired by applicant	\$ 0.00
		Applicant already owns/leases	\$ 0.00

Construction, hiring, and commencing operations:

• Construction is expected to begin.....	Q2 2025
• Hiring is expected to begin (month/year)	Q4 2025
• Facility is expected to be first placed in service/operations beginning (month/year)	Q1 2026
• Final construction of facility property is expected to be completed (month/year)	TBD
• Hiring is expected to be completed (month/year)	TBD
• Estimated total of full-time employees to be hired by the firm for new facility.....	120

Existing employment

Annual average number of employees working at the facility 0. (This can serve as base number subject to adjustments and stipulation in written agreement with the zone sponsor—see second commitment check box below).

* These amounts represent investments in 4 buildings at the Facility Site. The business firm expects that it will make additional investment at the Facility Site that will qualify for exemption pursuant to OAR 123-690-6200. The business firm is unable, at this time, to estimate the amount of such potential investments.

Commitments by applicant/business firm

All must be checked below to be certified:

- ☒ By the end of the calendar year in which the facility is placed in service, the total cost of property and improvements (including what is newly acquired but not exemptible) will equal or exceed: (a) an amount equal to 1% or 0.5% of the value of all nonexempt taxable property in the county, up to but not more than \$25 or \$12.5 million, or (b) \$200 million—relative to the facility location and corresponding minimum for new hiring. See OAR 123-690-4000.
- ☒ Within the applicable time frame (usually by the third year after the year in which operation of the facility begins), at least 10, 35, 50, or 75 new employees (whichever applies), who each work more than 32 hours per week (not equivalents), will have been hired and will then be maintained by the firm to work at the facility (temporary and seasonal workers don't qualify) in addition to the base number of existing full-time firm employees (if any) as stipulated in written agreement with the zone sponsor. See OAR 123-690-4200.
- ☒ Not later than the fifth year after the year in which operation of the facility begins and for the remainder of the exemption period, the average of annualized compensation (with benefits) for all employees at the facility will be equal to or greater than 130% or 150% of the county average annual wage as most recently available and final from the Employment Department at the time that this requirement is initially met, and from that point forward, the average wage of all facility employees in each year of exemption will also equal or exceed the most recently available county average wage at that time. See OAR 123-690-4600 and 123-690-5000.
- ☒ All additional requirements or conditions contained in the written agreement with the zone sponsor will be satisfied. See OAR 123-690-2000.
- ☒ Information and appropriate verification, including, but not limited to, actual levels of investment cost, employment, payroll, etc., that pertain to the above commitments will be presented in writing to the local zone manager and county assessor, when each is initially satisfied, on or before the mandatory time as noted above or as contained in applicable law and rules, or otherwise upon request by state or local officials. See OAR 123-690-5200.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge they are true, correct, and complete. If any information changes I will notify the enterprise zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the property tax exemption for property in the enterprise zone, only if the relevant requirements are satisfied and maintained, and if my firm complies with all local, state, and federal laws that are applicable to my business.

Signature of authorized representative of business firm

Date

X  Roger wehner

Authorized Signatory

April 21, 2022

Regular property tax returns must still be filed.**Approval****To be filled in by the local zone manager and the county assessor after the above commitments are completed.**

1	The board of county commissioners adopted a resolution approving the property tax exemption for the facility. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
	The city council adopted a resolution approving the property tax exemption for the facility, if it is located within corporate limits. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
2	The business firm has entered into a common written agreement with all of the city, port, or county governments that sponsor the enterprise zone, including co-sponsors in addition to those adopting resolutions in #1 above. (Attach a copy of the agreement and indicate the date the agreement was concluded in the box to the right.)	Date
3	At the time the written agreement in #2 above was executed, the facility was located in an existing rural enterprise zone and in a county with chronically low income or unemployment or that meets definition of a qualified rural county. (Attach confirmation from Oregon Business Development Department and indicate the date of the letter in the box to the right.)	Date
Signature of local enterprise zone manager		Date
X		
Signature of county assessor		Date
X		
Zone manager/County assessor: After signing, send copies of this form and all attachments to: (1) Business firm; (2) Oregon Department of Revenue; (3) Oregon Business Development Department		

Attachment A



APPLICATION MAP FOR A
PARTITION PLAT OF PARCEL 2 OF PARTITION PLAT NO.
2007-8, LOCATED IN SECTIONS 19, 20, 21 AND 22, T.4N.,
R.24E., W.M., MORROW COUNTY, OREGON
C-LP-XXX-21
W.O. 21-5596

SURVEY FOR

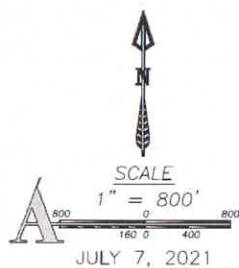
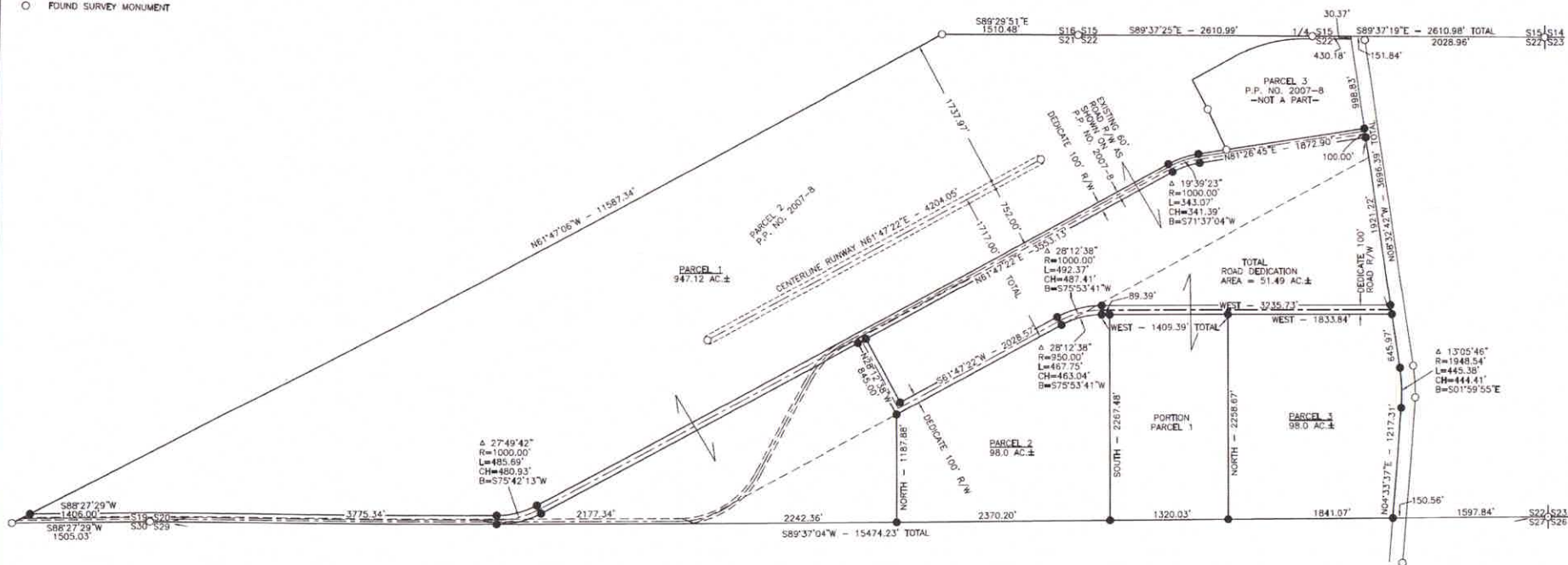
PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY

ARMSTRONG SURVEYING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- FOUND SURVEY MONUMENT



4/10/24
PDX154:

LEGAL DESCRIPTION FOR PARCEL 3, BEING A PORTION OF A PROPOSED PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 2007-8, LOCATED IN THE S1/2 OF SECTION 22, T.4N., R.24E., W.M., MORROW COUNTY, OREGON
W.O. 21-5596

LEGAL DESCRIPTION

Legal description for Parcel 3, being a portion of a proposed Partition of Parcel 2 of Partition Plat No, 2007-8, Records of Morrow County, Oregon, located in the South one-half of Section 22, Township 4 North, Range 24 East, W.M., Morrow County, Oregon, more particularly described as follows: Beginning at the Southeast corner of Section 22, thence South 89°37'04" West a distance of 1748.40 feet to the TRUE POINT OF BEGINNING; thence South 89°37'04" West along the South line of said Parcel 2 of Partition Plat No. 2007-08 a distance of 1841.07 feet; thence North a distance of 2258.67 feet; thence East distance of 1833.84 feet to the West right-of-way line of Tower Road; thence South 08°32'42" East along said West right-of-way line of Tower Road a distance of 645.97 feet; thence around a 1948.54 foot radius curve to the right a distance of 445.38 feet, long chord bears South 01°59'55" West, 444.41 feet; thence South 04°33'37" West along said West right-of-way line of Tower Road a distance of 1217.31 feet to the South line of said Parcel 2 of Partition Plat No. 2007-8 and the TRUE POINT OF BEGINNING, containing 98.0 acres, more or less.

**Form
OR-AP-CERT**

Oregon Enterprise Zone Certification Application

Long-Term Rural Tax Incentive

ORS 285C.400–285C.420

• Complete this form and submit to the local enterprise zone manager and the county assessor **before** breaking ground or beginning work at the site.

Eligible location (see #3 on the back)

Rural enterprise zone Columbia River Enterprise Zone	County Morrow
---	------------------

Applicant

Name of business firm Amazon Data Services, Inc.		Phone (206) 266-1000	
Mailing address P.O. Box 81207	City Seattle	State WA	ZIP code 98108-1207
Location of property (street address if different from above) See Attachment A	City Morrow County	State OR	ZIP code 97818
Map and tax lot number of site See Attachment A	Contact person Roger Wehner	Title Director, AWS Econ. Development	

Defining the facility

Description of proposed operations and facility: (attach additional pages)

The new facility and property in Morrow County will be used for the operation of a data center. The investment in personal property will consist primarily of computer networking gear, computer servers, and other similar equipment.

Facility property or improvements to be purchased, constructed, or installed:

Type of property		Square footage/acreage/ number of units or items	Estimated cost
Real property	Buildings, structures and land		\$ 280,000,000.00 *
	Additions/modifications to existing buildings and structures		\$
	Machinery and equipment attached to the building		\$ 140,000,000.00 *
Personal property	Machinery and equipment that is readily movable		\$ 1,950,000,000.00 *
	Other tangible personal property		\$
Total estimated cost of new investment			\$ 2,370,000,000.00 *
Assessed value of all property currently at the site of the proposed facility/investment (not subject to the exemption)		To be acquired by applicant	\$ 0.00
		Applicant already owns/leases	\$ 0.00

Construction, hiring, and commencing operations:

• Construction is expected to begin.....	Q3 2026
• Hiring is expected to begin (month/year)	Q4 2026
• Facility is expected to be first placed in service/operations beginning (month/year)	Q1 2027
• Final construction of facility property is expected to be completed (month/year)	TBD
• Hiring is expected to be completed (month/year)	TBD
• Estimated total of full-time employees to be hired by the firm for new facility.....	120

Existing employment

Annual average number of employees working at the facility 0. (This can serve as base number subject to adjustments and stipulation in written agreement with the zone sponsor—see second commitment check box below).

* These amounts represent investments in 4 buildings at the Facility Site. The business firm expects that it will make additional investment at the Facility Site that will qualify for exemption pursuant to OAR 123-690-6200. The business firm is unable, at this time, to estimate the amount of such potential investments.

Commitments by applicant/business firm

All must be checked below to be certified:

- ☒ By the end of the calendar year in which the facility is placed in service, the total cost of property and improvements (including what is newly acquired but not exemptible) will equal or exceed: (a) an amount equal to 1% or 0.5% of the value of all nonexempt taxable property in the county, up to but not more than \$25 or \$12.5 million, or (b) \$200 million—relative to the facility location and corresponding minimum for new hiring. See OAR 123-690-4000.
- ☒ Within the applicable time frame (usually by the third year after the year in which operation of the facility begins), at least 10, 35, 50, or 75 new employees (whichever applies), who each work more than 32 hours per week (not equivalents), will have been hired and will then be maintained by the firm to work at the facility (temporary and seasonal workers don't qualify) in addition to the base number of existing full-time firm employees (if any) as stipulated in written agreement with the zone sponsor. See OAR 123-690-4200.
- ☒ Not later than the fifth year after the year in which operation of the facility begins and for the remainder of the exemption period, the average of annualized compensation (with benefits) for all employees at the facility will be equal to or greater than 130% or 150% of the county average annual wage as most recently available and final from the Employment Department at the time that this requirement is initially met, and from that point forward, the average wage of all facility employees in each year of exemption will also equal or exceed the most recently available county average wage at that time. See OAR 123-690-4600 and 123-690-5000.
- ☒ All additional requirements or conditions contained in the written agreement with the zone sponsor will be satisfied. See OAR 123-690-2000.
- ☒ Information and appropriate verification, including, but not limited to, actual levels of investment cost, employment, payroll, etc., that pertain to the above commitments will be presented in writing to the local zone manager and county assessor, when each is initially satisfied, on or before the mandatory time as noted above or as contained in applicable law and rules, or otherwise upon request by state or local officials. See OAR 123-690-5200.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge they are true, correct, and complete. If any information changes I will notify the enterprise zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the property tax exemption for property in the enterprise zone, only if the relevant requirements are satisfied and maintained, and if my firm complies with all local, state, and federal laws that are applicable to my business.

Signature of authorized representative of business firm



Roger Wehner

Authorized Signatory

Date

April 22, 2022

Regular property tax returns must still be filed.**Approval****To be filled in by the local zone manager and the county assessor after the above commitments are completed.**

1	The board of county commissioners adopted a resolution approving the property tax exemption for the facility. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
	The city council adopted a resolution approving the property tax exemption for the facility, if it is located within corporate limits. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
2	The business firm has entered into a common written agreement with all of the city, port, or county governments that sponsor the enterprise zone, including co-sponsors in addition to those adopting resolutions in #1 above. (Attach a copy of the agreement and indicate the date the agreement was concluded in the box to the right.)	Date
3	At the time the written agreement in #2 above was executed, the facility was located in an existing rural enterprise zone and in a county with chronically low income or unemployment or that meets definition of a qualified rural county. (Attach confirmation from Oregon Business Development Department and indicate the date of the letter in the box to the right.)	Date
Signature of local enterprise zone manager		Date
Signature of county assessor		Date
Zone manager/County assessor: After signing, send copies of this form and all attachments to: (1) Business firm; (2) Oregon Department of Revenue; (3) Oregon Business Development Department		

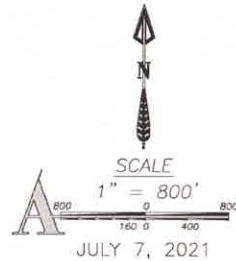
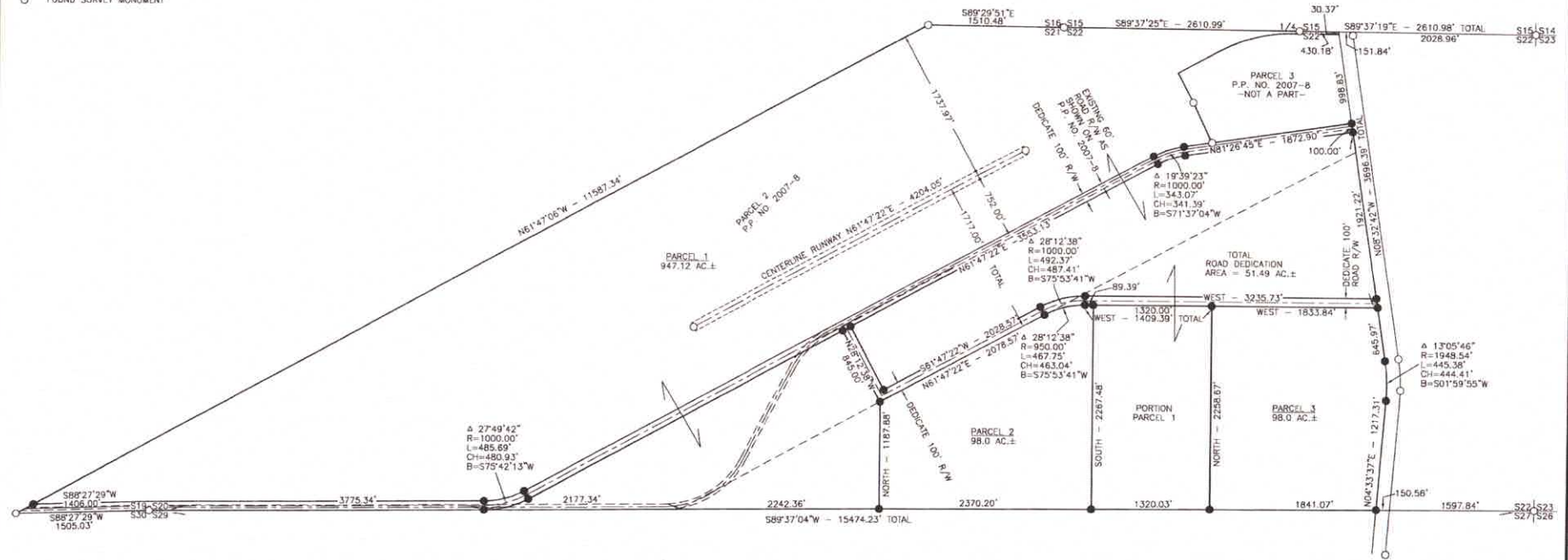
Attachment A

APPLICATION MAP FOR A
PARTITION PLAT OF PARCEL 2 OF PARTITION PLAT NO.
2007-8, LOCATED IN SECTIONS 19, 20, 21 AND 22, T.4N.,
R.24E., W.M., MORROW COUNTY, OREGON
C-LP-XXX-21
W.O. 21-5596

SURVEY FOR **SURVEY BY**
PORT OF MORROW ARMSTRONG SURVEYING, INC.
P.O. BOX 200 267 NE SECOND ST., STE. 100
BOARDMAN, OR 97818 PRINEVILLE, OR 97754
(541) 447-7791

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- FOUND SURVEY MONUMENT



PDX162:

LEGAL DESCRIPTION FOR PARCEL 2, BEING A PORTION OF A PROPOSED PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 2007-8, LOCATED IN THE SE1/4 OF SECTION 21 AND THE SW1/4 OF SECTION 22, T.4N., R.24E., W.M., MORROW COUNTY, OREGON W.O. 21-5596

LEGAL DESCRIPTION

Legal description for Parcel 2, being a portion of a proposed Partition of Parcel 2 of Partition Plat No. 2007-8, Records of Morrow County, Oregon, located in the Southeast one-quarter of Section 21 and the Southwest one-quarter of Section 22, Township 4 North, Range 24 East, W.M., Morrow County, Oregon, more particularly described as follows: Beginning at the Southeast corner of Section 22, thence South 89°37'04" West a distance of 4909.50 feet to the Southeast corner of said Parcel 2 and the TRUE POINT OF BEGINNING; thence South 89°37'04" West along the South line of Said Parcel 1 of Partition Plat No. 2007-08 a distance of 2370.20 feet; thence North a distance of 1187.88 feet; thence North 61°47'22" East a distance of 2078.57 feet; thence around a 950.00 feet radius curve to the right a distance of 467.75 feet, long chord bears South 75°53'41" West, 463.04 feet; thence East a distance of 89.39 feet; thence South a distance of 2267.48 feet to the South line of said Parcel 2 of Partition Plat No. 2007-8 and the TRUE POINT OF BEGINNING, containing 98.0 acres, more or less.

**Form
OR-AP-CERT**

Oregon Enterprise Zone Certification Application

Long-Term Rural Tax Incentive

ORS 285C.400-285C.420

• Complete this form and submit to the local enterprise zone manager and the county assessor **before** breaking ground or beginning work at the site.

Eligible location (see #3 on the back)			
Rural enterprise zone Columbia River Enterprise Zone		County Morrow	
Applicant			
Name of business firm Amazon Data Services, Inc.		Phone (206) 266-1000	
Mailing address P.O. Box 81207	City Seattle	State WA	ZIP code 98108-1207
Location of property (street address if different from above) See Attachment A	City Morrow County	State OR	ZIP code 97818
Map and tax lot number of site See Attachment A	Contact person Roger Wehner	Title Director, AWS Econ. Development	

Defining the facility

Description of proposed operations and facility: (attach additional pages)

The new facility and property in Morrow County will be used for the operation of a data center. The investment in personal property will consist primarily of computer networking gear, computer servers, and other similar equipment.

Facility property or improvements to be purchased, constructed, or installed:

Type of property	Square footage/acreage/ number of units or items	Estimated cost
Real property	Buildings, structures and land	\$ 280,000,000.00 *
	Additions/modifications to existing buildings and structures	\$
	Machinery and equipment attached to the building	\$ 140,000,000.00 *
Personal property	Machinery and equipment that is readily movable	\$ 1,950,000,000.00 *
	Other tangible personal property	\$
Total estimated cost of new investment		\$ 2,370,000,000.00 *
Assessed value of all property currently at the site of the proposed facility/investment (not subject to the exemption)	To be acquired by applicant	\$ 0.00
	Applicant already owns/leases	\$ 0.00

Construction, hiring, and commencing operations:

• Construction is expected to begin.....	Q2 2023
• Hiring is expected to begin (month/year)	Q3 2023
• Facility is expected to be first placed in service/operations beginning (month/year)	Q4 2023
• Final construction of facility property is expected to be completed (month/year)	TBD
• Hiring is expected to be completed (month/year)	TBD
• Estimated total of full-time employees to be hired by the firm for new facility.....	120

Existing employment

Annual average number of employees working at the facility 0. (This can serve as base number subject to adjustments and stipulation in written agreement with the zone sponsor—see second commitment check box below).

* These amounts represent investments in 4 buildings at the Facility Site. The business firm expects that it will make additional investment at the Facility Site that will qualify for exemption pursuant to OAR 123-690-6200. The business firm is unable, at this time, to estimate the amount of such potential investments.

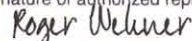
Commitments by applicant/business firm

All must be checked below to be certified:

- ☒ By the end of the calendar year in which the facility is placed in service, the total cost of property and improvements (including what is newly acquired but not exemptible) will equal or exceed: (a) an amount equal to 1% or 0.5% of the value of all nonexempt taxable property in the county, up to but not more than \$25 or \$12.5 million, or (b) \$200 million—relative to the facility location and corresponding minimum for new hiring. See OAR 123-690-4000.
- ☒ Within the applicable time frame (usually by the third year after the year in which operation of the facility begins), at least 10, 35, 50, or 75 new employees (whichever applies), who each work more than 32 hours per week (not equivalents), will have been hired and will then be maintained by the firm to work at the facility (temporary and seasonal workers don't qualify) in addition to the base number of existing full-time firm employees (if any) as stipulated in written agreement with the zone sponsor. See OAR 123-690-4200.
- ☒ Not later than the fifth year after the year in which operation of the facility begins and for the remainder of the exemption period, the average of annualized compensation (with benefits) for all employees at the facility will be equal to or greater than 130% or 150% of the county average annual wage as most recently available and final from the Employment Department at the time that this requirement is initially met, and from that point forward, the average wage of all facility employees in each year of exemption will also equal or exceed the most recently available county average wage at that time. See OAR 123-690-4600 and 123-690-5000.
- ☒ All additional requirements or conditions contained in the written agreement with the zone sponsor will be satisfied. See OAR 123-690-2000.
- ☒ Information and appropriate verification, including, but not limited to, actual levels of investment cost, employment, payroll, etc., that pertain to the above commitments will be presented in writing to the local zone manager and county assessor, when each is initially satisfied, on or before the mandatory time as noted above or as contained in applicable law and rules, or otherwise upon request by state or local officials. See OAR 123-690-5200.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge they are true, correct, and complete. If any information changes I will notify the enterprise zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the property tax exemption for property in the enterprise zone, only if the relevant requirements are satisfied and maintained, and if my firm complies with all local, state, and federal laws that are applicable to my business.

DocuSigned by:
 Signature of authorized representative of business firm
☒  Roger Wehner
 Authorized Signatory
 Date April 22, 2022

Regular property tax returns must still be filed.**Approval****To be filled in by the local zone manager and the county assessor after the above commitments are completed.**

1	The board of county commissioners adopted a resolution approving the property tax exemption for the facility. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
	The city council adopted a resolution approving the property tax exemption for the facility, if it is located within corporate limits. (Attach a copy of the resolution and indicate the date of adoption in the box to the right.)	Date
2	The business firm has entered into a common written agreement with all of the city, port, or county governments that sponsor the enterprise zone, including co-sponsors in addition to those adopting resolutions in #1 above. (Attach a copy of the agreement and indicate the date the agreement was concluded in the box to the right.)	Date
3	At the time the written agreement in #2 above was executed, the facility was located in an existing rural enterprise zone and in a county with chronically low income or unemployment or that meets definition of a qualified rural county. (Attach confirmation from Oregon Business Development Department and indicate the date of the letter in the box to the right.)	Date
Signature of local enterprise zone manager <input checked="" type="checkbox"/>		Date
Signature of county assessor <input checked="" type="checkbox"/>		Date
Zone manager/County assessor: After signing, send copies of this form and all attachments to: (1) Business firm; (2) Oregon Department of Revenue; (3) Oregon Business Development Department		

Attachment A

4024

APPLICATION MAP FOR A
PARTITION PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2007-8,
LOCATED IN SECTIONS 15, 16, 17, 18, 19, 20, AND 21, T.4N., R.24E.,
W.M., MORROW COUNTY, OREGON
C-LP-XXX-21
W.O. 21-5659

SURVEY FOR PORT OF MORROW
P.O. BOX 200
BOARDMAN, OR 97818

SURVEY BY ARMSTRONG SURVEYING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

REGISTERED
PROFESSIONAL
LAND SURVEYOR

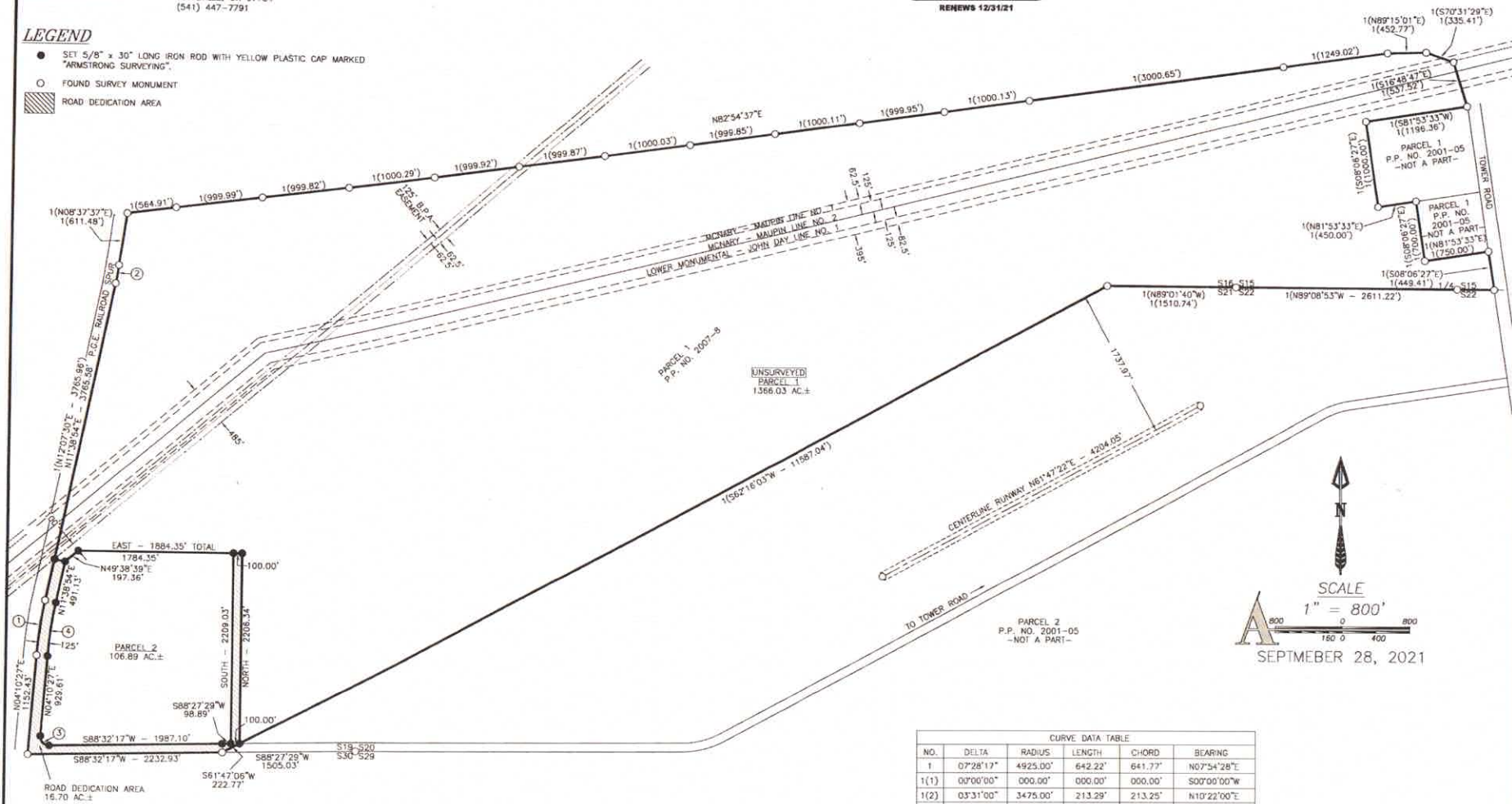
PRELIMINARY

OREGON
JAN. 15, 2002
TODD R. CATTERTSON
53270

RENEWES 12/31/21

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- FOUND SURVEY MONUMENT
- ▨ ROAD DEDICATION AREA



ARMSTRONG
Surveying, Inc. - established 1979

SHEET 1 OF 1
ORG. NO. 21-5659.DWG
W.O. 21-5659

PDX202:

LEGAL DESCRIPTION FOR PARCEL 2, BEING A PORTION OF A PROPOSED PARTITION OF PARCEL 1 OF PARTITION PLAT NO. 2007-8, LOCATED IN THE S1/2 OF SECTION 19, T.4N., R.24E., W.M., MORROW COUNTY, OREGON W.O. 21-5659

LEGAL DESCRIPTION

Legal description for Parcel 2, being a portion of a proposed Partition of Parcel 1 of Partition Plat No, 2007-8, Records of Morrow County, Oregon, located in the South one-half of Section 19, Township 4 North, Range 24 East, W.M., Morrow County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Section 19, thence North 87°28'26" West a distance of 1409.55 feet to the TRUE POINT OF BEGINNING of this legal description; thence South 88°27'29" West a distance of 98.89 feet; thence South 88°32'17" West a distance of 1987.10 feet; thence around a 100.00 foot radius curve to the right a distance of 166.92 feet, long chord bears North 43°38'38" West, 148.20 feet; thence North 04°10'27" East a distance of 929.61 feet; thence around a 4800.00 foot radius curve to the right a distance of 625.58 feet, long chord bears North 07°54'35" East, 625.13 feet; thence North 11°38'54" East a distance of 491.13 feet; thence North 49°38'39" East a distance of 197.36 feet; thence East a distance of 1884.35 feet; thence South a distance of 2209.03 feet to the TRUE POINT OF BEGINNING containing 106.89e acres, more or less.