

TILLAMOOK COUNTY BROWNFIELD PROGRAM

**SITE ACCESS AGREEMENT:
PERMISSION TO ENTER AND EVALUATE/ASSESS PROPERTY**

For

7285 Long Prairie Rd, ~13 acre portion of Tillamook County Tax Parcel: 2S09040000600

This Site Access Agreement (“Agreement”) is made by and between **Port of Tillamook Bay** (“Owner”), and **Tillamook County, Oregon** (County) regarding the Owner’s property located at **7285 Long Prairie Rd, ~13 acre portion of Tillamook County Tax Parcel: 2S09040000600** (see attached **Figure 1 and Figure 2**) (“Site”). The COUNTY requests permission to enter the Site for the exclusive purposes of conducting environmental investigation activities.

1. Owner hereby gives permission to the COUNTY, or it’s agents or assigns (including, but not limited to, employees, authorized environmental consultants and/or contractors, or other designees authorized by COUNTY to enter upon the Site to perform investigation activities at the Site. This permission is effective immediately upon the execution of this Agreement by Owner.
 2. The permission granted by Owner under this Agreement is contemplated to be used for the following activities that may be performed by Authorized Parties:
 - a. Investigation of soil and groundwater, including, but not limited to, the installation of soil borings, test pits and/or groundwater monitoring wells, the use of geophysical equipment, the use of drilling equipment for collection of soil and sediment samples, the logging, gauging and sampling of existing wells, video taping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, soil vapor or other material deemed appropriate by the Program and the like.
 - b. Survey of asbestos-containing material and lead-based paint conditions.
 - c. On-Site observation and oversight of environmental investigation activities.
 - d. Disclosure of environmental information as required by law.
 3. Upon completion of the investigation, Authorized Parties will restore the property as near as practicable to its condition immediately prior to the commencement of such activities.
 4. The granting of this permission by the Owner is not intended, nor should it be construed, as an admission of liability on the part of the Owner or the Owner’s successors and assigns for any contamination discovered on the Site.
 5. Authorized Parties may enter the Site during normal business hours and may also make special arrangements to enter the Site at other times after agreement from the Owner.
 6. Authorized Parties shall enter upon the Site at their own risk, and Owner shall not be held responsible or liable for injury, damage, or loss incurred by any Authorized Party arising out of or in connection with activities under this Agreement, except to the extent that any injury is caused due to the acts or omissions of Owner, any lessee of the Site, or any employee or agent of the Owner.
 7. The Program will supply to Owner all information derived from the environmental investigation conducted at the Site. The COUNTY may use such information for any purpose at it’s sole discretion and will be considered public record as the assessment activities will be funded by the US Environmental Protection Agency.
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8. In exercising its access privileges, Authorized Parties will take reasonable steps not to interfere with the Owner's operations on the Site.

9. Authorized Parties will give notice to the Owner at least three working days in advance of the start of field activities on the Site.

10. Owner ensures that Owner and any/all Site operators will give Authorized Parties access to the entire Site for the purposes set forth in this Agreement.

11. Any party to this Agreement may terminate this Agreement by giving two (2) months advanced written notice, or all parties may terminate the Agreement at any time by written agreement.

12. This Agreement shall expire two years following the date of this agreement.

Michele Bradley
GM, Port of Tillamook Bay
Site Owner


Signature

12/21/2023
Date

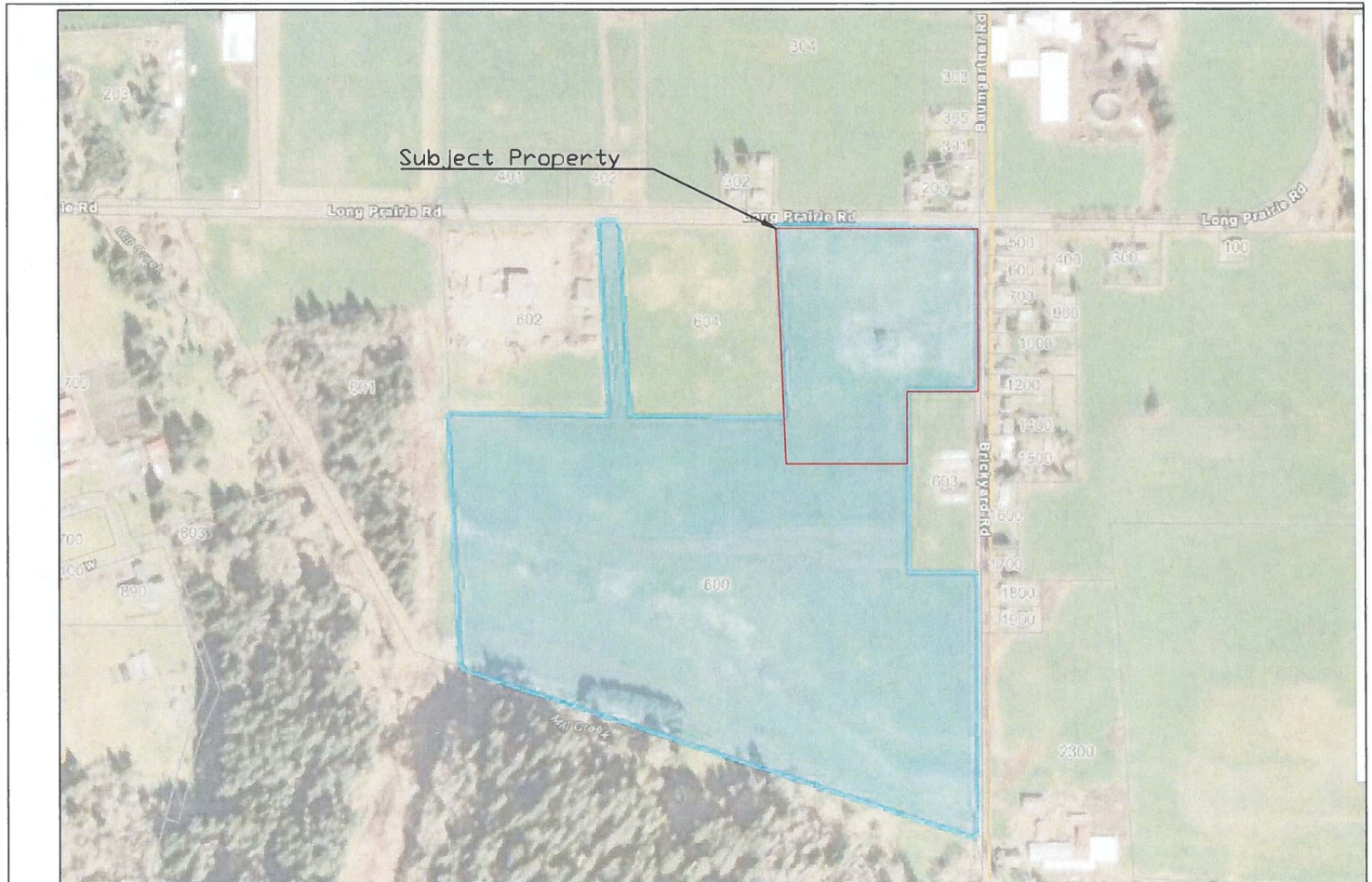
Site Owner's Telephone Number: (503) 812-5100 cell
Site Owner's Mailing Address (if other than Site address): 4000 Blump Blvd, Suite 100
Tillamook, OR 97147

Figures 1 and 2



7285 Long Prairie Rd, City of Tillamook, Oregon
Tillamook County
Potential Subject Property
Aerial Map

PROJECT NO. 079705.000
DATE: 12/23
FIGURE #1



7285 Long Prairie Rd, City of Tillamook, Oregon
Tillamook County
Potential Subject Property
Tillamook County Tax Map

PROJECT NO. 079705.000
DATE: 12/23
FIGURE #2

Real Property
Situs Address
 7285 LONG PRAIRIE RD COUNTY OR

Map and Taxlot
 2509040000600

[Related Accounts](#)

Mailing Address
 PORT OF TILLAMOOK BAY
 4000 BLIMP BLVD SUITE 100
 TILLAMOOK OR 97141

Owner
 PORT OF TILLAMOOK BAY

[Name Ledger](#) [Names](#)

Assessment

Assessment Year 2023

[Assessment Summary](#)

	RMV	MAV	AV
Land	\$286,450		
Improvements	\$0		
Total	\$286,450	\$0	\$0

Account Status	Active
Size	14.00 Acre(s)
Property Class	991 - PORT PROPERTIES OR OTHER MUNICIPAL PROPERTIES - IMPROVED
Legal Description	PARTITION PLAT 2022-15 PARCEL 2

Exemptions
 PORTS OR OTHER MUNICIPAL CORP - OWNED 307.090

Improvements

[Floor Plan](#)

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
1	1942	Public - Misc. Buildings	2400	560	0911

Property Search Online

Account 328951 [Assessment Summary](#)

Account Paid

Sales

Account ID: 328951

Sales Date	Year/Doc ID	Source ID	Doc Type	CD CO	Total Sales Price	Grantor	Grantee
12-Aug-2022	2022-5165		B&S	08	\$0	PORT OF TILLAMOOK BAY	
20-Jan-1970	1970-22	CNV-1		21	\$0		BRAUN, RAYMOND J & L

Sales Information

The sales information found here is for information only and is not an official record of sales.

If you wish to order a copy of one of these documents, you may do so through the Tillamook County Clerks office. Please use the link below.

If you need further assistance obtaining a copy, please contact the County Clerk

503-842-3402 or clerk@co.tillamook.or.us

[Tillamook Digital Research Room](#)

Tillamook County
2023 Real Property Assessment Report
 Account 328951

Map	2S09040000600	Tax Status	Non-Assessable	
Code - Tax ID	0911 - 328951	Account Status	Active	
		Subtype	NORMAL	
Legal Descr	PARTITION PLAT 2022-15 Lot - PARCEL 2			
Mailing	PORT OF TILLAMOOK BAY 4000 BLIMP BLVD SUITE 100 TILLAMOOK OR 97141			
		Deed Reference #	2022-5165	
		Sales Date/Price	08-12-2022 / \$0	
		Appraiser	KARI FLEISHER	
Property Class	991	MA	SA	NH
RMV Class	301	07	AC	402

Site	Situs Address	City
	7285 LONG PRAIRIE RD	COUNTY

Value Summary						
Code Area	Land	RMV	MAV	AV	RMV Exception	CPR %
0911	Land	286,450		Land	0	
	Impr	0		Impr	0	
Code Area Total		286,450	0	0	0	
Grand Total		286,450	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0911	1	<input checked="" type="checkbox"/>		M-1	Industrial Site	105	14.00	AC	286,450
Code Area Total							14.00	AC	286,450

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0911	1	1942	560	Public - Misc. Buildings	149	2,400			0
Code Area Total							2,400		0

Exemptions / Special Assessments / Notations	
Code Area 0911	
Exemptions (AV)	Amount
■ PORTS OR OTHER MUNICIPAL CORP - OWNED 307.090	0

Contig Accts 162077

Comments 7/18/11 Reappraised RMV for 2011/12. Corrected tax code to 9.11 and acreage per GIS. KF 1/17/12 Tabled land. KF 6/28/16 Apportioned values after P. Plat 2016-02 created TL 602 and TL 603 from TL 600. KF 7/15/16 Adjusted land to reflect land no longer leased. KF 2/3/2022 Due to a lot line adjustment a portion of TL 603 is now carried in TI 600 S2. Size change for TL 600. Apportioned MAV. All acreage remains specially assessed. KF