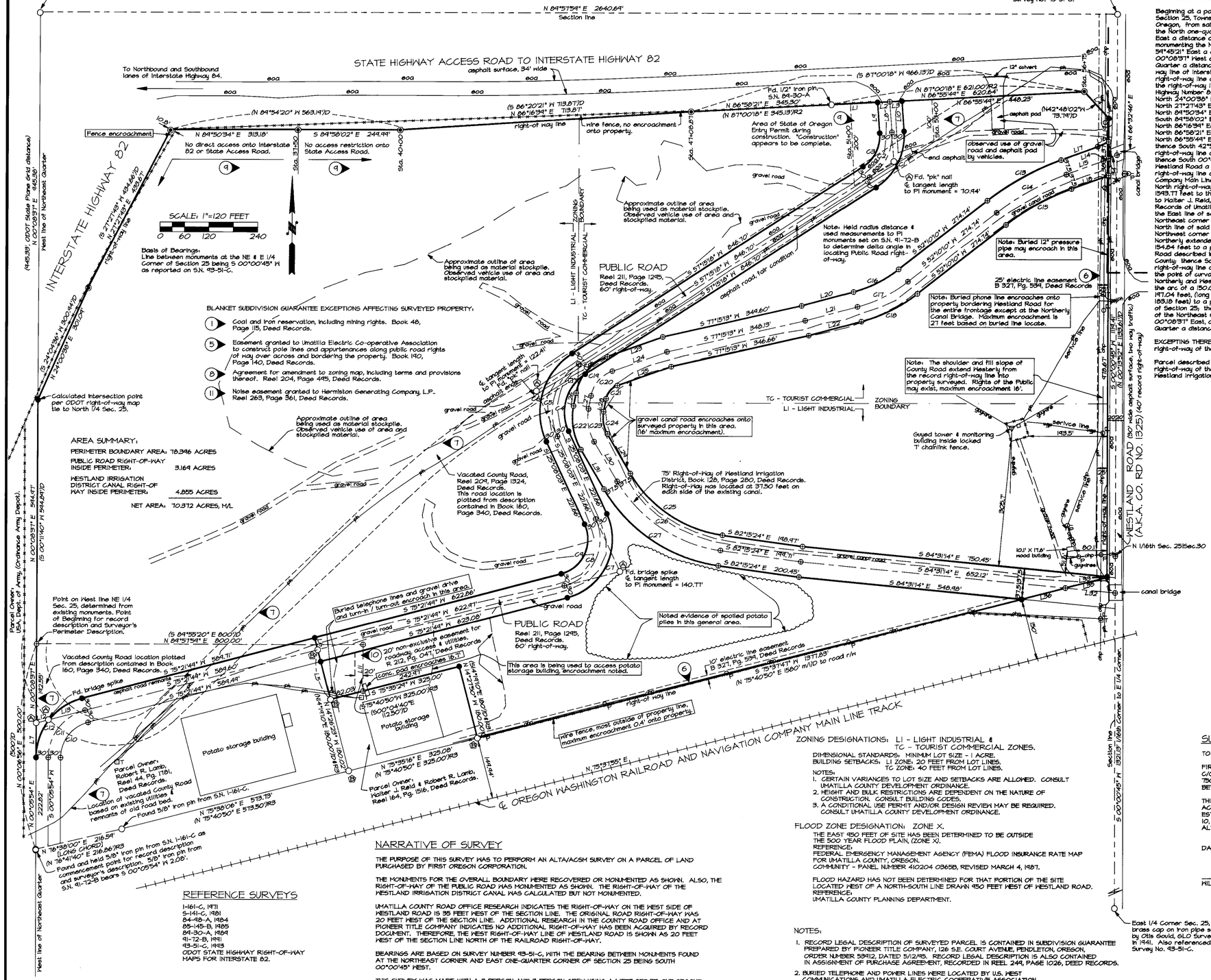
ALTA/ACSM LAND TITLE SURVEY
FOR
FIRST OREGON LAND CORPORATION, c/o U.S. GENERATING COMPANY

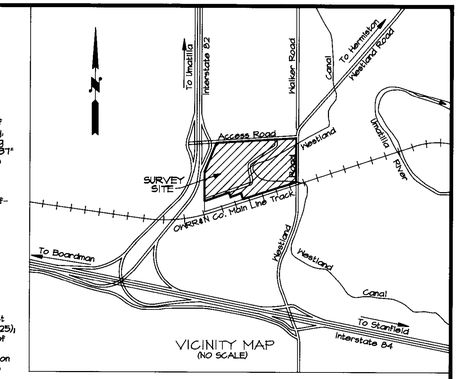


SURVEYOR'S PERIMETER DESCRIPTION:

Beginning at a point on the West line of the Northeast Quarter of Section 25, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon, from said point, the brass capped iron pipe monumenting the North one-quarter corner of Section 25 bears North 00°08'37" East a distance of 1540.35 feet, and the brass capped iron pipe monumenting the Northeast corner of Section 25 bears North 89°59'21" East a distance of 3061.22 feet; thence North 00°08'37" West along the West line of said Northeast Quarter a distance of 544.47 feet to a point on the East right-of-way line of Interstate Highway Number 82; thence along the right-of-way line of said Interstate Highway Number 82 and along the right-of-way line of the State Access Road to Interstate Highway Number 82, the following courses:
North 34°00'38" East a distance of 301.04 feet;
North 27°27'43" East a distance of 493.67 feet;
North 84°50'34" East a distance of 313.18 feet;
South 84°58'02" East a distance of 244.44 feet;
North 86°16'34" East a distance of 713.87 feet;
North 86°58'21" East a distance of 345.30 feet;
North 86°55'44" East a distance of 620.64 feet;
thence South 42°52'31" East a distance of 86.78 feet to the West right-of-way line of Westland Road, (AKA County Road Number 1325); thence South 00°00'45" West along said West right-of-way line of Westland Road a distance of 1114.41 feet to a point on the North right-of-way line of the Oregon Washington Railroad and Navigation Company Main Line Track; thence South 75°37'47" West along the North right-of-way line of said Main Line Track a distance of 1543.77 feet to the Southeast corner of that tract of land deeded to Walter J. Reid, Et. Al., recorded in Reel 164, Page 1516, Deed Records of Umatilla County; thence North 14°27'50" West along the East line of said Reid Tract a distance of 150.00 feet to the Northeast corner thereof; thence South 75°55'24" West along the North line of said Reid Tract a distance of 325.00 feet to the Northwest corner thereof; thence North 14°25'36" West along the Northerly extended West line of said Reid Tract a distance of 154.24 feet to a point on the Northerly right-of-way line of Public Road described in Reel 211, Page 1245, Deed Records of Umatilla County; thence South 75°21'44" West along the Northerly right-of-way line of said Public Road a distance of 584.71 feet to the point of curvature of a curve; thence continuing along the Northerly and Westerly right-of-way line of said Public Road, along the arc of a 150.00 foot radius curve to the left a distance of 197.04 feet, (long chord bears South 37°43'52" West a distance of 183.18 feet) to a point on the West line of the Northeast Quarter of Section 25; thence North 00°08'37" East along the West line of the Northeast Quarter a distance of 84.63 feet; thence North 00°08'37" East, continuing along said West line of the Northeast Quarter a distance of 1425.56 feet to the point of beginning.

EXCEPTING THEREFROM, the right-of-way of the Public Road and the right-of-way of the Westland Irrigation District Canal.

Parcel described contains 70.31 acres, more or less, excluding the right-of-way of the Public Road and the right-of-way of the Westland Irrigation District Canal.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 86°55'49" E	112.40'
L2	N 86°55'49" E	30.01'
L3	N 86°55'49" E	30.01'
L4	S 42°52'31" E	86.78'
L5	N 14°25'36" W	124.84
L6	N 14°25'36" W	30.00
L7	N 00°05'54" E	84.63'
L8	S 04°13'38" E	75.08'
L9	S 04°13'38" E	75.68'
L10	S 04°13'38" E	74.47'
L11	S 00°02'01" E	113.31'
L12	N 75°21'49" E	31.02'
L13	N 75°21'49" E	92.52'
L14	S 66°32'46" W	14.33'
L15	S 69°57'52" W	96.46'
L16	S 66°32'46" W	29.49'
L17	S 69°57'52" W	95.34'
L18	S 69°57'52" W	96.77'
L19	S 00°00'45" W	57.34'
L20	S 74°56'22" W	131.31'
L21	S 74°56'22" W	132.07'
L22	S 74°56'22" W	132.82'
L23	S 70°27'46" W	144.61'
L24	S 70°27'46" W	142.38'
L25	S 70°27'46" W	140.16'
L26	S 10°44'05" W	32.20'
L27	S 10°44'05" W	32.20'
L28	S 10°44'05" W	32.20'
L29	S 30°37'16" E	111.22'
L30	S 30°37'16" E	111.22'
L31	S 30°37'16" E	111.22'
L32	S 84°31'14" E	122.75'
L33	N 00°00'45" E	1.69'
L34	N 66°32'46" E	21.80'
L35	S 75°37'47" W	105.50'
L36	S 75°37'47" W	110.44'
L37	S 00°00'45" W	40.88'
L38	S 00°00'45" W	40.83'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	61°28'56"	149.28'	160.19'
C2	61°28'56"	119.28'	128.00'
C3	61°28'56"	89.28'	95.80'
C4	82°23'21"	109.85'	157.96'
C5	82°23'21"	139.85'	201.10'
C6	82°23'21"	169.85'	244.24'
C7	100°29'52"	147.08'	257.98'
C8	100°29'52"	117.08'	205.36'
C9	100°29'52"	87.08'	152.74'
C10	75°15'55"	90.00'	118.23'
C11	75°15'55"	120.00'	157.64'
C12	75°15'55"	150.00'	197.04'
C13	17°47'42"	667.50'	207.31'
C14	17°47'42"	630.00'	195.67'
C15	17°47'42"	592.50'	184.02'
C16	22°46'13"	312.50'	124.19'
C17	22°46'13"	350.00'	139.10'
C18	22°46'13"	387.50'	154.00'
C19	59°43'40"	117.50'	122.49'
C20	59°43'40"	80.00'	83.40'
C21	59°43'40"	42.50'	44.30'
C22	41°21'22"	152.50'	110.07'
C23	41°21'22"	115.00'	83.01'
C24	41°21'22"	77.50'	55.94'
C25	51°38'08"	312.50'	281.63'
C26	51°38'08"	350.00'	315.42'
C27	51°38'08"	387.50'	349.22'

LEGEND

- ● - SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- ◉ - FOUND 5/8" IRON PIN WITH 1 1/2" ALUM. CAP, ODOT R/W MONUMENT.
- ○ - MONUMENT FOUND AS NOTED.
- S.N. - INDICATES NUMBER OF SURVEY RECORDED IN COUNTY SURVEYOR'S OFFICE.
- ⊕ - CALCULATED POINT ONLY, NOT SET.
- (XOX) - RECORD DIMENSION AS NOTED.
- (XOX)D - DIMENSION OF RECORD FROM CONVEYANCE RECORDED REEL 244, PAGE 1026.
- (XOX)R1 - DIMENSION OF RECORD FROM S.N. 93-51-C.
- (XOX)R2 - DIMENSION OF RECORD FROM S.N. 84-30-A.
- (XOX)R3 - DIMENSION OF RECORD FROM S.N. 85-145-B.
- (A) - FOUND MONUMENT FROM S.N. 41-72-B, A 5/8" IRON PIN UNLESS OTHERWISE NOTED.
- (B) - FOUND 5/8" IRON PIN FROM S.N. 41-72-B.
- —ohp— - OVERHEAD POWER LINE.
- -○- - POWER POLE.
- C2 - CURVE NUMBER, SEE CURVE TABLE.
- eoa - INDICATES EDGE OF ASPHALT.
- —ugp— - UNDERGROUND POWER LINE.
- ⊡T - TELEPHONE PEDISTAL.
- —ph— - BURIED PHONE LINE.
- — · · — - APPROXIMATE LOCATION OF BURIED 12" LAMB-WESTON PRESSURE LINE PLOTTED FROM VENT PIPE OBSERVED NEAR NORTHERLY CANAL BRIDGE.
- L4 - INDICATES LINE TOO SHORT TO ANNOTATE, SEE LINE TABLE.
- (O) - INDICATES SUBDIVISION GUARANTEE EXCEPTION NUMBER, FROM REPORT PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON, ORDER NO. 53912, DATED 5/12/95.

SURVEYOR'S CERTIFICATION

TO:

FIRST OREGON CORPORATION
C/O U.S. GENERATING COMPANY
7500 OLD GEORGETOWN ROAD
BETHESDA, MD 20814-6161

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1 THROUGH 4, 6, 10, 11, AND 13 OF TABLE A THEREOF. AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE June 15, 1995

William R. Wells

WILLIAM R. WELLS, PLS 1106.

Recommended by: [illegible]
Date: 8-95
Drawn by: KK
No. 95-131-0

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTA/ACSM SURVEY ON A PARCEL OF LAND PURCHASED BY FIRST OREGON CORPORATION.

THE MONUMENTS FOR THE OVERALL BOUNDARY WERE RECOVERED OR MONUMENTED AS SHOWN. ALSO, THE RIGHT-OF-WAY OF THE PUBLIC ROAD WAS MONUMENTED AS SHOWN. THE RIGHT-OF-WAY OF THE WESTLAND IRRIGATION DISTRICT CANAL WAS CALCULATED BUT NOT MONUMENTED.

UMATILLA COUNTY ROAD OFFICE RESEARCH INDICATES THE RIGHT-OF-WAY ON THE WEST SIDE OF WESTLAND ROAD IS 33 FEET WEST OF THE SECTION LINE. THE ORIGINAL ROAD RIGHT-OF-WAY WAS 20 FEET WEST OF THE SECTION LINE. ADDITIONAL RESEARCH IN THE COUNTY ROAD OFFICE AND AT PIONEER TITLE COMPANY INDICATES NO ADDITIONAL RIGHT-OF-WAY HAS BEEN ACQUIRED BY RECORD DOCUMENT. THEREFORE, THE WEST RIGHT-OF-WAY LINE OF WESTLAND ROAD IS SHOWN AS 20 FEET WEST OF THE SECTION LINE NORTH OF THE RAILROAD RIGHT-OF-WAY.

BEARINGS ARE BASED ON SURVEY NUMBER 93-51-C, WITH THE BEARING BETWEEN MONUMENTS FOUND AT THE NORTHEAST CORNER AND EAST ONE-QUARTER CORNER OF SECTION 25 BEING SOUTH 00°00'45" WEST.

THIS SURVEY HAS MADE WITH A 2 PERSON AND 3 PERSON CREW USING A LIETZ SET 3B ONE SECOND TOTAL STATION FOR CONTROL MEASUREMENTS AND A SOKKIA SET 4B 5 SECOND TOTAL STATION FOR TOPOGRAPHIC MEASUREMENTS.

REFERENCE SURVEYS

1-161-C, 1971
5-141-C, 1981
84-48-A, 1984
85-145-B, 1985
84-30-A, 1984
41-72-B, 1991
93-51-C, 1993
ODOT STATE HIGHWAY RIGHT-OF-WAY MAPS FOR INTERSTATE 82.

ZONING DESIGNATIONS: LI - LIGHT INDUSTRIAL & TC - TOURIST COMMERCIAL ZONES.

DIMENSIONAL STANDARDS: MINIMUM LOT SIZE - 1 ACRE.
BUILDING SETBACKS: LI ZONE: 20 FEET FROM LOT LINES.
TC ZONE: 40 FEET FROM LOT LINES.

NOTES:
1. CERTAIN VARIANCES TO LOT SIZE AND SETBACKS ARE ALLOWED. CONSULT UMATILLA COUNTY DEVELOPMENT ORDINANCE.
2. HEIGHT AND BULK RESTRICTIONS ARE DEPENDENT ON THE NATURE OF CONSTRUCTION. CONSULT BUILDING CODES.
3. A CONDITIONAL USE PERMIT AND/OR DESIGN REVIEW MAY BE REQUIRED. CONSULT UMATILLA COUNTY DEVELOPMENT ORDINANCE.

FLOOD ZONE DESIGNATION: ZONE X.

THE EAST 450 FEET OF SITE HAS BEEN DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, (ZONE X).
REFERENCE:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR UMATILLA COUNTY, OREGON.
COMMUNITY - PANEL NUMBER 410204 0365B, REVISED MARCH 4, 1987.

FLOOD HAZARD HAS NOT BEEN DETERMINED FOR THAT PORTION OF THE SITE LOCATED WEST OF A NORTH-SOUTH LINE DRAWN 450 FEET WEST OF WESTLAND ROAD.
REFERENCE:
UMATILLA COUNTY PLANNING DEPARTMENT.

NOTES:
1. RECORD LEGAL DESCRIPTION OF SURVEYED PARCEL IS CONTAINED IN SUBDIVISION GUARANTEE PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON, ORDER NUMBER 53912, DATED 5/12/95. RECORD LEGAL DESCRIPTION IS ALSO CONTAINED IN ASSIGNMENT OF PURCHASE AGREEMENT, RECORDED IN REEL 244, PAGE 1026, DEED RECORDS.
2. BURIED TELEPHONE AND POWER LINES WERE LOCATED BY U.S. WEST COMMUNICATIONS AND UMATILLA ELECTRIC COOPERATIVE ASSOCIATION RESPECTIVELY, PER "CALL BEFORE YOU DIG" TICKET LOCATE # 82608.

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/96

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE:(503) 276-6362

DATE: 6/13/95 DR. BY:
CK. BY: WRW NO: 95-304

PROJECT:
ALTA/ACSM SURVEY FOR:
U.S. GENERATING COMPANY

LOCATED IN THE NE 1/4 OF SECTION 25, T4N., R27E., W.M., UMATILLA COUNTY, OREGON

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