MacKay Sposito

VANCOUVER OFFICE

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15622LD1
8/12/13
GAH

LEGAL DESCRIPTION
AREA 600 LEASE PARCEL (West Boiler Building)
PORT OF VANCOUVER

Real property situated in the City of Vancouver, Clark County, Washington, being portions of the John Mathews and William Hendrickson Donation Land Claims and lying in the South half of Section 18, Township 2 North, Range 1 East of the Willamette Meridian described as follows:

(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

Commencing at the Southeast corner of Lot 1 of that Port of Vancouver Binding Site Plan recorded in Book 53 of Surveys at page 141, said corner also being the Northeast corner of Lot 2 of said Binding Site Plan; thence along the North line of said Lot 2 and the South line of said Lot 1 North 59° 11' 50" West 823.17 feet to the Southwest corner of said Lot 1 and Northwest corner of said Lot 2; thence North 65° 35' 27" West 2,772.75 feet to the **Point of Beginning**; thence South 17° 01' 46" West 50.99 feet a point on an arc of an 839.99 foot radius curve; thence from a tangent bearing of North 82° 09' 45" West, along said curve to the left, through a central angle of 01° 18' 28", an arc distance of 19.17 feet to a point of compound curvature with a 1,236.07 foot radius curve; thence along said curve to the left, through a central angle of 08° 07' 47", an arc distance of 175.39 feet; thence leaving said curve North 17° 01' 46" East 145.16 feet; thence South 72° 58' 14" East 62.12 feet; thence South 52° 38' 39" East 134.77 feet to the **Point of Beginning**.

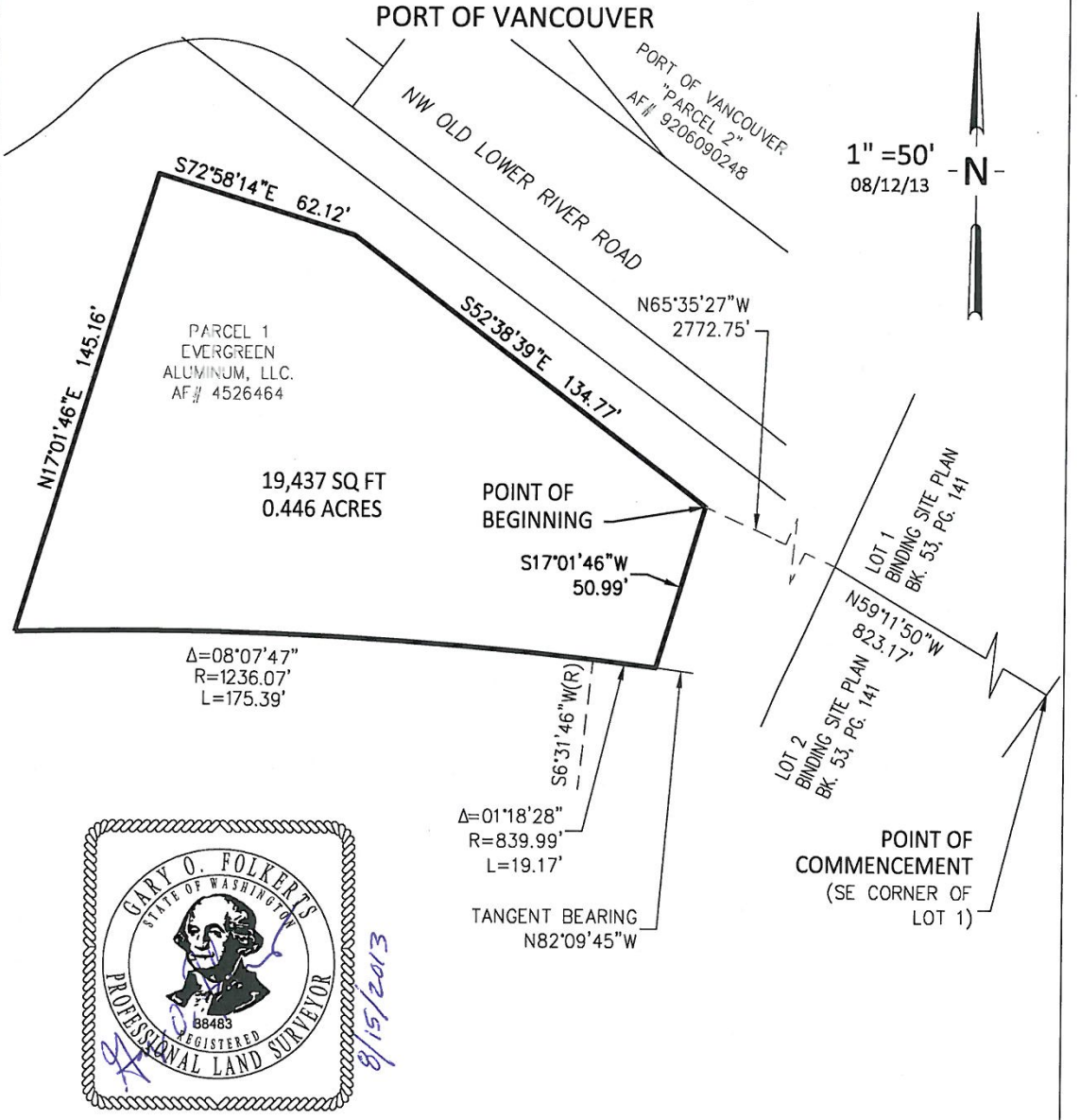
Containing 19,437 square feet or approximately 0.446 acres.

Subject to easements and restrictions of record.

8/15/2013

GARY O. FOLKERTS
STATE OF WASHINGTON
38483
REGISTERED
PROFESSIONAL LAND SURVEYOR

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AREA 600 LEASE PARCEL
(WEST BOILER BUILDING AREA)
PORT OF VANCOUVER



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PAGE 2 OF 2 15622SS1

MacKay Sposito

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15622LD2
8/20/13
GAH

LEGAL DESCRIPTION
AREA 200 LEASE PARCELS
(UNLOADING AND OFFICE AREA)
PORT OF VANCOUVER

(UNLOADING AREA)
Real property situated in the City of Vancouver, Clark County, Washington, being portions of the Patrick Markey and John Mathews Donation Land Claims and lying in the Southeast quarter of Section 18 and the Northeast quarter of Section 19, Township 2 North, Range 1 East of the Willamette Meridian described as follows:

A portion of "Parcel 1" as conveyed to Port of Vancouver by Evergreen Aluminum, LLC by deed recorded under Auditor's File No. 4526464 and a portion of "Parcel 1" as conveyed to the Port of Vancouver by Alcoa by deed recorded under Auditor's file No. 4547240, records of said county, described as follows:

(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

Commencing at the Southeast corner of Lot 1 of that Port of Vancouver Binding Site Plan recorded in Book 53 of Surveys at page 141, said corner also being the Northeast corner of Lot 2 of said Binding Site Plan; thence along the North line of said Lot 2 and the South line of said Lot 1 North 59° 11' 50" West 823.17 feet to the Southwest corner of said Lot 1 and Northwest corner of said Lot 2; thence South 74° 49' 47" West 877.26 feet to the **Point of Beginning**; thence South 35° 01' 15" West 153.52 feet to a point on an arc of an 945.37 foot radius curve; thence from a tangent bearing of North 61° 46' 41" West, along said curve to the right, through a central angle of 11° 03' 47", an arc distance of 182.54 feet to a point of tangency; thence North 50° 42' 54" West 421.43 feet to a point of curvature with a 5743.00 foot radius curve; thence along said curve to the left, through a central angle of 03° 48' 43", an arc distance of 382.10 feet to a point of tangency; thence North 54° 31' 45" West 906.24 feet; thence North 35° 28' 15" East 134.00 feet to a point hereinafter referred to as

"**Point A**"; thence South 54° 31' 45" East 1651.32 feet; thence South 50° 40' 40" East 226.20 feet; thence South 51° 51' 45" East 12.52 feet to the **Point of Beginning**.

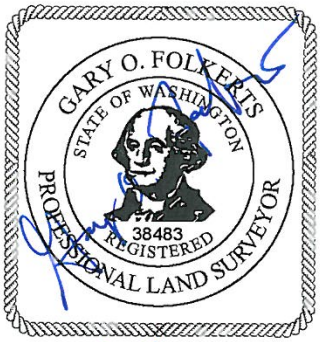
Containing 271,636 square feet or approximately 6.236 acres.

Subject to easements and restrictions of record.

(OFFICE AREA)
Also:
Beginning at said "**Point A**"; thence North 85° 31' 18" East 243.75 feet to the **Point of Beginning**; thence North 24° 07' 06" East 44.62 feet; thence South 65° 55' 02" East 585.81 feet; thence South 24° 00' 02" West 6.37 feet; thence South 37° 55' 26" East 104.74 feet; thence South 48° 25' 32" East 19.93 feet; thence South 58° 52' 37" East 83.29 feet; thence South 31° 52' 06" West 77.32 feet; thence North 59° 12' 26" West 188.75 feet; thence North 58° 12' 15" West 20.68 feet; thence North 57° 12' 51" West 193.11 feet; thence North 62° 29' 14" West 70.04 feet; thence North 63° 20' 37" West 70.51 feet; thence North 60° 16' 21" West 64.16 feet; thence North 57° 12' 05" West 77.20 feet; thence North 50° 50' 30" West 93.40 feet to the **Point of Beginning.**

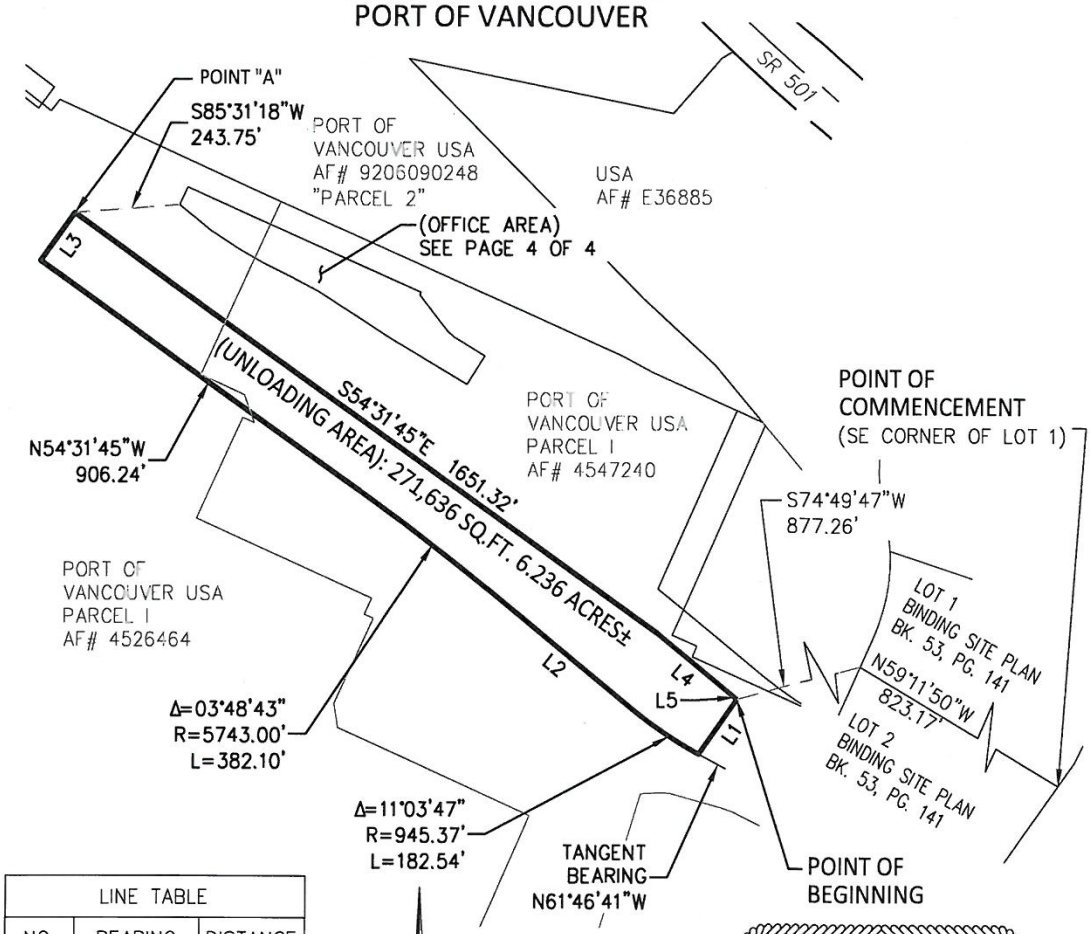
Containing 69,603 square feet or approximately 1.598 acres.

Subject to easements and restrictions of record.



8/21/2013

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AREA 200 LEASE PARCELS
(UNLOADING AREA)
PORT OF VANCOUVER



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S35°01'15"W	153.52'
L2	N50°42'54"W	421.43'
L3	N35°28'15"E	134.00'
L4	S50°40'40"E	226.20'
L5	S51°51'45"E	12.52'

N 1" =400'
08/20/2013

GARY O. FOLKERTS
STATE OF WASHINGTON
38483
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/21/2013

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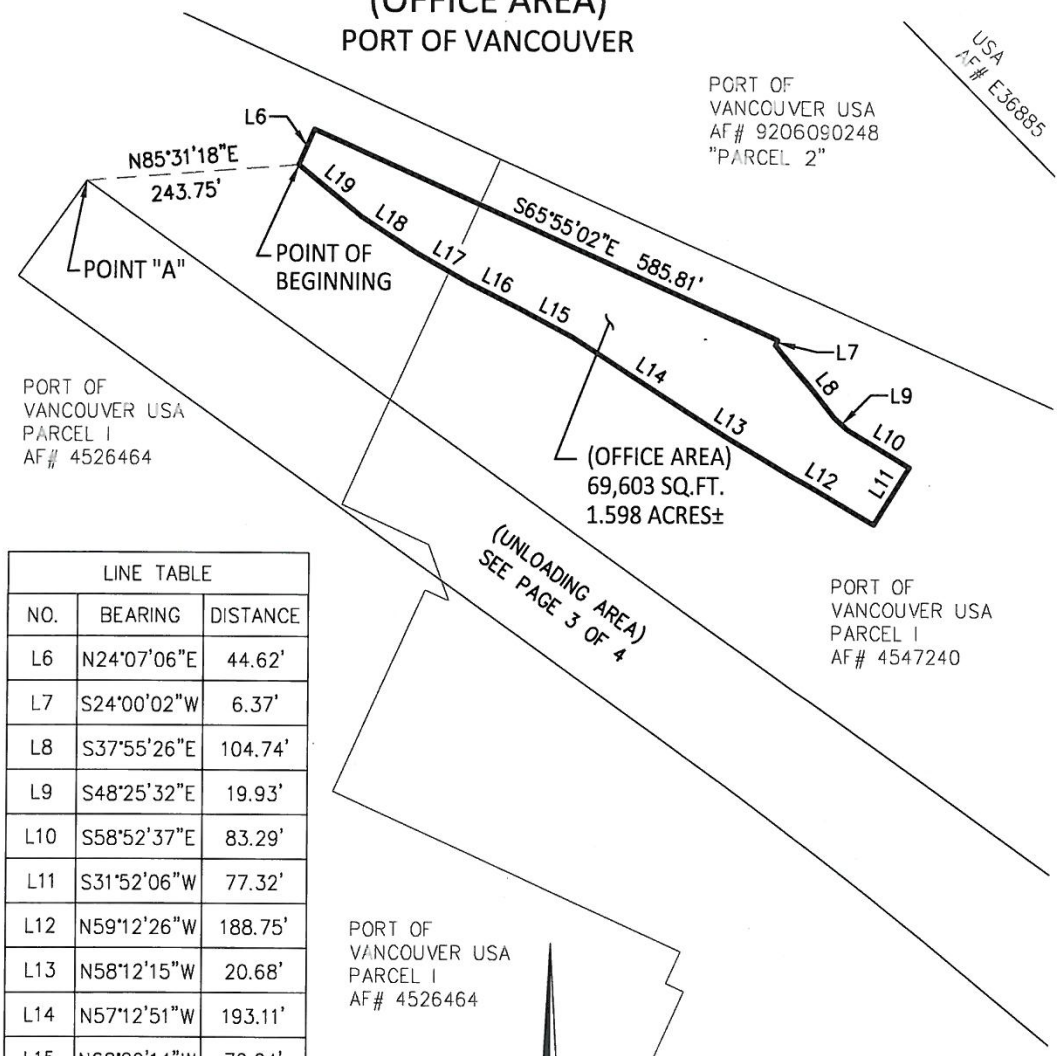
PAGE 3 OF 4 15622SS2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AREA 200 LEASE PARCELS
(OFFICE AREA)
PORT OF VANCOUVER



LINE TABLE		
NO.	BEARING	DISTANCE
L6	N24°07'06"E	44.62'
L7	S24°00'02"W	6.37'
L8	S37°55'26"E	104.74'
L9	S48°25'32"E	19.93'
L10	S58°52'37"E	83.29'
L11	S31°52'06"W	77.32'
L12	N59°12'26"W	188.75'
L13	N58°12'15"W	20.68'
L14	N57°12'51"W	193.11'
L15	N62°29'14"W	70.04'
L16	N63°20'37"W	70.51'
L17	N60°16'21"W	64.16'
L18	N57°12'05"W	77.20'
L19	N50°50'30"W	93.40'

N - 1" =200'
08/20/2013

GARY O. FOLKERS
STATE OF WASHINGTON
38483
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/21/2013

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PAGE 4 OF 4 15622SS2

MacKay Sposito

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15622LD3
8/13/13
GAH

LEGAL DESCRIPTION
AREA 300 LEASE PARCEL (TANK FARM)
PORT OF VANCOUVER

Real property situated in the City of Vancouver, Clark County, Washington, being a portion of the Henry Van Alman Donation Land Claim, lying in the North half of Section 20, Township 2 North, Range 1 East of the Willamette Meridian, described as follows:

Portions of Lot 3 and Lot 4 of the Port of Vancouver Binding Site Plan recorded in Book 53 of surveys, at Page 141, records of said county, described as follows:

(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

Commencing at the Northwest corner of said Lot 4, said corner being on the South right of way line of Lower River Road (SR 501) as shown on said Binding Site Plan; Thence along the North line of said Lot 4 and said South right of way line South 64° 04' 04" East 572.59 feet to the Northeast corner of said Lot 4, said corner being an angle point on the North line of Tract B of said Binding Site Plan; thence along the East line of said Lot 4 and the North line of said Tract B South 27° 04' 10" West 136.35 feet to the **Point of Beginning**; thence continuing along said East and North line South 27° 04' 10" West 635.67 feet; thence leaving said East and North line South 70° 47' 50" West 57.47 feet; thence North 58° 53' 18" West 1082.42 feet; thence North 46° 35' 26" West 138.06 feet; thence North 30° 59' 21" East 631.05 feet; thence North 73° 27' 39" East 51.57 feet; thence South 64° 04' 04" East 984.81 feet; thence South 29° 39' 03" East 223.50 feet to the **Point of Beginning**.

Containing 908,136 square feet or approximately 20.848 acres.

Subject to easements and restrictions of record.

8/15/2013

GARY O. FOLKERTS
STATE OF WASHINGTON
38483
REGISTERED
PROFESSIONAL LAND SURVEYOR

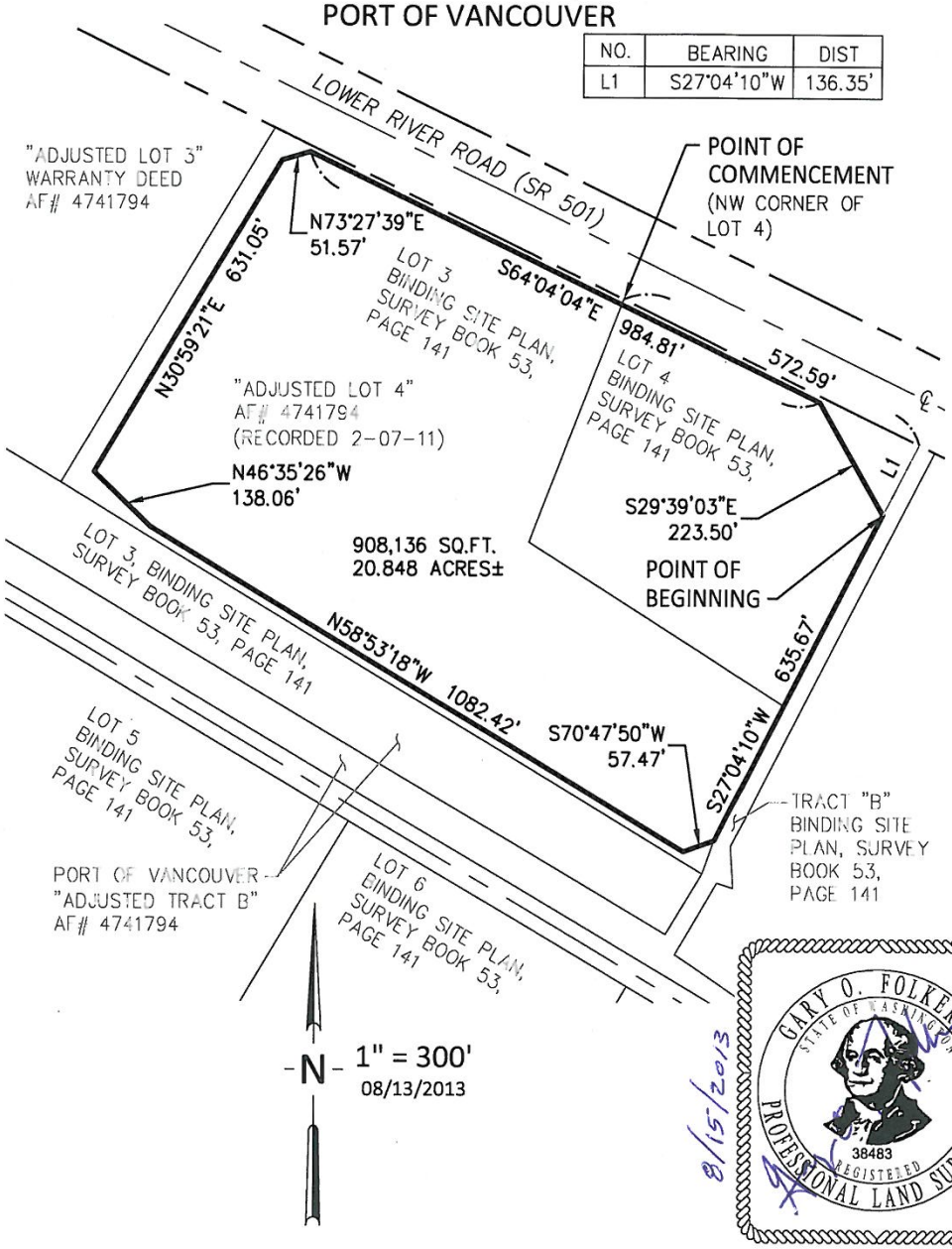
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AREA 300 LEASE PARCEL

(TANK FARM)

PORT OF VANCOUVER

NO.	BEARING	DIST
L1	S27°04'10"W	136.35'



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PAGE 2 OF 2 15622SS3

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15622LD4
8/20/13
GAH

LEGAL DESCRIPTION
AREA 400 LEASE PARCEL
(DOCK AREA)
PORT OF VANCOUVER

Real property situated in the City of Vancouver, Clark County, Washington, being a portion of the Henry Van Alman Donation Land Claim, lying in the Northeast quarter of Section 19 and West half of Section 20, Township 2 North, Range 1 East of the Willamette Meridian, described as follows:

Portions of Tract E, Lot 8, Lot 9, Lot 10 and Lot 12 of that Port of Vancouver Binding Site Plan recorded in Book 53 of Surveys, at Page 141, records of said county, together with bedlands of the Columbia River, described as follows:

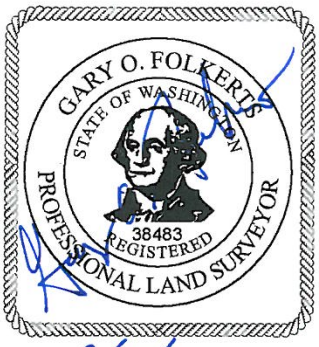
(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

Commencing at the most Southerly corner of Lot 9 of said Binding Site Plan, said corner also being an angle point on the Easterly line of Tract E of said Binding Site Plan and a point on the Southwesterly line of Lot 10 of said Binding Site Plan; thence along the East line of said Lot 9 and the Southwesterly line of said Lot 10 North 30° 25' 37" East 19.79 feet to the **Point of Beginning**; thence continuing along said East line and Southwesterly line North 30° 25' 37" East 94.41 feet to the most easterly corner of said Lot 9; thence along the easterly extension of the Northerly line of said Lot 9 South 59° 21' 27" East 74.61 feet; thence South 30° 11' 28" West 191.81 feet; thence North 63° 19' 37" West 152.13 feet; thence South 27° 17' 57" West 155.92 feet; thence South 05° 40' 44" West 39.58 feet; thence South 61° 43' 01" East 22.47 feet; thence South 24° 35' 09" West 5.54 feet; thence South 62° 39' 54" East 144.39 feet; thence North 67° 31' 17" East 151.57 feet; thence South 62° 35' 00" East 176.85 feet; thence South 27° 25' 00" West 37.00 feet; thence North 62° 35' 00" West 181.86 feet; thence South 67° 31' 17" West 119.40 feet; thence South 27° 32' 15" West 8.61 feet; thence South 87° 13' 52" West 7.43 feet; thence North 62° 37' 45" West 747.33 feet; thence North 28° 47' 14"

West 7.14 feet; thence North 27° 57' 57" East 23.38 feet; thence South 62° 23' 26" East 21.91 feet; thence North 48° 37' 27" East 43.19 feet; thence North 27° 19' 07" East 275.11 feet to a point on the Southerly line of Lot 8 of said Binding Site Plan and the Northerly line of Tract E of said Binding Site Plan; thence along said Southerly line and said Northerly line South 59° 41' 51" East 108.26 feet; thence North 30° 20' 13" East 15.09 feet; thence South 59° 41' 51" East 498.28 feet to the **Point of Beginning.**

Containing 217,756 square feet or approximately 5.000 acres.

Subject to easements and restrictions of record.

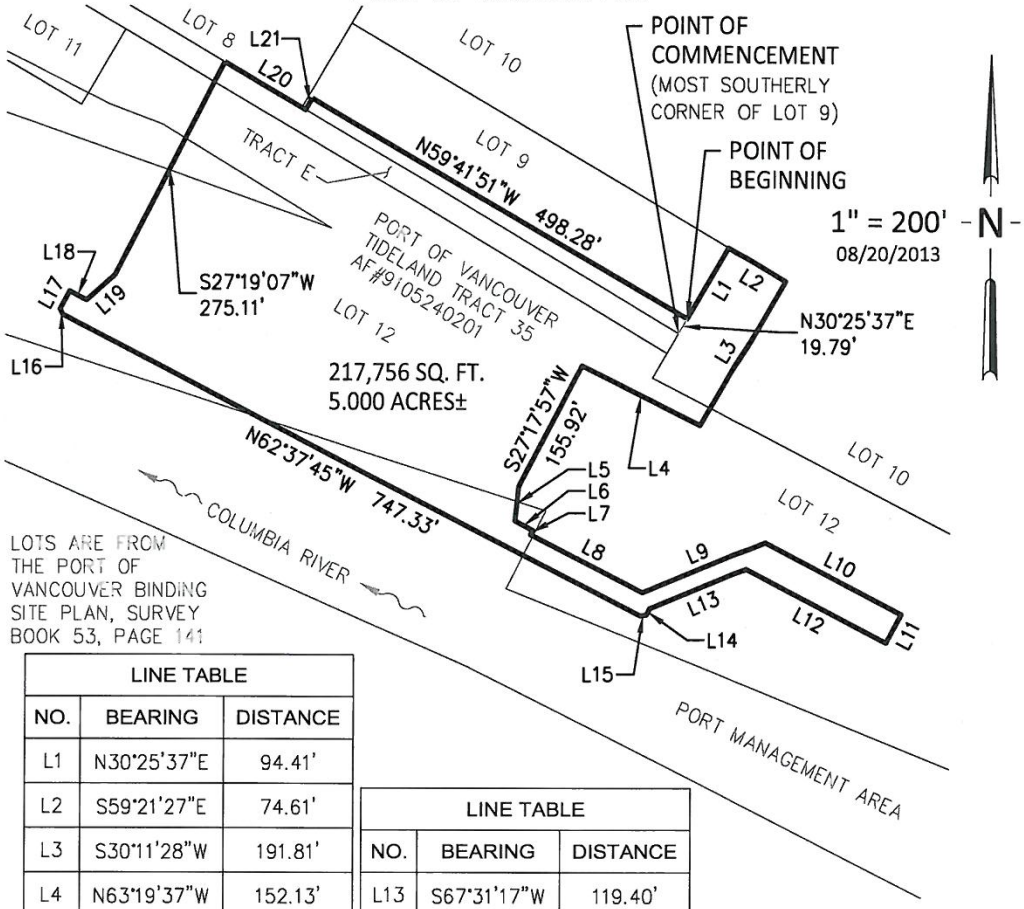


8/21/2013

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AREA 400 LEASE PARCEL (DOCK AREA)

PORT OF VANCOUVER



LOTS ARE FROM THE PORT OF VANCOUVER BINDING SITE PLAN, SURVEY BOOK 53, PAGE 141

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N30°25'37"E	94.41'
L2	S59°21'27"E	74.61'
L3	S30°11'28"W	191.81'
L4	N63°19'37"W	152.13'
L5	S05°40'44"W	39.58'
L6	S61°43'01"E	22.47'
L7	S24°35'09"W	5.54'
L8	S62°39'54"E	144.39'
L9	N67°31'17"E	151.57'
L10	S62°35'00"E	176.85'
L11	S27°25'00"W	37.00'
L12	N62°35'00"W	181.86'

LINE TABLE		
NO.	BEARING	DISTANCE
L13	S67°31'17"W	119.40'
L14	S27°32'15"W	8.61'
L15	S87°13'52"W	7.43'
L16	N28°47'14"W	7.14'
L17	N27°57'57"E	23.38'
L18	S62°23'26"E	21.91'
L19	N48°37'27"E	43.19'
L20	S59°41'51"E	108.26'
L21	N30°20'13"E	15.09'

8/21/2013

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15622LD6 REV 1
8/20/13
btm

LEGAL DESCRIPTION
TSJV PIPELINE EASEMENT
PORT OF VANCOUVER

An easement over real property situated in the City of Vancouver, Clark County, Washington, being portions of the Patrick Markey and Henry Van Allman Donation Land Claims and lying in the Northeast quarter of Section 19 and the Northwest quarter of Section 20, Township 2 North, Range 1 East of the Willamette Meridian described as follows:

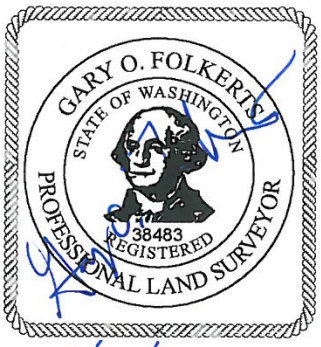
(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

Commencing at the Southwest corner of Lot 1 of that Port of Vancouver Binding Site Plan recorded in Book 53 of Surveys at page 141, said corner also being the Northwest corner of Lot 2 of said Binding Site Plan; thence along the North line of said Lot 2 and the South line of said Lot 1 South 59° 11′ 50″ East 823.17 feet to the Southeast corner of said Lot 1 and Northeast corner of said Lot 2; thence South 58° 01′ 57″ East 1490.93 feet; thence South 46° 35′ 26″ East 37.45 feet to the **Point of Beginning**; thence continuing South 46° 35′ 26″ East 22.81 feet; thence South 72° 09′ 05″ West 52.29 feet; thence South 30° 52′ 03″ West 42.64 feet; thence North 59° 26′ 51″ West 1328.32 feet; thence South 53° 38′ 53″ West 506.54 feet; thence North 54° 31′ 45″ West 13.58 feet; thence South 34° 35′ 33″ West 630.61 feet; thence South 55° 24′ 27″ East 13.79 feet; thence South 35° 00′ 51″ West 559.97 feet; thence South 59° 41′ 51″ East 392.03 feet; thence South 27° 19′ 07″ West 26.04 feet; thence North 59° 41′ 51″ West 465.77 feet; thence North 35° 00′ 51″ East 585.75 feet; thence North 45° 37′ 43″ East 163.25 feet; thence North 34° 35′ 33″ East 481.35 feet; thence North 54° 17′ 43″ West 198.21 feet; thence North 72° 55′ 24″ West 534.82 feet; thence North 65° 54′ 17″ West 266.66 feet; thence North 83° 29′ 56″ West 49.28 feet to a point of curvature with a 1000.37 foot radius curve; thence along said curve to the right, through a central angle of 24° 23′ 49″, an arc distance of 425.96 feet; thence North 35° 01′ 15″ East 55.15 feet to a point on the arc of a 945.37 foot radius curve; thence from a tangent bearing of South 59° 20′ 31″ East, along said curve to the left, through a central angle of 02° 26′ 10″, an arc distance of 40.19 feet; thence South 35° 01′ 15″ West 15.10 feet to a point on the arc of a 960.37 foot radius curve; thence from a tangent bearing of South 61° 40′ 17″ East, along said

curve to the left, through a central angle of 21° 49′ 39″, an arc distance of 365.86 feet to a point of tangency; thence South 83° 29′ 56″ East 119.09 feet; thence South 59° 13′ 33″ East 188.83 feet; thence South 72° 55′ 24″ East 541.60 feet; thence South 59° 26′ 51″ East 29.87 feet to a point of curvature with a 754.49 foot radius curve; thence along said curve to the right, through a central angle of 04° 55′ 06″, an arc distance of 64.77 feet to a point of tangency; thence South 54° 31′ 45″ East 150.71 feet; thence North 53° 38′ 53″ East 436.52 feet; thence North 34° 55′ 04″ East 55.58 feet; thence South 59° 10′ 37″ East 1344.64 feet; thence North 30° 48′ 28″ East 19.34 feet; thence North 72° 09′ 05″ East 48.87 feet to the **Point of Beginning**.

Containing 194,730 square feet or approximately 4.470 acres.

Subject to easements and restrictions of record.

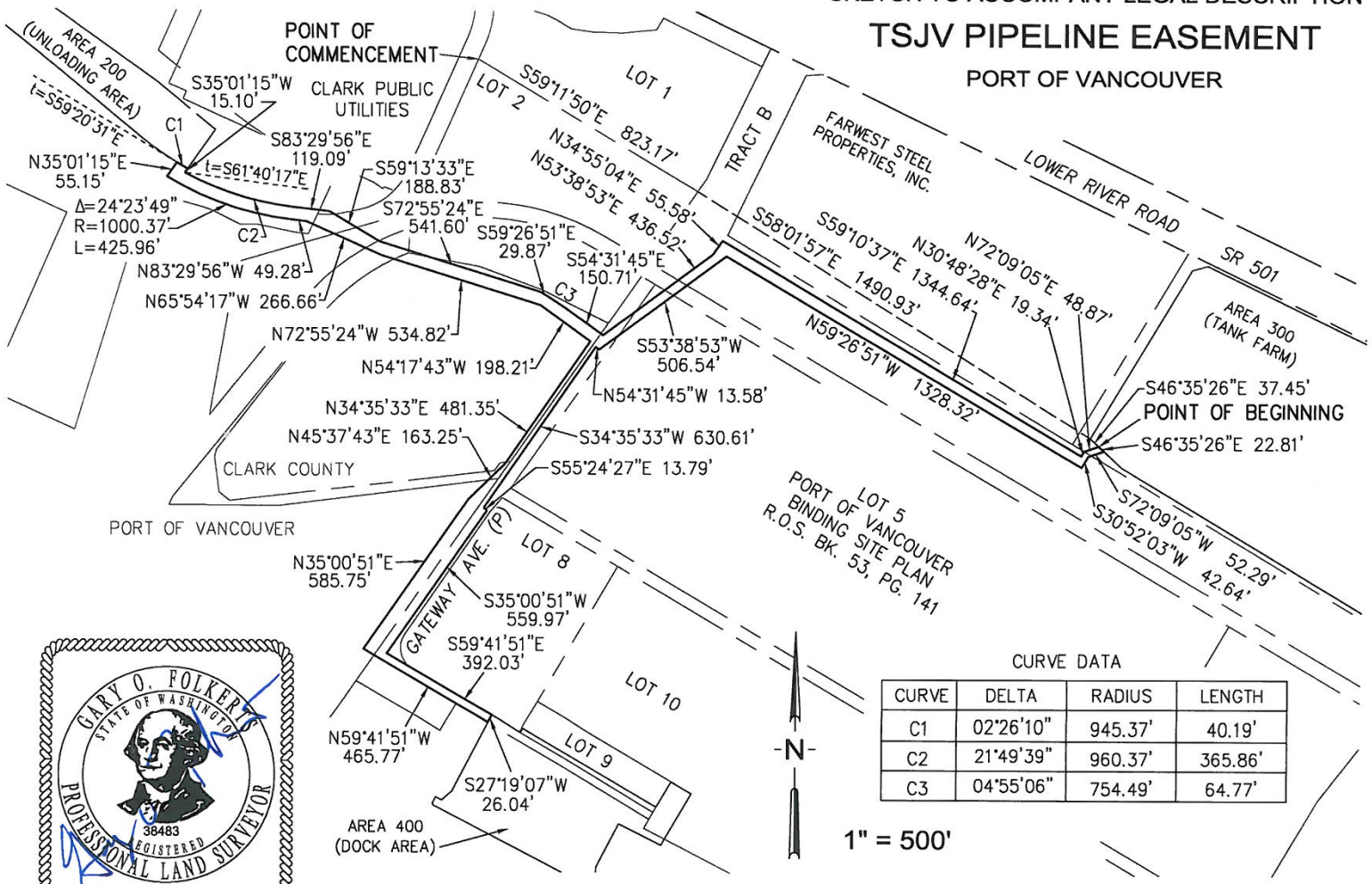


8/21/2013

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TSJV PIPELINE EASEMENT

PORT OF VANCOUVER



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
C1	02°26'10"	945.37'	40.19'
C2	21°49'39"	960.37'	365.86'
C3	04°55'06"	754.49'	64.77'

GARY O. FOLKERTS
STATE OF WASHINGTON
38483
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/21/2013

MacKay Sposito

PAGE 3 OF 3
15622SS6 REV 1

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15622LD5 REV 1
8/20/13
btm

LEGAL DESCRIPTION
TSJV RAIL AREA
PORT OF VANCOUVER

Real property situated in the City of Vancouver, Clark County, Washington, being portions of the Patrick Markey and John Mathews Donation Land Claims and lying in the South half of Section 18 and the North half of Section 19, Township 2 North, Range 1 East of the Willamette Meridian described as follows:

A portion of "Parcel 1" as conveyed to Port of Vancouver by Evergreen Aluminum, LLC by deed recorded under Auditor's File No. 4526464, a portion of "Parcel 1" as conveyed to Port of Vancouver by Alcoa by deed recorded under Auditor's file No. 4547240, a portion of that parcel conveyed to the Port of Vancouver by Clark County Public Utilities by deed recorded under Auditor's File No. 4607518 and a portion of "Parcel 1" as conveyed to the Port of Vancouver by BNSF by deed recorded under Auditor's File No. 4524400, records of said county, described as follows:

(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

Commencing at the Southeast corner of Lot 1 of that Port of Vancouver Binding Site Plan recorded in Book 53 of Surveys at page 141, said corner also being the Northeast corner of Lot 2 of said Binding Site Plan; thence along the North line of said Lot 2 and the South line of said Lot 1 North 59° 11' 50" West 823.17 feet to the Southwest corner of said Lot 1 and Northwest corner of said Lot 2; thence South 74° 49' 47" West 877.26 feet to a point hereinafter referred to as **Point "A"**; thence North 51° 51' 45" West 12.52 feet; thence North 50° 40' 40" West 226.20 feet; thence North 54° 31' 45" West 1651.32 feet; thence South 35° 28' 15" West 58.57 feet to the **Point of Beginning**; thence continuing South 35° 28' 15" West 45.04 feet to a point on the arc of a 782.31 foot radius curve; thence from a tangent bearing of North 55° 29' 36" West, along said curve to the left, through a central angle of 100° 21' 04", an arc distance of 1370.19 feet; thence South 24° 11' 06" West 235.78 feet to a point of curvature with a 741.50 foot radius curve; thence along said curve to the left, through a central angle of 90° 01' 28", an arc distance of 1165.06 feet to a point of tangency; thence

South 65° 50′ 21″ East 1314.77 feet to a point of curvature with a 756.00 foot radius curve; thence along said curve to the left, through a central angle of 68° 14′ 24″, an arc distance of 900.41 feet to a point of tangency; thence North 45° 55′ 15″ East 423.19 feet to a point of curvature with a 683.19 foot radius curve; thence along said curve to the right, through a central angle of 25° 58′ 16″, an arc distance of 309.68 feet to a point of tangency; thence North 71° 53′ 31″ East 124.58 feet; thence South 18° 06′ 29″ East 17.00 feet; thence South 71° 53′ 31″ West 30.86 feet; thence South 66° 41′ 13″ West 93.31 feet to a point of curvature with a 666.44 foot radius curve; thence along said curve to the left, through a central angle of 12° 33′ 43″, an arc distance of 146.11 feet to a point of tangency; thence South 54° 07′ 30″ West 118.70 feet to a point of curvature with a 666.19 foot radius curve; thence along said curve to the left, through a central angle of 08° 12′ 15″, an arc distance of 95.39 feet to a point of tangency; thence South 45° 55′ 15″ West 358.18 feet to a point of curvature with a 788.00 foot radius curve; thence along said curve to the right, through a central angle of 68° 14′ 24″, an arc distance of 938.52 feet to a point of tangency; thence North 65° 50′ 21″ West 1314.77 feet to a point of curvature with a 773.50 foot radius curve; thence along said curve to the right, through a central angle of 90° 01′ 28″, an arc distance of 1215.34 feet to a point of tangency; thence North 24° 11′ 06″ East 249.02 feet to a point on the arc of a 814.31 foot radius curve; thence from a tangent bearing of North 24° 09′ 20″ East, along said curve to the right, through a central angle of 100° 34′ 18″, an arc distance of 1429.37 feet to the **Point of Beginning**.

Subject to easements and restrictions of record.

Also:
Commencing at said "**Point A**"; thence South 35° 01′ 15″ West 42.09 feet to the **Point of Beginning**; thence continuing South 35° 01′ 15 West 80.06 feet to a point on the arc of a 683.19 foot radius curve; thence from a tangent bearing of South 55° 23′ 23″ East, along said curve to the left, through a central angle of 29° 40′ 14″, an arc distance of 353.79 feet to a point of tangency; thence South 85° 03′ 37″ East 77.74 feet; thence South 78° 42′ 02″ East 73.70 feet; thence North 11° 17′ 58″ East 17.00 feet; thence South 77° 08′ 21″ East 63.24 feet; thence North 17° 13′ 10″ East 17.00 feet; thence North 72° 46′ 50″ West 328.32 feet to a point of curvature with a 755.99 foot radius curve; thence along said curve to the right, through a central angle of 15° 54′ 46″, an arc distance of 209.96 feet to the **Point of Beginning**.

Subject to easements and restrictions of record.

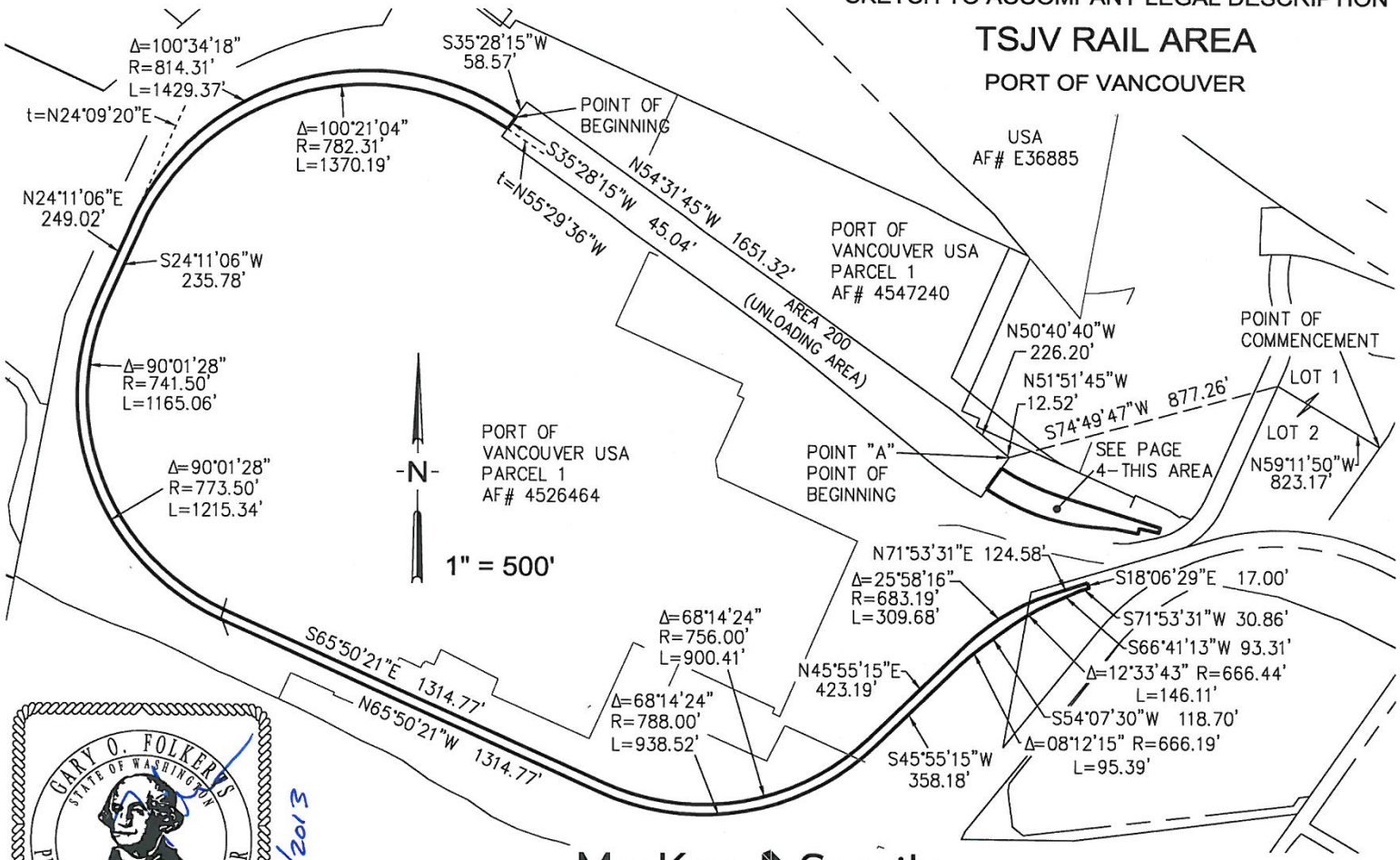
8/21/2013

GARY O. FOLKERTS
STATE OF WASHINGTON
38483
REGISTERED
PROFESSIONAL LAND SURVEYOR

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TSJV RAIL AREA

PORT OF VANCOUVER



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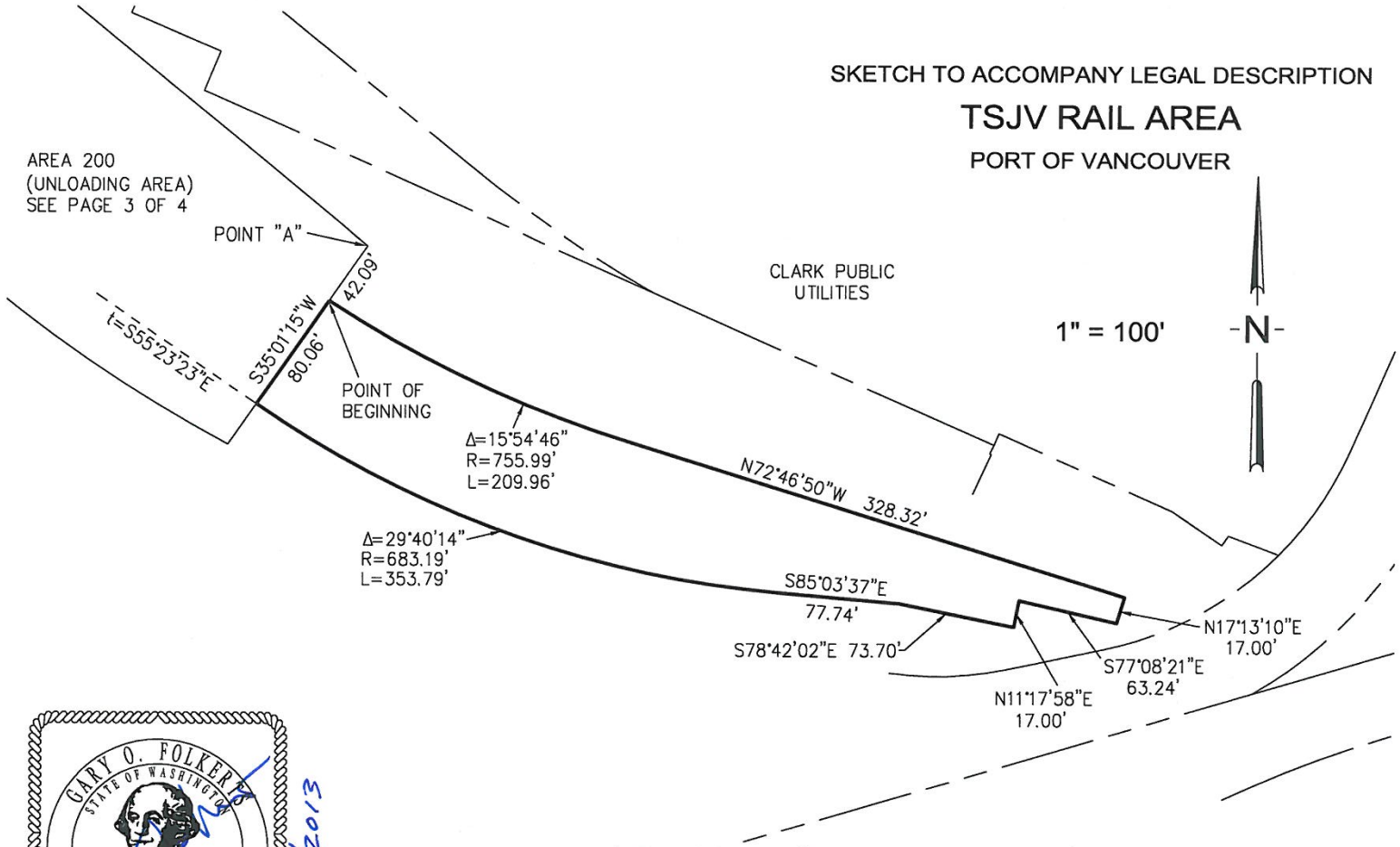
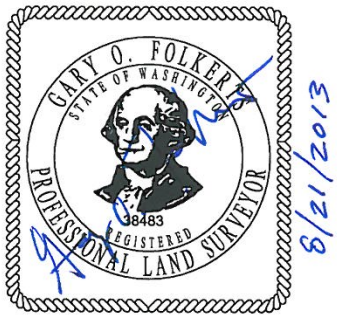
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TSJV RAIL AREA

PORT OF VANCOUVER





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