

Section 2.2 Legal Descriptions and Ownership Interests

The Facility will be constructed on an approximately ~~41.5~~44.9-acre site within portions of the SE $\frac{1}{4}$ of Section 18, NW $\frac{1}{4}$ of Section 19, and the NW and NE $\frac{1}{4}$ of Section 20, Township 2 North, Range 1 East WM. Berths 13 and 14 are located at approximately RM 103.5.

2.2.1 Legal Description of Property

The legal description is presented in the following pages.

This legal description is a preliminary description of the lease areas and non-exclusive easements. The lease agreement between the Applicant and the Port contemplates refinements to the precise boundaries of the lease areas based on final facility design. A final legal description will be provided to EFSEC prior to the beginning of Facility construction.

2.2.1 Legal Description of Property

(Revised January 2014¹)

¹ Only Figures 2.1.1 and 2.1.2 of this ASC have been updated to identify the updated Facility site boundary. The Applicant will, however, use this updated Facility site boundary in all figures and analyses presented in the Applicant-prepared DEIS.

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

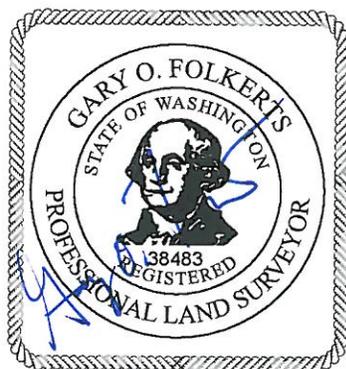
Real property situated in the City of Vancouver, Clark County, Washington, being portions of the John Mathews and William Hendrickson Donation Land Claims and lying in the South half of Section 18, Township 2 North, Range 1 East of the Willamette Meridian described as follows:

(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° 38' 11" West 2,629.77 feet to the **Point of Beginning**; thence South 10° 51' 22" East 225.77 feet; thence North 54° 31' 45" West 28.63 feet; thence South 35° 28' 15" West 41.80 feet; thence North 10° 51' 22" West 217.62 feet; thence North 69° 01' 48" West 105.20 feet to a point on the 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 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; thence South 17° 01' 46" West 14.69 feet; thence South 76° 33' 08" East 108.03 feet; thence South 52° 38' 39" East 35.95 feet to the **Point of Beginning**.

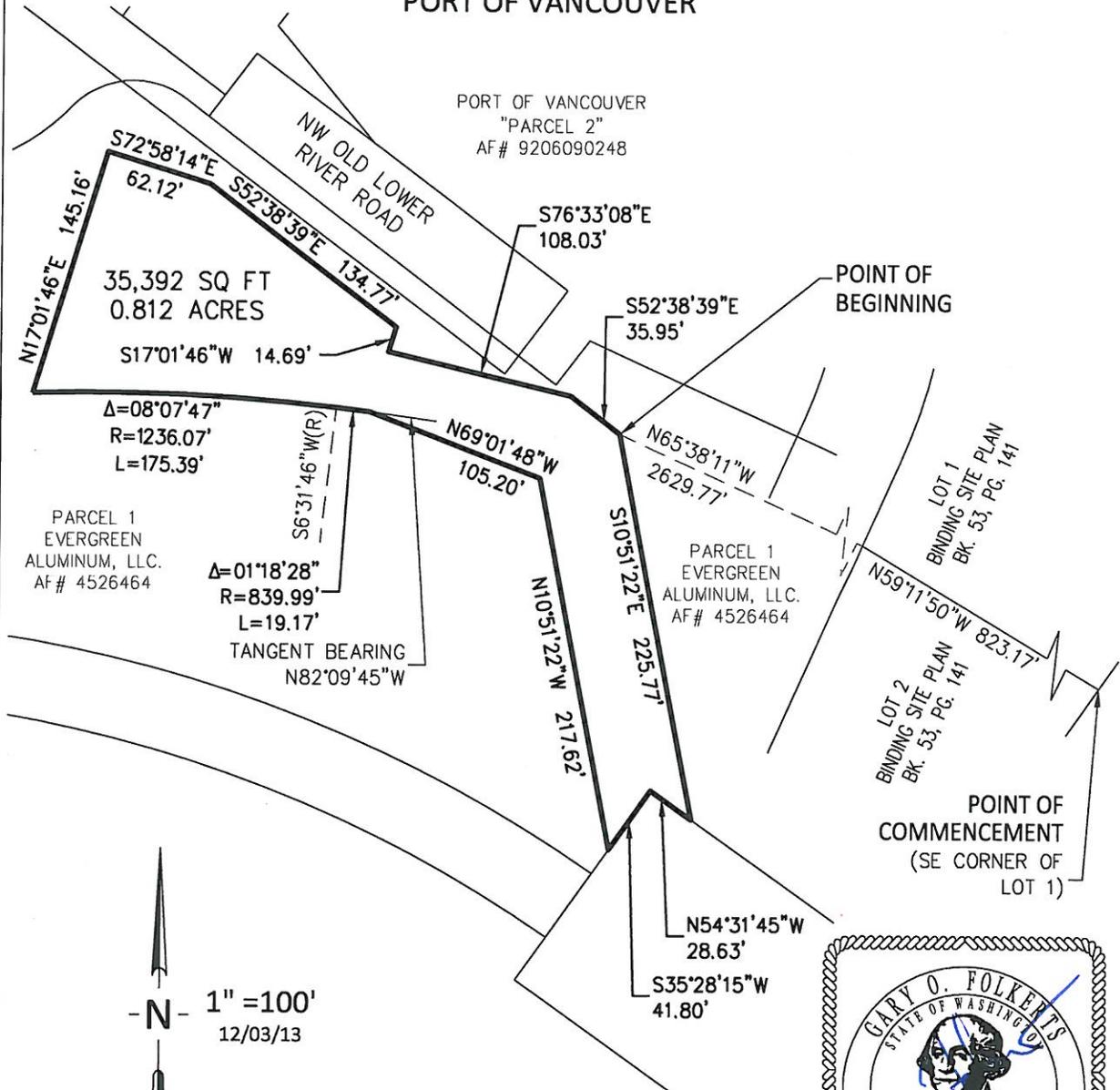
Containing 35,392 square feet or approximately 0.812 acres.

Subject to easements and restrictions of record.



12/03/2013

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



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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.

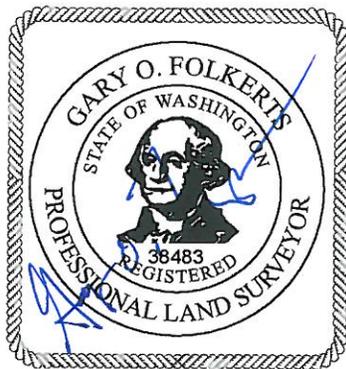
(OFFICE AREA)

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**.

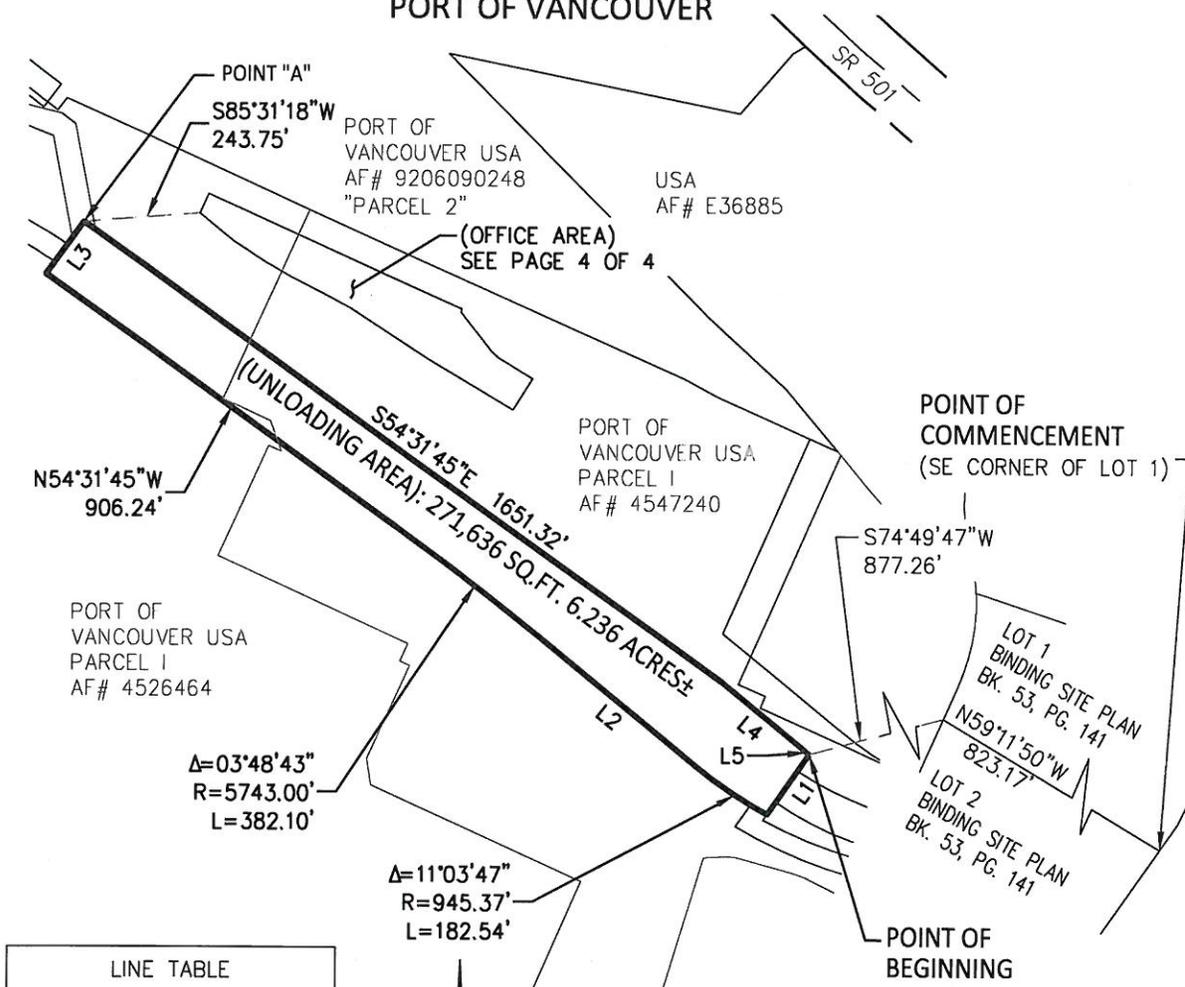
Containing 69,603 square feet or approximately 1.598 acres.

Subject to easements and restrictions of record.

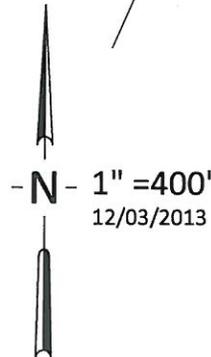


12/03/2013

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'

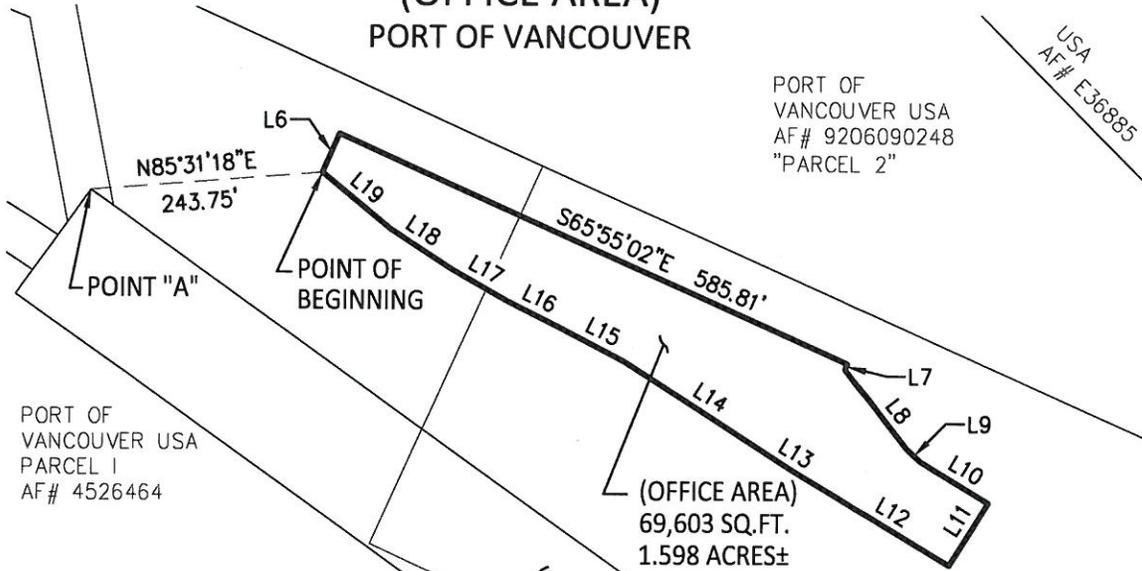


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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AREA 200 LEASE PARCELS
(OFFICE AREA)
PORT OF VANCOUVER**



PORT OF VANCOUVER USA
PARCEL I
AF# 4526464

PORT OF VANCOUVER USA
AF# 9206090248
"PARCEL 2"

USA
AF# E36885

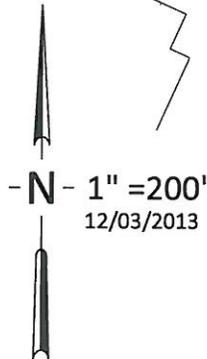
(OFFICE AREA)
69,603 SQ.FT.
1.598 ACRES±

(UNLOADING AREA)
SEE PAGE 3 OF 4

PORT OF VANCOUVER USA
PARCEL I
AF# 4547240

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'

PORT OF VANCOUVER USA
PARCEL I
AF# 4526464



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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:

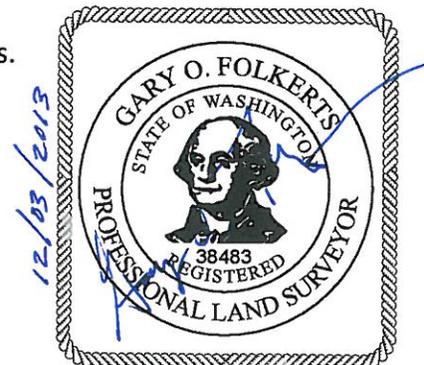
Portions of Lot 3 and Lot 4 of the Port of Vancouver Binding Site Plan recorded in Book 53 of surveys, at Page 141, records of said county, described as follows:

(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**.

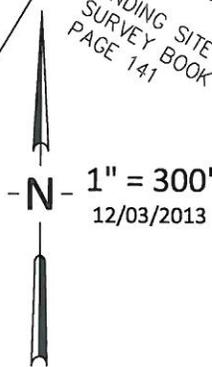
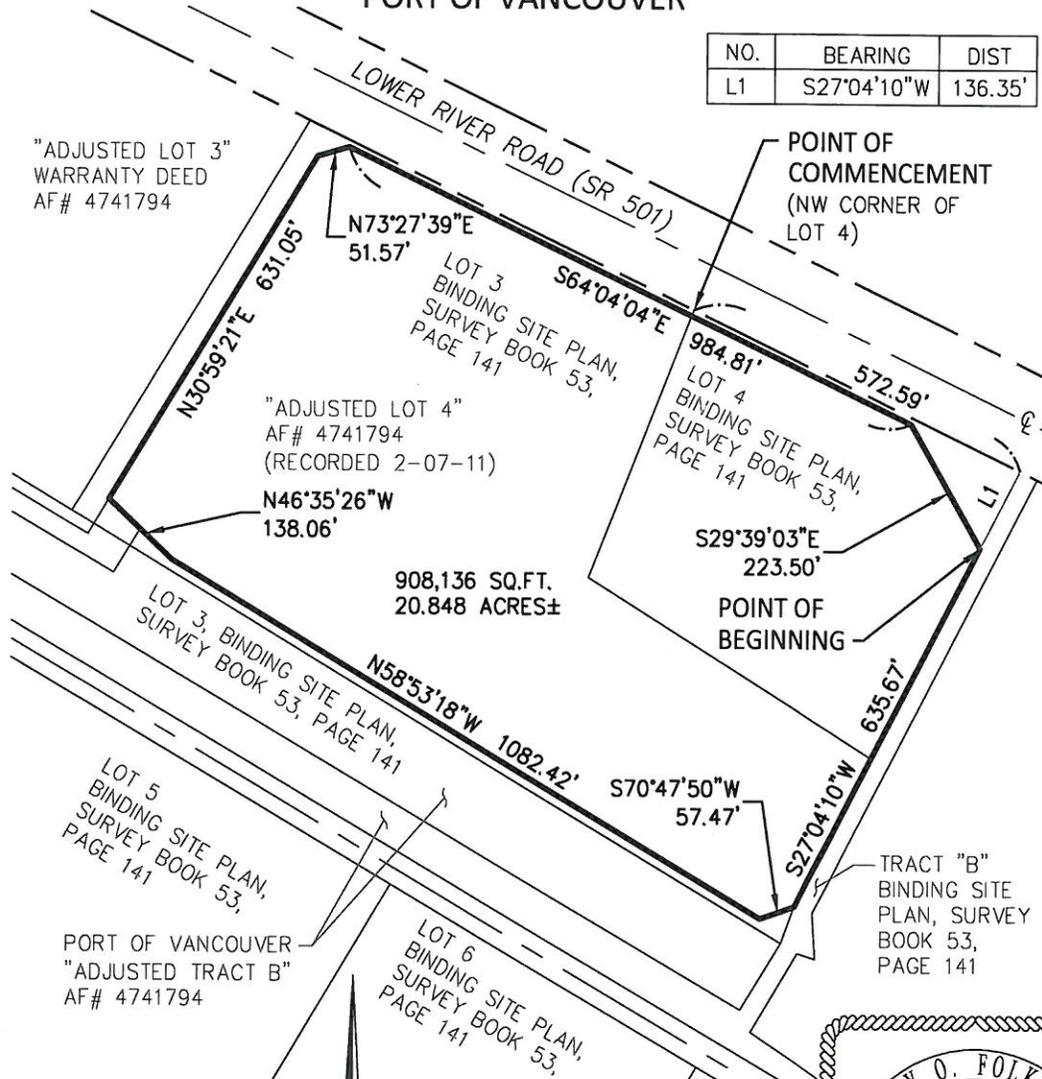
Containing 908,136 square feet or approximately 20.848 acres.

Subject to easements and restrictions of record.



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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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 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:

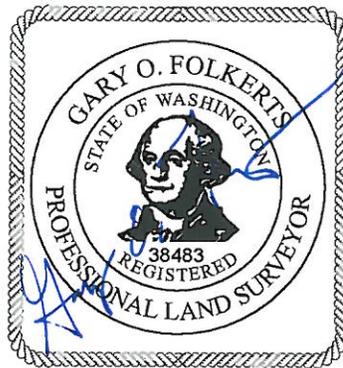
(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

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 114.20 feet to the **Point of Beginning**; thence along the easterly extension of the Northerly line of said Lot 9 South 59° 21' 27" East 104.96 feet; thence South 29° 44' 17" West 109.02 feet; thence South 60° 14' 47" East 473.77 feet; thence South 29° 45' 13" West 70.00 feet; thence North 60° 14' 47" West 77.36 feet; thence South 75° 49' 11" West 189.46 feet; thence North 62° 34' 58" West 172.12 feet; thence South 67° 31' 17" West 106.94 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' 55" East 479.37 feet; thence North 29° 45' 13" East 94.52 feet to a point on the Northerly line of said Lot 9; thence along said northerly line South 59° 21' 27" East 20.02 feet to the **Point of Beginning**.

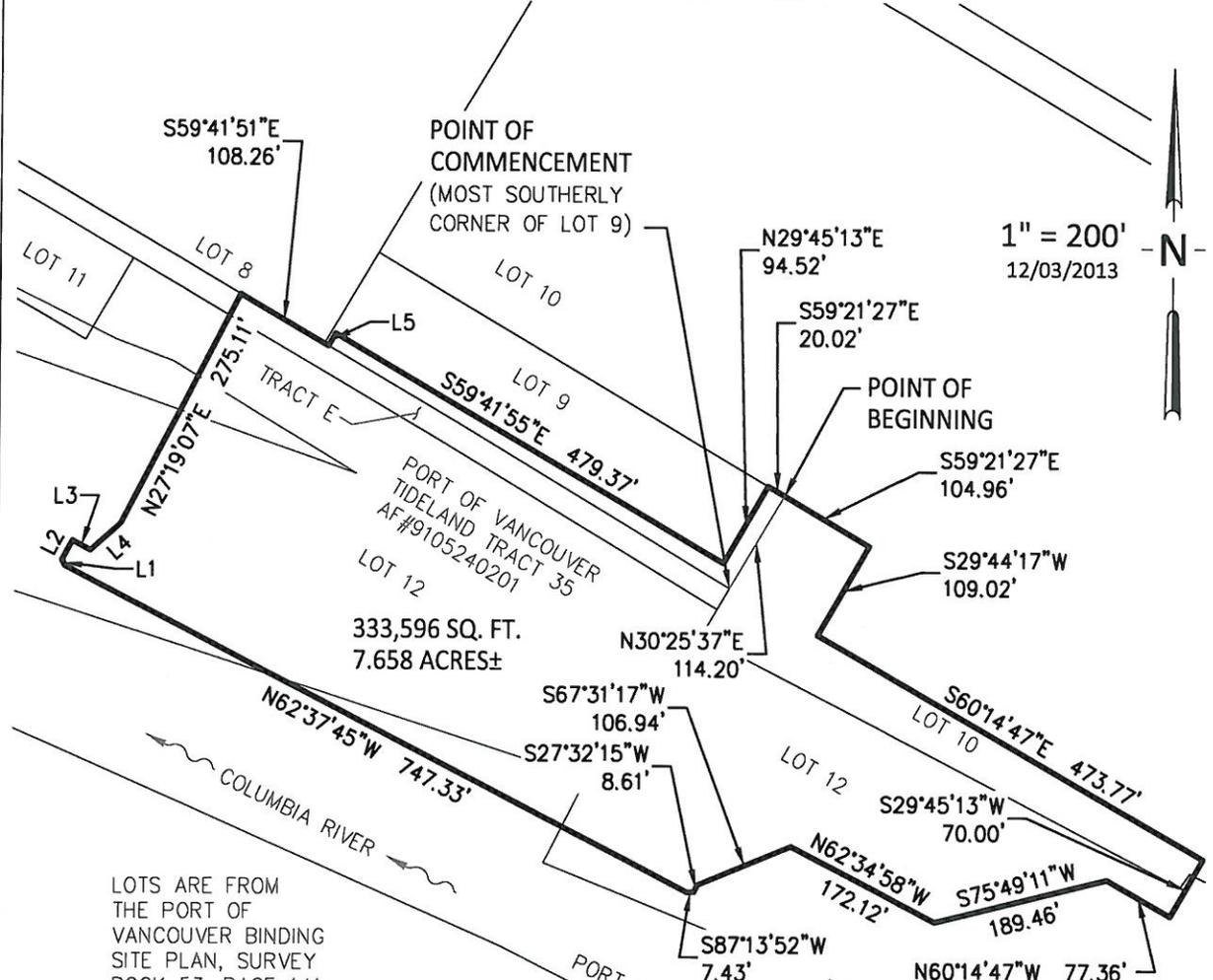
Containing 333,596 square feet or approximately 7.658 acres.

Subject to easements and restrictions of record.

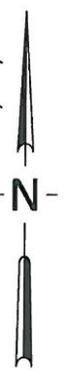


12/03/2013

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

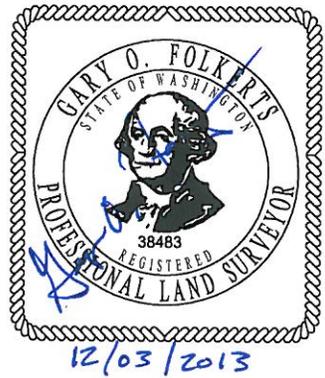


1" = 200'
 12/03/2013



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

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N28°47'14"W	7.14'
L2	N27°57'57"E	23.38'
L3	S62°23'26"E	21.91'
L4	N48°37'27"E	43.19'
L5	S30°20'13"W	15.09'



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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

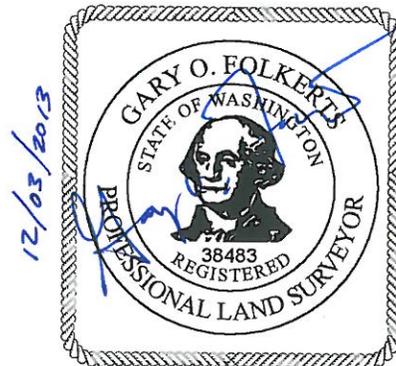
South 65° 50' 21" East 1314.77 feet to a point of curvature with a 756.00 foot radius curve; thence along said curve to the left, through a central angle of 68° 14' 24", an arc distance of 900.41 feet to a point of tangency; thence North 45° 55' 15" East 423.19 feet to a point of curvature with a 683.19 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.

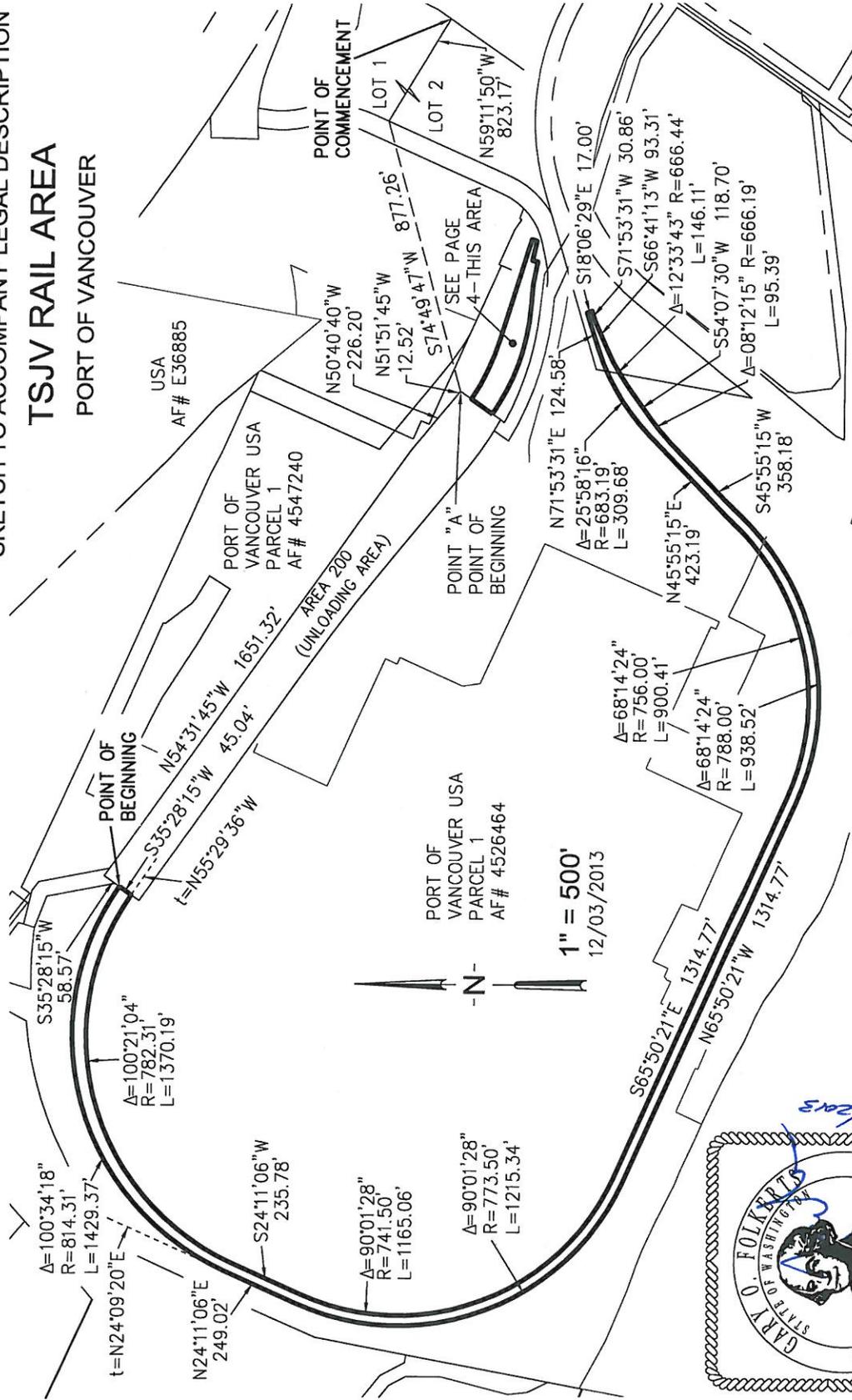
Also:

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.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TSJV RAIL AREA
 PORT OF VANCOUVER



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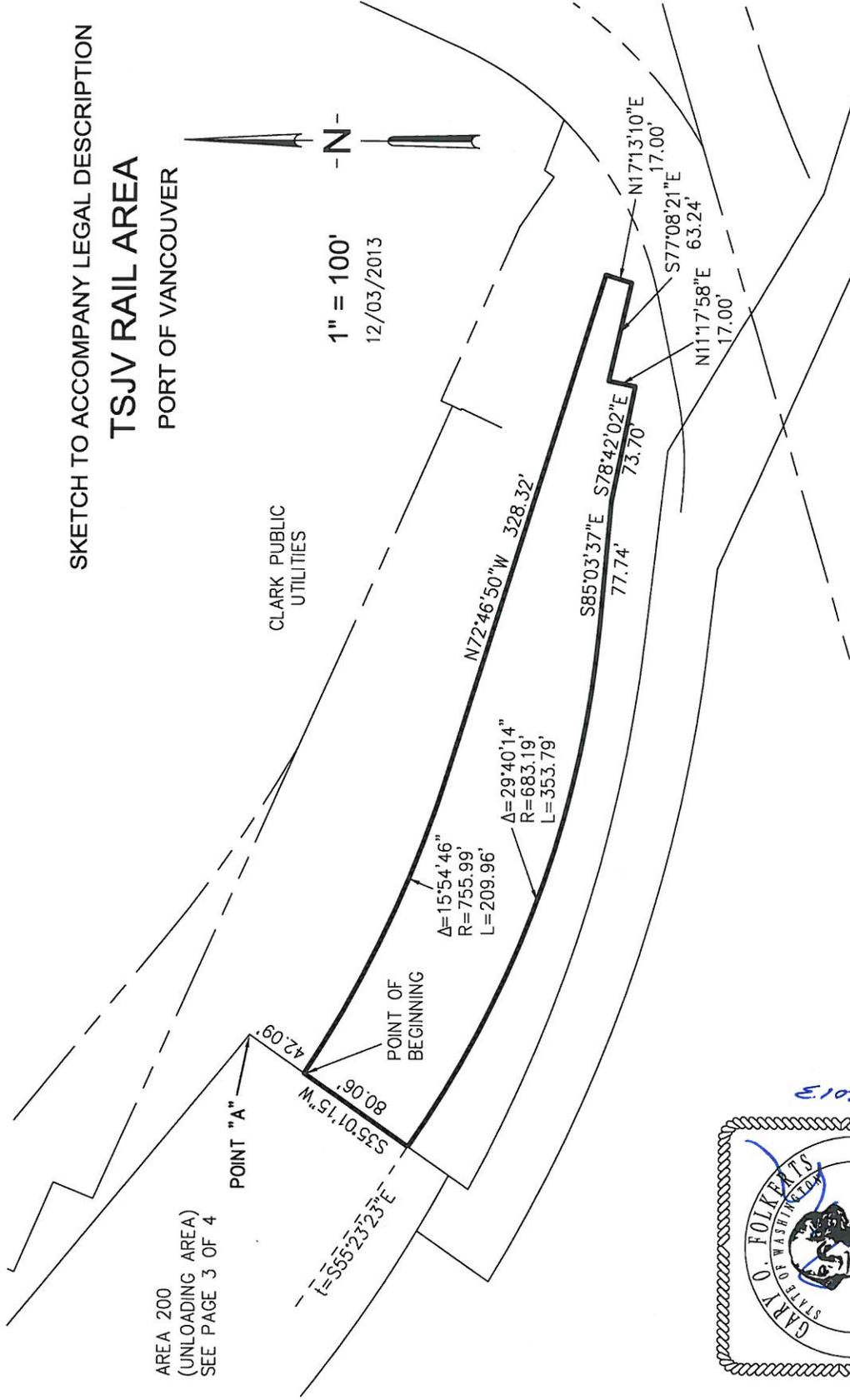
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TSJV RAIL AREA

PORT OF VANCOUVER



AREA 200
(UNLOADING AREA)
SEE PAGE 3 OF 4



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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:

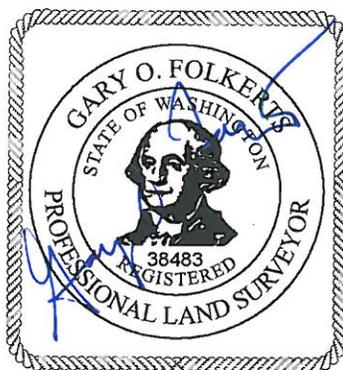
(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

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 the Northeast corner of said Lot 2; thence South 58° 01' 57" East 1490.93 feet to the **Point of Beginning**; thence South 46° 35' 26" East 60.26 feet; thence South 31° 00' 07" West 79.98 feet; thence North 59° 26' 51" West 1370.39 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 106.08 feet; thence North 56° 26' 33" East 503.68 feet; thence South 59° 10' 37" East 1340.16 feet; thence North 30° 59' 21" East 64.20 feet to the **Point of Beginning**.

Containing 212,871 square feet or approximately 4.887 acres.

Subject to easements and restrictions of record.

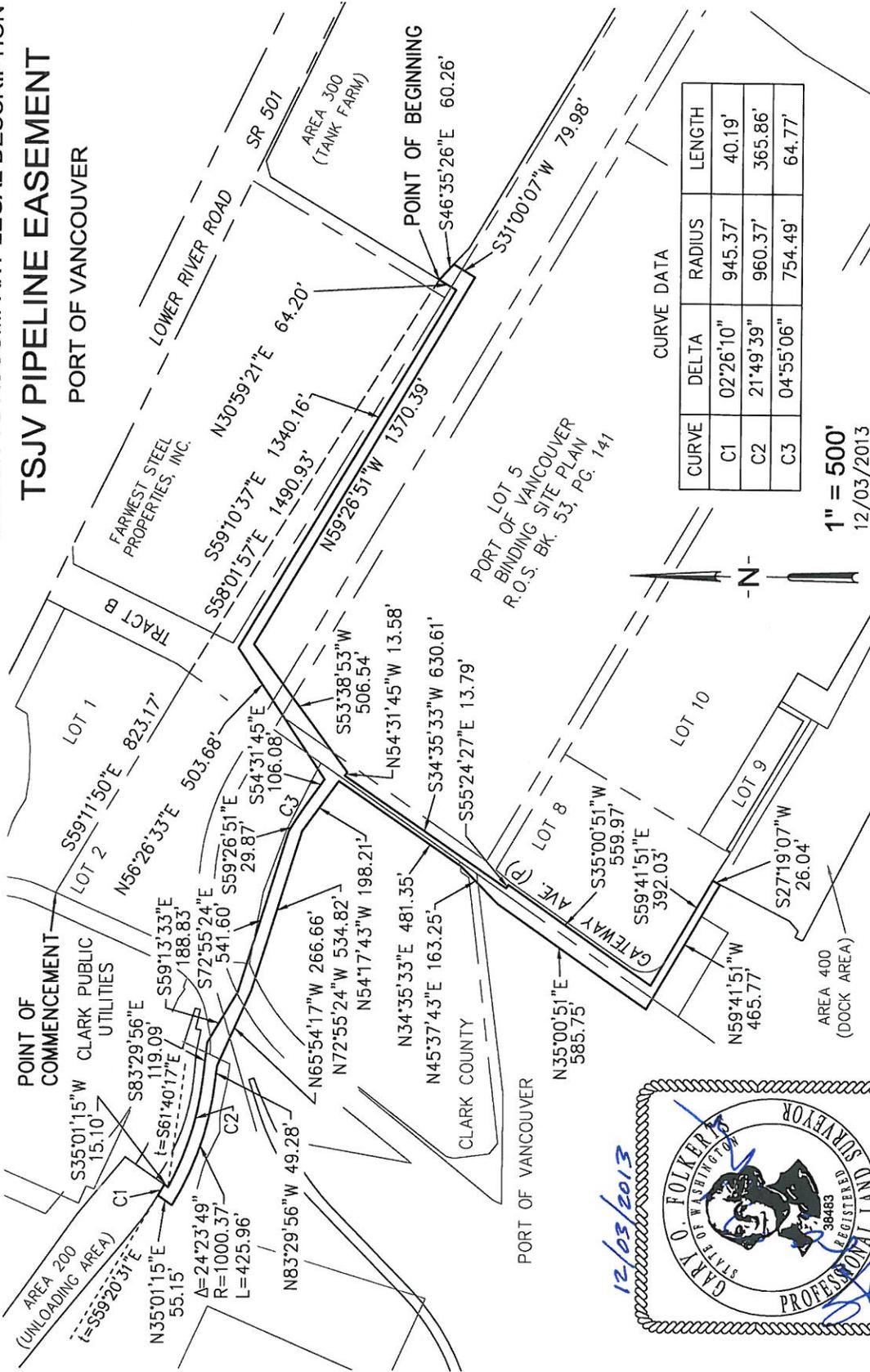


12/03/2013

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'

1" = 500'
12/03/2013



Mackay Sposito