

Tesoro Savage Vancouver Energy Distribution Terminal

PART 2 PROPOSAL

Section 2.1 – Site Description

WAC 463-60-135
Proposal – Site description.

The application shall contain a description of the proposed site indicating its location, prominent geographic features, typical geological and climatological characteristics, and other information necessary to provide a general understanding of all sites involved, including county or regional land use plans and zoning ordinances.

(Statutory Authority: RCW 80.50.040 (1) and (12). 04-21-013, recodified as § 463-60-125, filed 10/11/04, effective 11/11/04. Statutory Authority: RCW 80.50.040(1) and Chapter 80.50 RCW. 81-21-006 (Order 81-5), § 463-42-125, filed 10/8/81. Formerly WAC 463-42-180.)

Section 2.1 Site Description

2.1.1 Location of Tesoro Savage Vancouver Energy Distribution Terminal

The proposed Tesoro Savage Vancouver Energy Distribution Terminal (Facility) will be constructed at the Port of Vancouver (Port) within the City of Vancouver (City) in Clark County, Washington. The Facility includes construction and operations in different “Areas” on the overall facility, each area serving different functions. The site is located on the north (Washington) shore of the Columbia River. State Route (SR) 501 (Lower River Road) is located immediately to the north of the site. Interstate 5 (I-5) is located approximately 2.5 miles east. Rail access to the site is available from the east. Figure 2.1-1 presents a general vicinity map of the location; Figure 2.1-2 provides an aerial view and identifies existing adjacent uses. Each Facility area is described in further detail below. The entire Facility will be constructed on approximately 41.5 acres.

The Port is located from approximately 103 to 106 river miles (RM) from the Pacific Ocean on the Columbia River at the head of the deep-water navigation channel. The total land area of the Port is approximately 2,127 acres, including approximately 800 developed acres and 500 acres planned for future development. Marine operations include five terminals and 13 berths. The Port handles 400 to 500 vessel calls per year and approximately 5 million metric tons of cargo yearly, including grain, scrap steel, bulk minerals, pulp, automobiles, refined petroleum products, and other bulk liquids. More than 2,300 people are directly employed by businesses at the Port (Port of Vancouver 2013).

Most of the site will be leased from the Port and will be used exclusively by the Applicant for the construction and operation of the Facility. The Transfer Pipelines will be located on non-exclusive easements within the Port.

The site is located in the SE ¼ of Section 18, NW ¼ of Section 19, and the NW and NE ¼ of Section 20, Township 2 North, Range 1 East WM. Berths 13 and 14 are located at approximately Columbia RM 103.5. Table 2.1-1 summarizes the project site areas discussed in detail below.

Table 2.1-1. Project Development Summary

Project Element	Site Location	Area (acres)
Area 200 – Unloading and Office	5501 NW Lower River Road NE ¼ Section 19, & S ½ Section 18, T2N, R1E WM Parcels: 152799-000, 152903-000	7.59
Area 300 – Storage	No site address N ½ Section 20, T2N, R1E WM Parcel: 152173-000	20.84
Area 400 – Marine Terminal	No site address NW ¼ Section 20, T2N, R1E WM Parcels: 152166-000, 503030-000, 503030-003	4.97
Area 500 – Transfer Pipelines	No address NE ¼ Section 19 & NW ¼ Section 20, T2N, R1E WM Parcels: 152184-000, 152177-000, 152179-000, 986027-146, 986027-027, 50303-001, 152166-000,	2.20

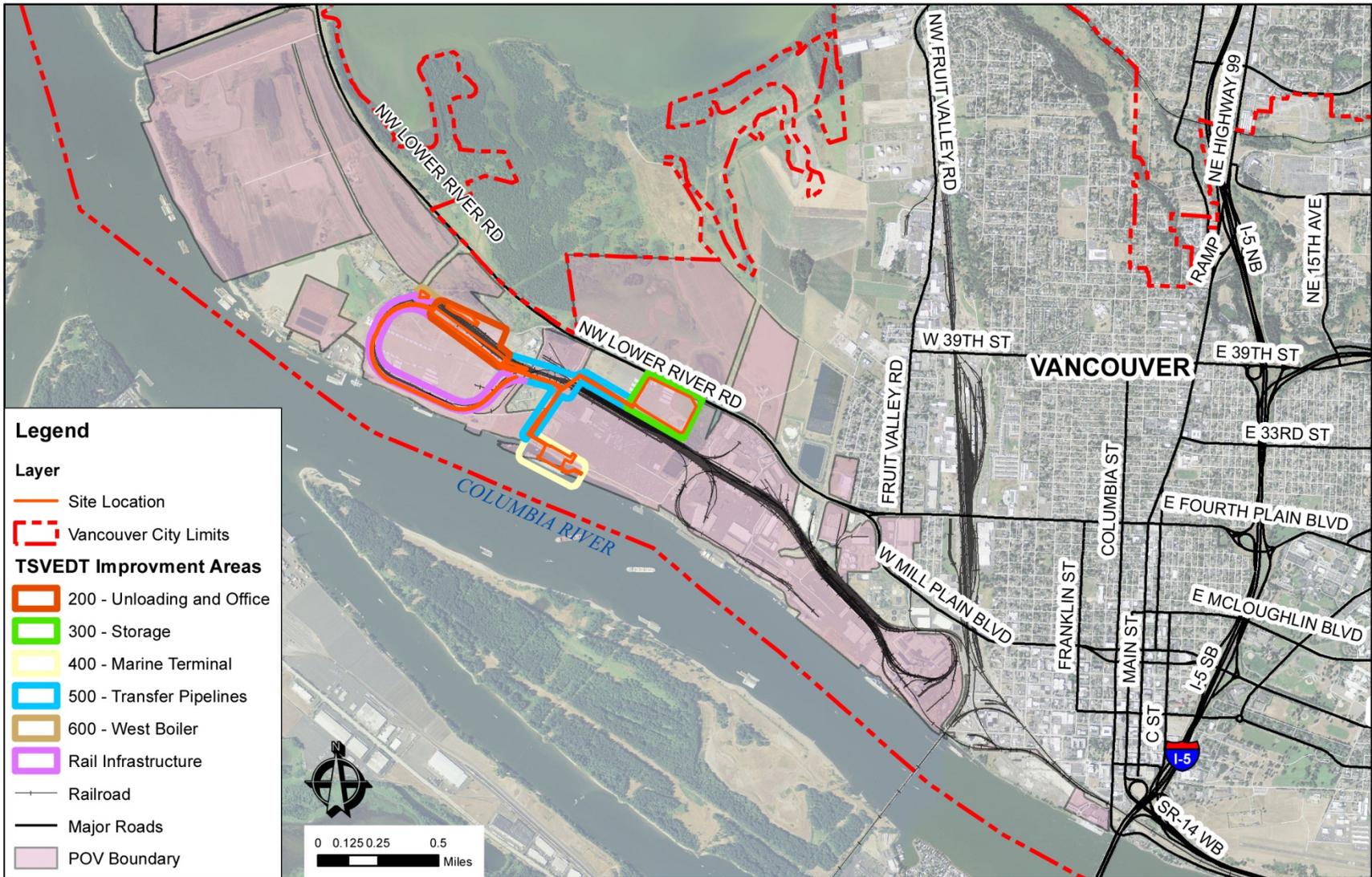
Project Element	Site Location	Area (acres)
Area 600 – West Boiler	No site address SW ¼ Section 19, T2N R1E WM Parcel: 152799-000	0.45
Rail Infrastructure	5501 NW Lower River Road N ½ Section 19, & S ½ Section 18, T2N, R1E WM Parcels: 152799-000, 152903-000, 152905-000, 152798-000	5.45

2.1.1.1 Area 200 – Administrative/Support and Rail Unloading

Area 200 is located at 5501 NW Lower River Road in Vancouver. The following Facility elements will be located in Area 200: administrative and support buildings, parking, rail access to the rail unloading facility, and the rail unloading facility. Area 200 will be accessible from an unnamed private road owned and maintained by the Port. Area 200 facilities will be constructed on approximately 7.59 acres.

Area 200 is in the northern portion of the area of the Port that is generally defined as Terminal 5. Terminal 5 is the former location of aluminum processing facilities owned and operated by Evergreen Aluminum LLC (Evergreen) and the Aluminum Company of America (Alcoa). The site has been the location of intensive historic industrial use, dating back to the 1940s when Alcoa first developed the site for aluminum smelting operations, through the early 2000s, when aluminum processing activities on the property ended. The Port completed the purchase of the Evergreen and Alcoa properties in 2009 and, with the exception of the onsite water tower and the dock structure in the Columbia River, all structures of the former aluminum processing plants have been removed and remediation has been conducted at the site in accordance with Washington State Department of Ecology (Ecology) approvals.

The Terminal 5 site is currently developed and used for the outdoor storage of wind turbine components and other cargoes and contains multiple rail lines for Port operations. The rail on the site represents the westernmost segment of the West Vancouver Freight Access (WVFA) project, a rail improvement project that is under construction at the Port. See Figure 2.1-2 for existing conditions at Terminal 5.



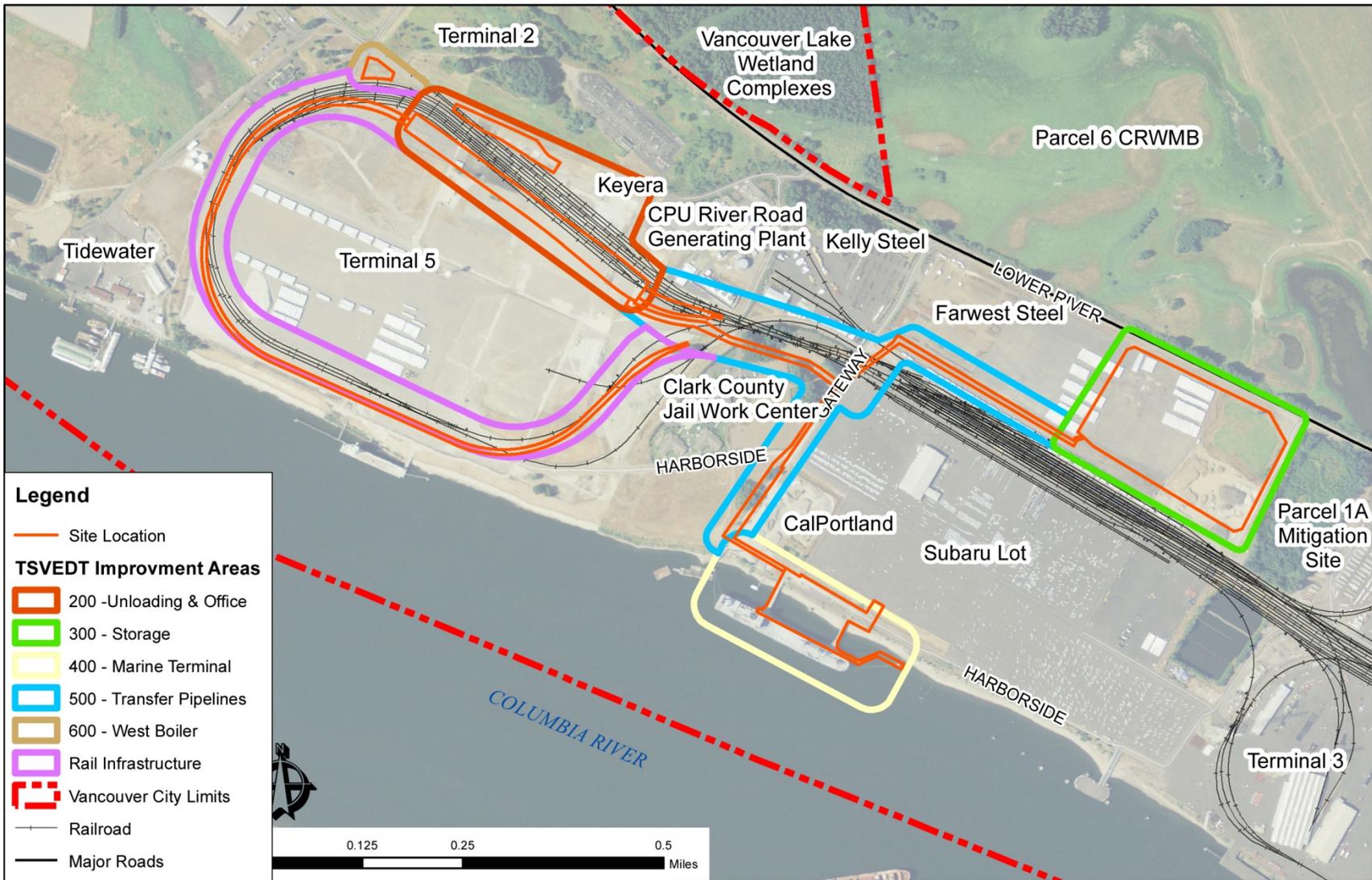


Figure 2.1-2. Aerial View

2.1.1.2 Area 300 – Storage

Area 300 is located at the Port's Parcel 1A on the south side of NW Lower River Road just east of the existing Farwest Steel facility. The following Facility elements will be located in Area 300: product storage tanks and associated secondary containment, the Area 300 Boiler Building, and associated control and ancillary systems. Area 300 will be accessible from NW Gateway Avenue and NW Lower River Road via a shared private drive. Area 300 elements will be constructed on approximately 20.84 acres.

This site was developed by the Port for laydown and industrial development and is currently partially occupied by a temporary steel scrap storage yard. See Figure 2.1-2 for existing conditions at Parcel 1A.

2.1.1.3 Area 400 – Marine Terminal

Area 400 is located at existing Port berths 13 and 14 on the Columbia River south of the current Subaru facility. The following Facility elements will be located in Area 400: product conveyance and loading facilities located on the dock, the MVCUs, emergency containment and response equipment, and control and ancillary facilities associated with vessel loading. This area will be accessed from Gateway Avenue and Harborside Drive by a driveway to be constructed with the project. Area 400 will be constructed on approximately 4.97 acres.

Berths 13 and 14 were developed by the port in the early 1990s and most recently have been used as vessel layberths. The dock consists of two access trestles and T docks with associated mooring elements. The access trestles and T docks consist of steel pile-supported concrete decks with a steel pile fenders system. Four steel pile-supported concrete breasting dolphins are connected to the T docks by steel-grated walkways. Three steel pile-supported concrete mooring dolphins are located between the shoreline and the T docks. The navigation channel of the Columbia River in this area is maintained artificially at a depth of -43 feet and the Port maintains the berths to the same depth. The nearshore habitat drops off rapidly and, as a result, there is little shallow water habitat or transition zone. Columbia River water volumes are managed by upstream dams, and there is no functioning floodplain within the project site. Sediments in the area of the project are predominantly silts, sands, and clays, with very little gravel or cobble present. There is no in-stream large woody debris or any backwater or side channel habitat at the project site. See Figure 2.1-2 for existing conditions at berths 13 and 14.

2.1.1.4 Area 500 – Transfer Pipelines

Area 500 consists of a non-exclusive easement located within Terminal 5, Parcel 1A, Terminal 4, and corridors adjacent to existing private port roads. Area 500 includes the corridors for the approximately 38,500 lineal feet of transfer pipelines that will connect the Unloading (Area 200), Storage (Area 300), and Marine Terminal (Area 400) portions of the project. See Figure 2.1-2 for existing conditions along the transfer pipeline corridor. Area 500 will be constructed on approximately 2.20 acres.

2.1.1.5 Area 600 – West Boiler

Area 600 is located at the northwest corner of Terminal 5. The Area 600 Boiler Building and its associated parking will be constructed at this location. Area 600 will be accessed from Old Lower River Road and a private road owned and maintained by the Port. See Figure 2.1-2 for

existing conditions at Area 600. Area 600 facilities will be constructed on approximately 0.45 acre.

2.1.1.6 Rail Infrastructure

The project will require the construction of two additional rail loops (tracks 4106 and 4107) consisting of approximately 18,000 lineal feet of new rail located on approximately 5.45 acres at Terminal 5. Existing Terminal 5 rail associated with the WVFA will be shifted; the shifting of existing facilities will be performed by others, has been previously permitted, and is not included within this request for Site Certification. A third rail loop (track 4105) is permitted for general Port use. This track may be transferred to exclusive use by the Facility once a sustained volume of 120,000 barrels per day is received by the Facility.

2.1.2 Prominent Geographic Features

2.1.2.1 Terminal 5

Terminal 5 is the location of the Unloading and Office elements (Area 200) and the rail infrastructure. This area is bounded on the south by the Columbia River. With the exception of the riprapped shoreline, the site is flat and is composed of developed rail facilities, gravel surfacing, and paving.

2.1.2.2 Parcel 1A

Parcel 1A is the location of Storage (Area 300). There are no prominent geographic features on Parcel 1A. The site is flat and consists of gravel or dirt with scattered grasses and weeds and a temporary scrap steel yard.

2.1.2.3 Terminal 4 Berths 13 and 14

Berths 13 and 14 are the location of the Marine Terminal (Area 400) and include the Columbia River and shoreline. At this location, the river has a bank to bank width of approximately 5,600 feet, with a maintained channel width of 600 to 800 feet and a maintained depth of -43 feet Columbia River Datum (CRD). The bank consists of steeply sloping riprap with parking and storage at the top of the bank. The existing pile-supported dock consists of two access trestles, four breasting dolphins connected to the trestles by catwalks, and three mooring dolphins.

2.1.2.4 General Area

Within the general vicinity of the Facility location, there are several other geographic features. Vancouver Lake is an approximately 2,287 acre shallow lake located in the Columbia River floodplain is located northeast of the project site (Clark County 2010). There is an associated wetland complex located south of Vancouver Lake. The Columbia River Wetland Mitigation Bank (CRWMB), an approximately 154-acre wetland mitigation bank established in 2010, is located at the southern extent of this wetland complex.

There are also two wetland mitigation sites in the vicinity of the project site. The Parcel 1A wetland mitigation site, located immediately east of Parcel 1A, was created in 1994. The Parcel 2 wetland mitigation site is an approximately 16.4-acre mitigation site, situated on an approximately 31.3-acre parcel north of the existing Terminal 5 site.

2.1.3 Typical Geological and Climatological Characteristics

The information below summarizes the more detailed information regarding geology and climate that is included as sections 3.1 Earth and 3.2 Air.

2.1.3.1 Geology

The Facility is located in the Vancouver Lake Lowlands. The natural geological features of the site have been modified over time through the development of Port facilities to today's existing conditions. Artificial fill material was used to modify historical topographic relief and typically consists of sand and silt. Much of this material was derived from suction dredging techniques where Columbia River channel sand was piped on shore for dewatering and grading. This fill material mantles the project site and is common in the historically industrial developed areas in the vicinity.

The Facility is situated in the Portland Basin, a northwest-elongated structural basin bordered to the east by the Cascade Mountain foothills, to the west by the Portland West Hills, to the south by the Clackamas River, and to the north by the Lewis River (Evarts et al., 2009). The Portland Basin began to form about 20 million years ago with folding and uplift of Tertiary basement marine and volcanic rocks, and was subsequently filled with volcanic and sedimentary rocks. Approximately 15 to 16 million years ago, flood-basalt flows of the entered the basin through a broad Columbia River valley transecting the Cascade Range and emptying into the Pacific Ocean (Beeson et al. 1989). By 14 million years ago, the uplift of the Portland Hills diverted the Columbia River northward (Evarts et al. 2009).

The Columbia River deposited up to 600 feet of fine-grained river and lake sediments into the subsiding Portland Basin (Trimble 1963). The deposits are poorly cemented siltstone, sandstone, and claystone. Overlaying this deposit is 600 feet of consolidated and cemented sandstone and conglomerate of the Troutdale Formation (Tolan and Beeson 1984). The Troutdale Formation resulted from a high-energy braided river system (Evarts et al. 2009) that was eroded during the last ice age by the ancestral Columbia and Willamette rivers and by catastrophic glacial outburst floods (Allen et al. 2009). Glacial outburst floodwaters from Montana washed across eastern Washington and through the Columbia River Gorge to spread out in the Portland Basin and pool to elevations of about 400 feet, depositing boulders, cobbles, and gravel sediment grading to thick blankets of micaceous sand. The sea level rose by about 300 feet after the last of the glacial outburst floods about 15,000 years ago, forming an estuarine environment that extends far upstream in the Columbia River. This low energy environment rapidly filled with more recent sandy alluvium and broad floodplains developed along the primary Columbia River channel, including the Vancouver Lake Lowlands (Peterson et al. 2011).

2.1.3.2 Climate

The climate of the City is predominately temperate, characterized by wet, mild winters and dry, warm summers. The climate is influenced by the relative proximity of the Pacific Ocean and the Cascade and Coast ranges of Oregon and Washington. Temperature and precipitation measurement records from the "Vancouver 4 NNE" agricultural meteorological station were accessed to analyze the climate at the project site. This station is located about 4 miles northeast of the project site and has been collecting measurements since 1856. The monthly climate summary is included in Table 3.2-5. The maximum temperature ever recorded at the site was 106° F on July 30, 2009 and minimum temperature recorded was -8.0° F in 1909. The site averages about 40 inches of rainfall and 6.5 inches of snow a year, with most of the precipitation

occurring during the winter months. Prevailing winds are from the west-northwest. See Section 3.2 for additional climate information.

2.1.4 Land Use Plans and Zoning Ordinances

A full description of the applicable comprehensive plans, zoning and development ordinances, and other land use programs applicable to the Facility is included in Section 4.2 Land and Shoreline Use.

The project is located completely within the corporate limits of the City. The land is designated as Industrial (IND) in the City of Vancouver Comprehensive Plan and is zoned as Heavy Industrial (IH). The IH zoning of the site allows a variety of industrial uses, including the proposed Facility, which is classified as a “warehouse/freight movement” as defined in Section 20.160.020 of the VMC. The VMC also permits “railroad yards” within the IH zone.

The ship loading elements located in Area 400 and Rail Infrastructure on Terminal 5 include features located within 200 feet of the Columbia River, a shoreline of statewide significance. Lands within 200 feet of the ordinary high water mark (OHWM) of the Columbia River are subject to regulation under the City of Vancouver Shoreline Master Program (SMP). The SMP designates the shoreline environment of the upland areas on the site as High Intensity and the areas of the site below the OHWM of the river as Aquatic. Within the High Intensity and Aquatic designations, water-dependent industrial uses are permitted activities. The SMP defines a water-dependent use as follows: “a use or a portion of a use which requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations.” The purpose of the proposed project is to transfer crude oil from rail cars to ships, consistent with the definition of water dependent use. Furthermore, within the High Intensity designation Railroads are a permitted activity. A shoreline substantial development permit would be required for the proposed activities within the shoreline jurisdiction.

Section 2.2 – Legal Descriptions and Ownership Interests

WAC 463-60-135

Proposal – Legal descriptions and ownership interests.

(1) Principal facility. The application shall contain a legal description of the site to be certified and shall identify the applicants and all nonprivate ownership interests in such land.

(2) Associated and transmission facilities. For those facilities described in RCW 80.50.020 (6) and (7) the application shall contain the legal metes and bounds description of the preferred centerline of the corridor necessary to construct and operate the facility contained therein, the width of the corridor, or variations in width between survey stations if appropriate, and shall identify the applicant's and others' ownership interests in lands over which the preferred centerline is described and of those lands lying equidistant for 1/4 mile either side of such center line.

(Statutory Authority: RCW 80.50.040 (1) and (12). 04-21-013, amended and recodified as § 463-60-135, filed 10/11/04, effective 11/11/04. Statutory Authority: RCW 80.50.040(1). 83-01-128 (Order 82-6), § 463-42-135, filed 12/22/82. Statutory Authority: RCW 80.50.040(1) and Chapter 80.50 RCW. 81-21-006 (Order 81-5), § 463-42-135, filed 10/8/81. Formerly WAC 463-42-190.)

Section 2.2 Legal Descriptions and Ownership Interests

The Facility will be constructed on an approximately 41.5-acre site within portions of the SE ¼ of Section 18, NW ¼ of Section 19, and the NW and NE ¼ 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

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

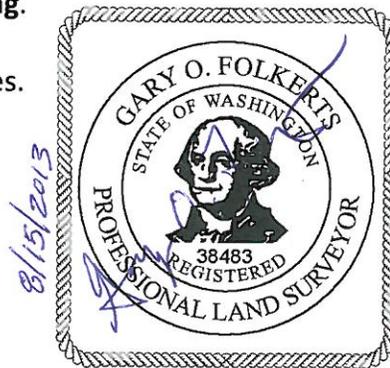
Real property situated in the City of Vancouver, Clark County, Washington, being portions of the John Mathews and William Hendrickson Donation Land Claims and lying in the South half of Section 18, Township 2 North, Range 1 East of the Willamette Meridian described as follows:

(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.)

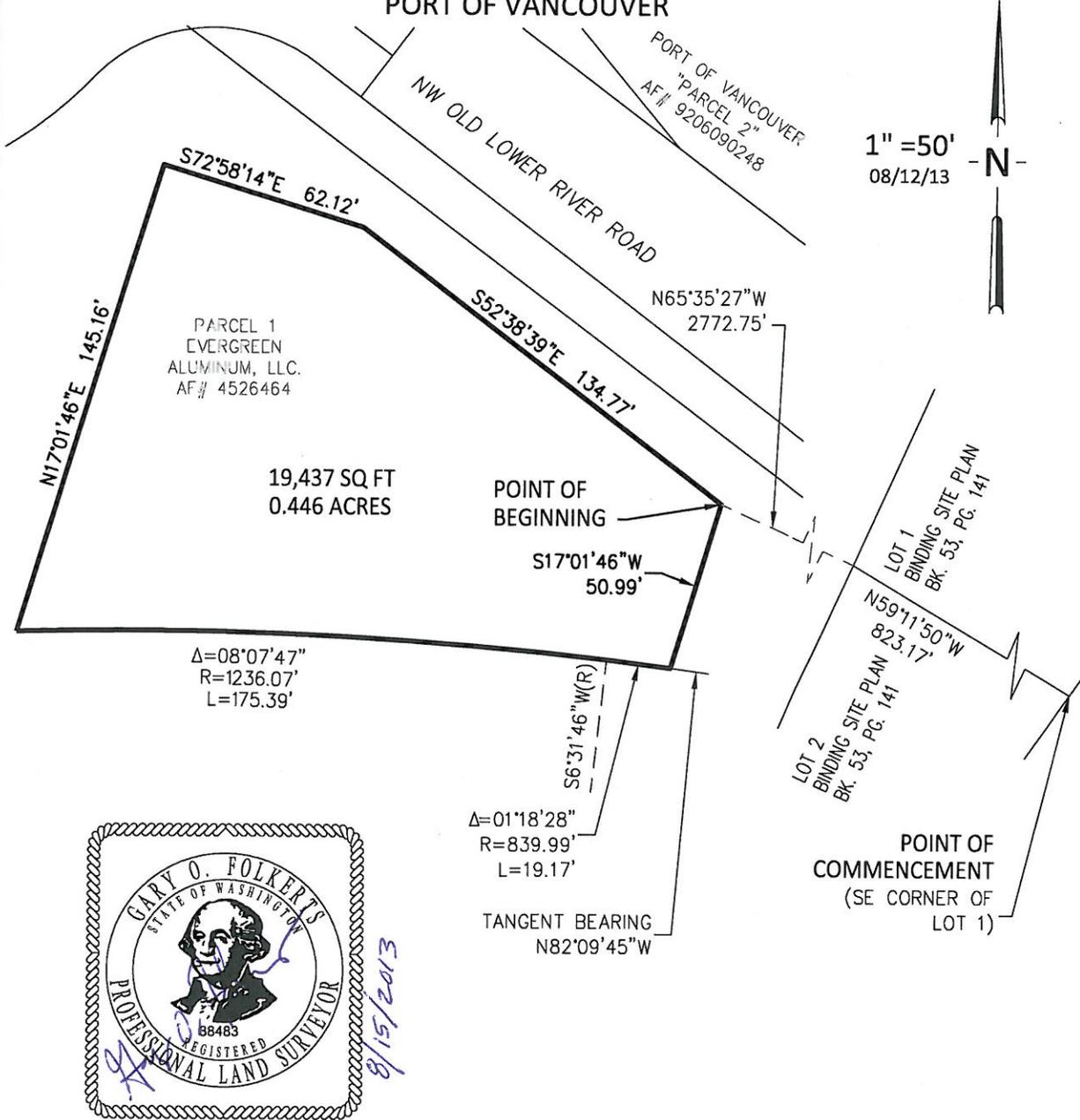
Commencing at the Southeast corner of Lot 1 of that Port of Vancouver Binding Site Plan recorded in Book 53 of Surveys at page 141, said corner also being the Northeast corner of Lot 2 of said Binding Site Plan; thence along the North line of said Lot 2 and the South line of said Lot 1 North 59° 11' 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.



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



Mackay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT
 www.mackaysposito.com

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 PORTLAND: (503) 289-6726
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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.

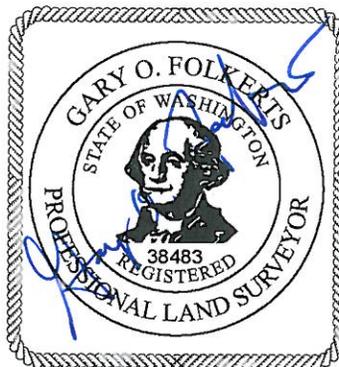
(OFFICE AREA)

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**.

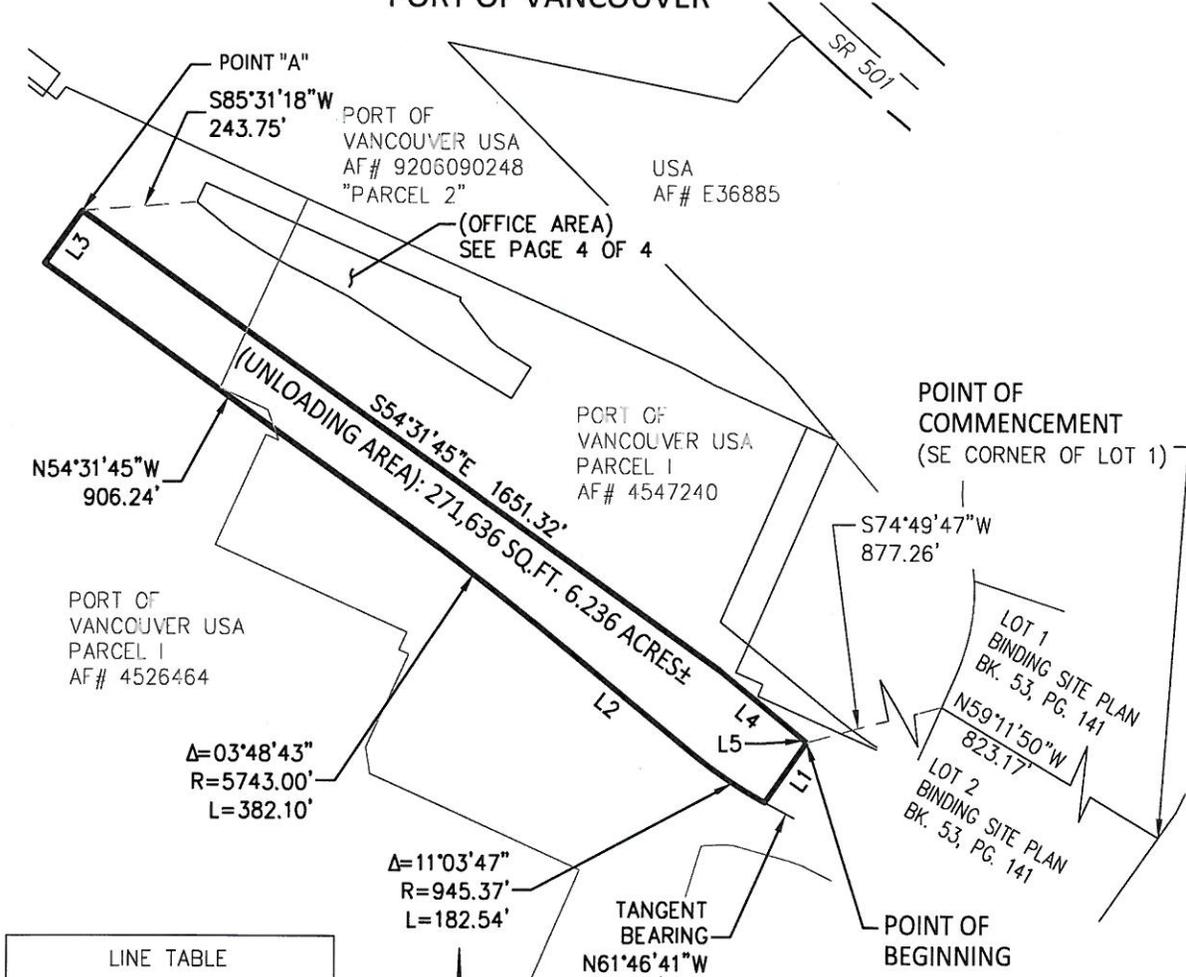
Containing 69,603 square feet or approximately 1.598 acres.

Subject to easements and restrictions of record.

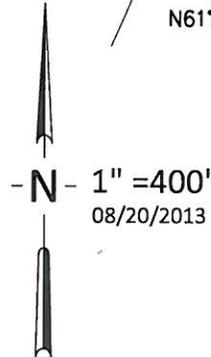


8/21/2013

**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'

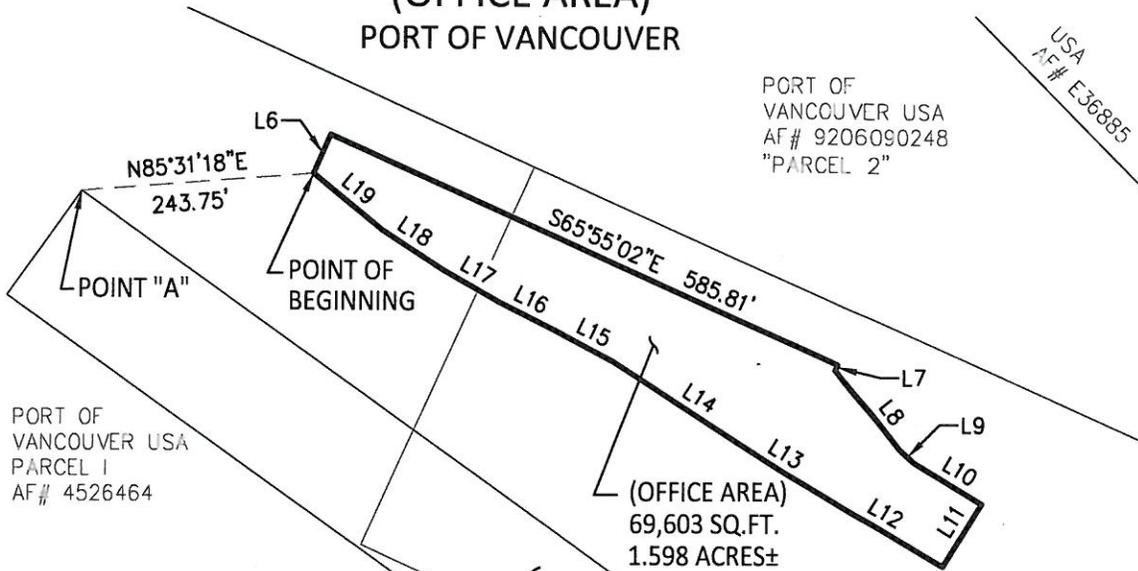


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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AREA 200 LEASE PARCELS
(OFFICE AREA)
PORT OF VANCOUVER**



PORT OF VANCOUVER USA
PARCEL 1
AF# 4526464

PORT OF VANCOUVER USA
AF# 9206090248
"PARCEL 2"

USA
AF# E36885

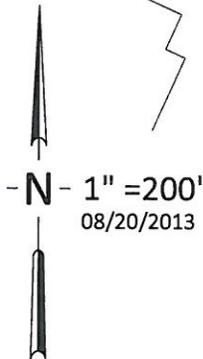
(OFFICE AREA)
69,603 SQ.FT.
1.598 ACRES±

(UNLOADING AREA)
SEE PAGE 3 OF 4

PORT OF VANCOUVER USA
PARCEL 1
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 1
AF# 4526464



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PORTLAND: (503) 289-6726
FAX (360) 695-0833

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:

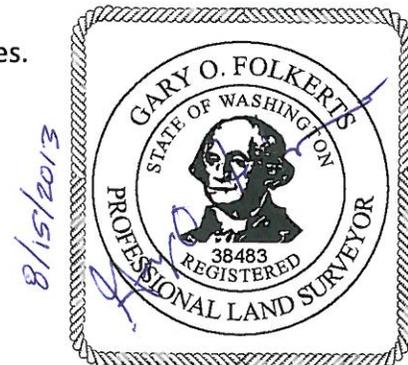
Portions of Lot 3 and Lot 4 of the Port of Vancouver Binding Site Plan recorded in Book 53 of surveys, at Page 141, records of said county, described as follows:

(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**.

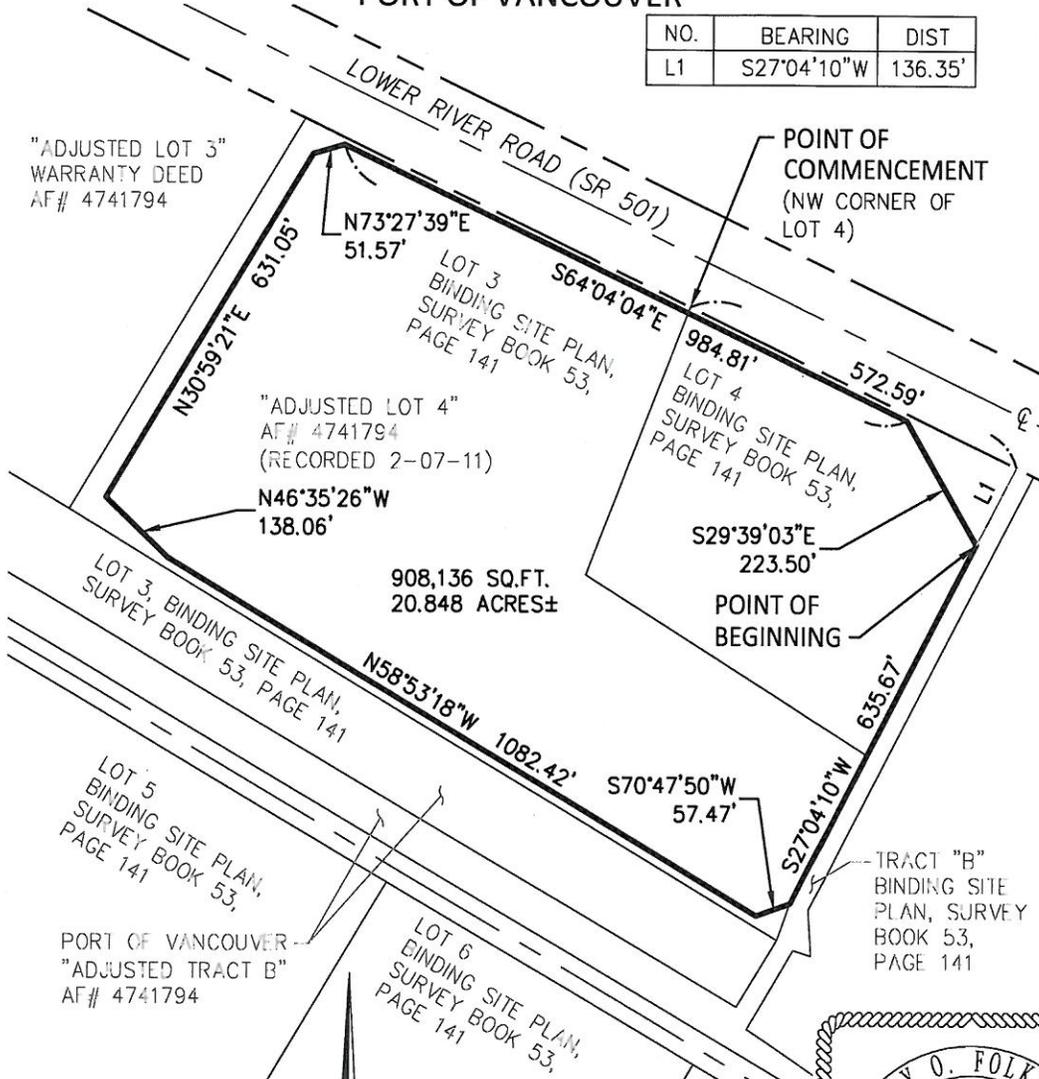
Containing 908,136 square feet or approximately 20.848 acres.

Subject to easements and restrictions of record.

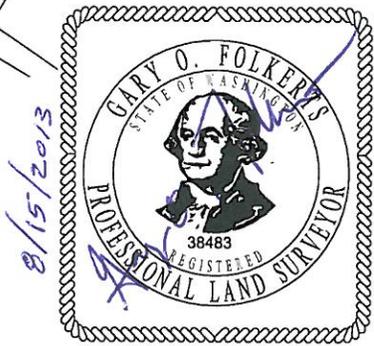


**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
AREA 300 LEASE PARCEL
(TANK FARM)
PORT OF VANCOUVER**

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



- N - 1" = 300'
08/13/2013



MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT
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1325 SE TECH CENTER DRIVE, SUITE 140
VANCOUVER, WA 98683
VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833

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:

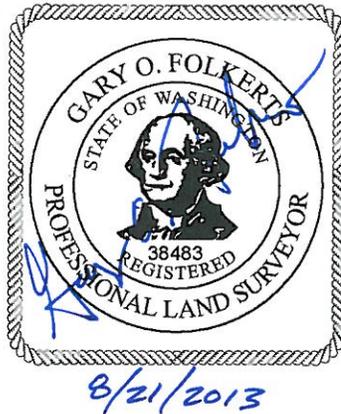
(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

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"

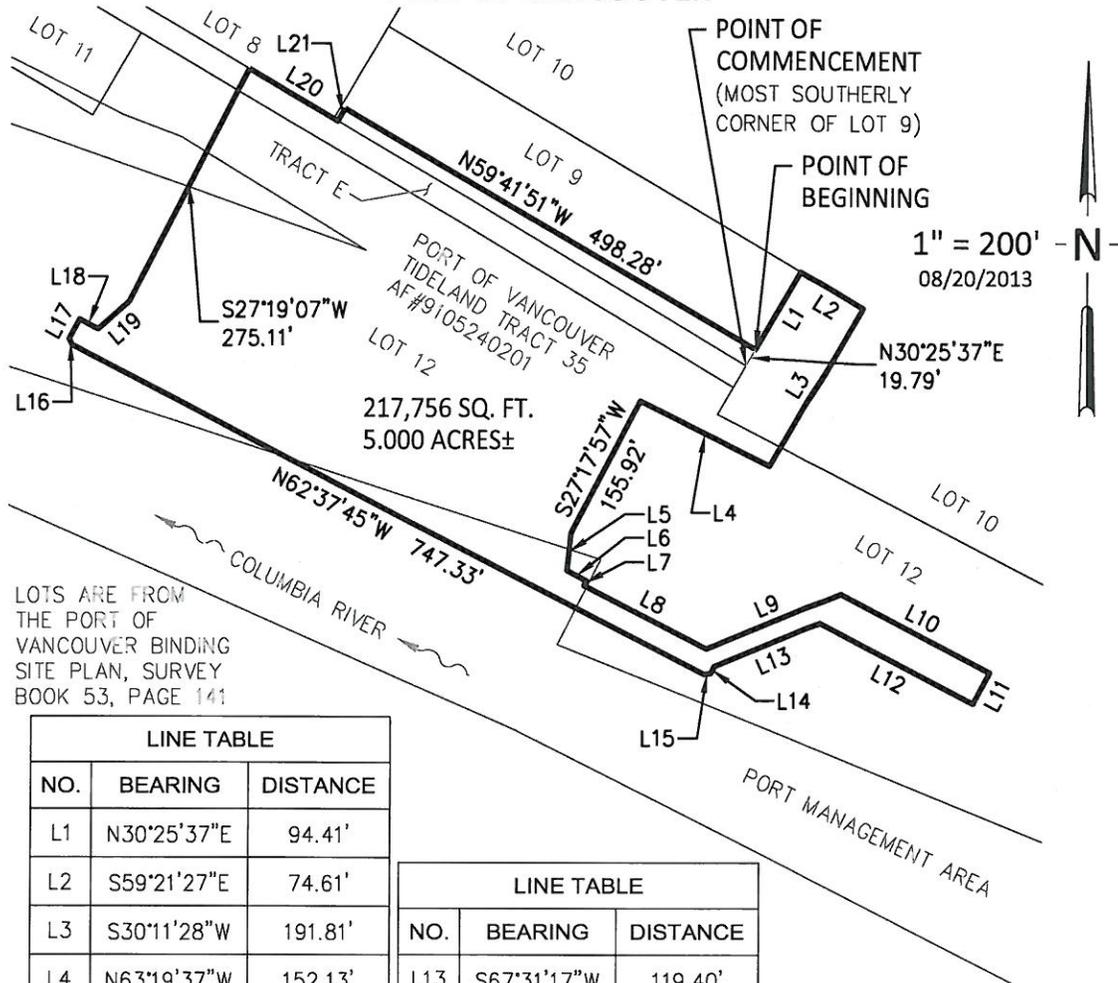
West 7.14 feet; thence North 27° 57' 57" East 23.38 feet; thence South 62° 23' 26" East 21.91 feet; thence North 48° 37' 27" East 43.19 feet; thence North 27° 19' 07" East 275.11 feet to a point on the Southerly line of Lot 8 of said Binding Site Plan and the Northerly line of Tract E of said Binding 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.



**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'



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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:

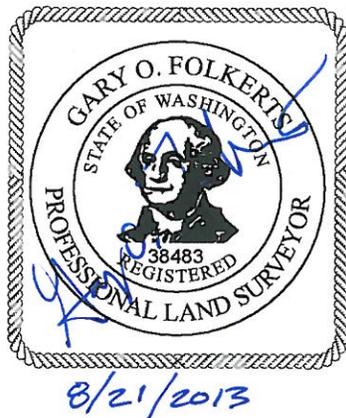
(The following description is referenced to the Washington coordinate system of 1983, south zone. Divide the following "grid" distances by a combined scale factor of 1.000042242 to determine "ground" distances.)

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 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

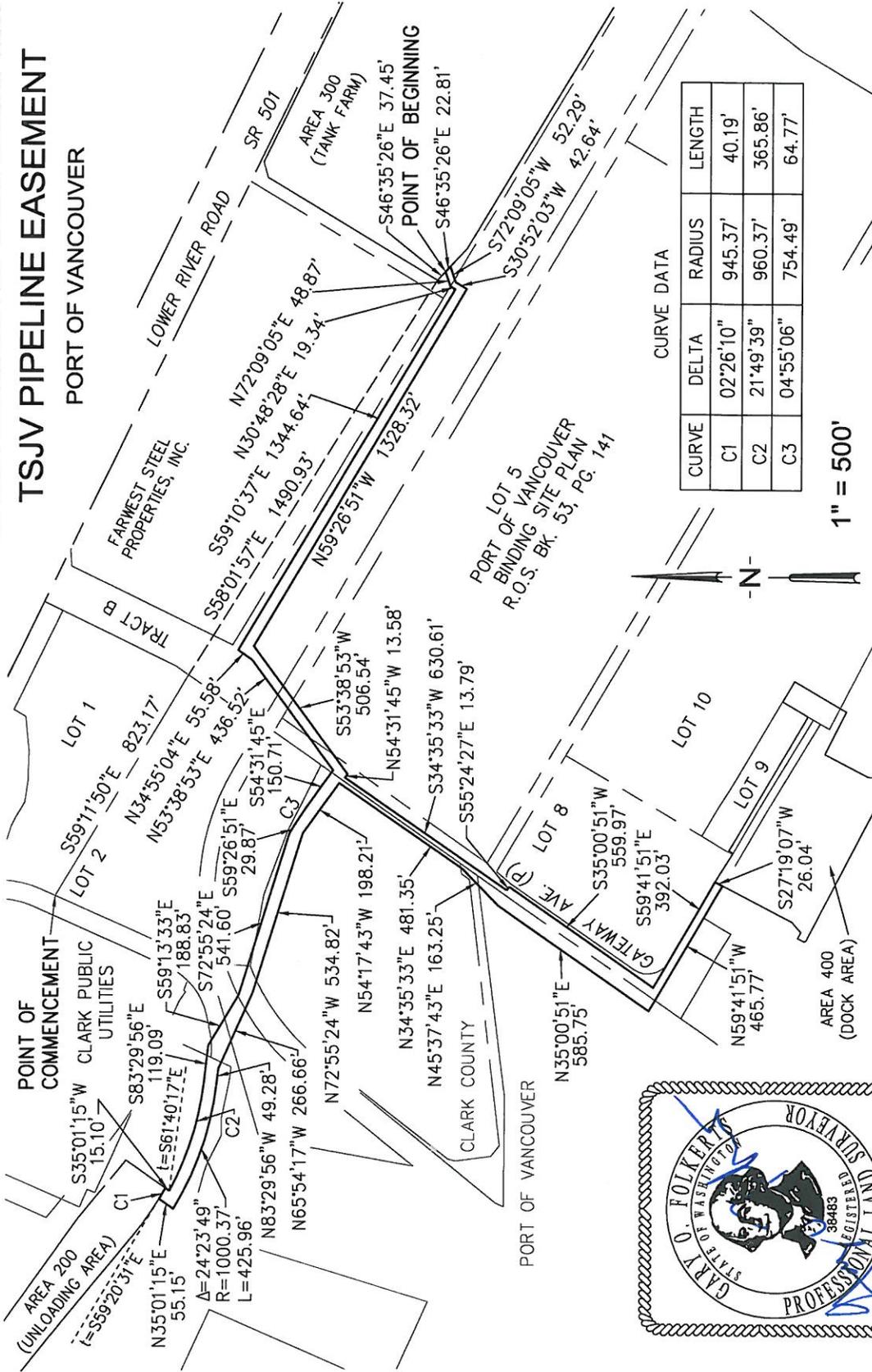
curve to the left, through a central angle of $21^{\circ} 49' 39''$, an arc distance of 365.86 feet to a point of tangency; thence South $83^{\circ} 29' 56''$ East 119.09 feet; thence South $59^{\circ} 13' 33''$ East 188.83 feet; thence South $72^{\circ} 55' 24''$ East 541.60 feet; thence South $59^{\circ} 26' 51''$ 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 $04^{\circ} 55' 06''$, an arc distance of 64.77 feet to a point of tangency; thence South $54^{\circ} 31' 45''$ East 150.71 feet; thence North $53^{\circ} 38' 53''$ East 436.52 feet; thence North $34^{\circ} 55' 04''$ East 55.58 feet; thence South $59^{\circ} 10' 37''$ East 1344.64 feet; thence North $30^{\circ} 48' 28''$ East 19.34 feet; thence North $72^{\circ} 09' 05''$ 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.



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'



Mackay Sposito

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

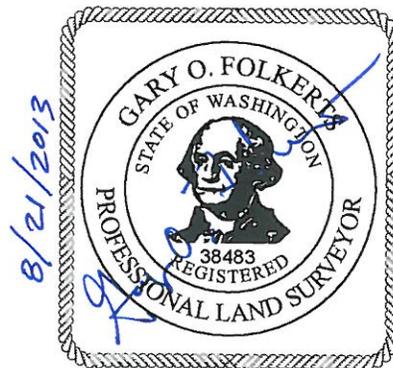
South 65° 50' 21" East 1314.77 feet to a point of curvature with a 756.00 foot radius curve; thence along said curve to the left, through a central angle of 68° 14' 24", an arc distance of 900.41 feet to a point of tangency; thence North 45° 55' 15" East 423.19 feet to a point of curvature with a 683.19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

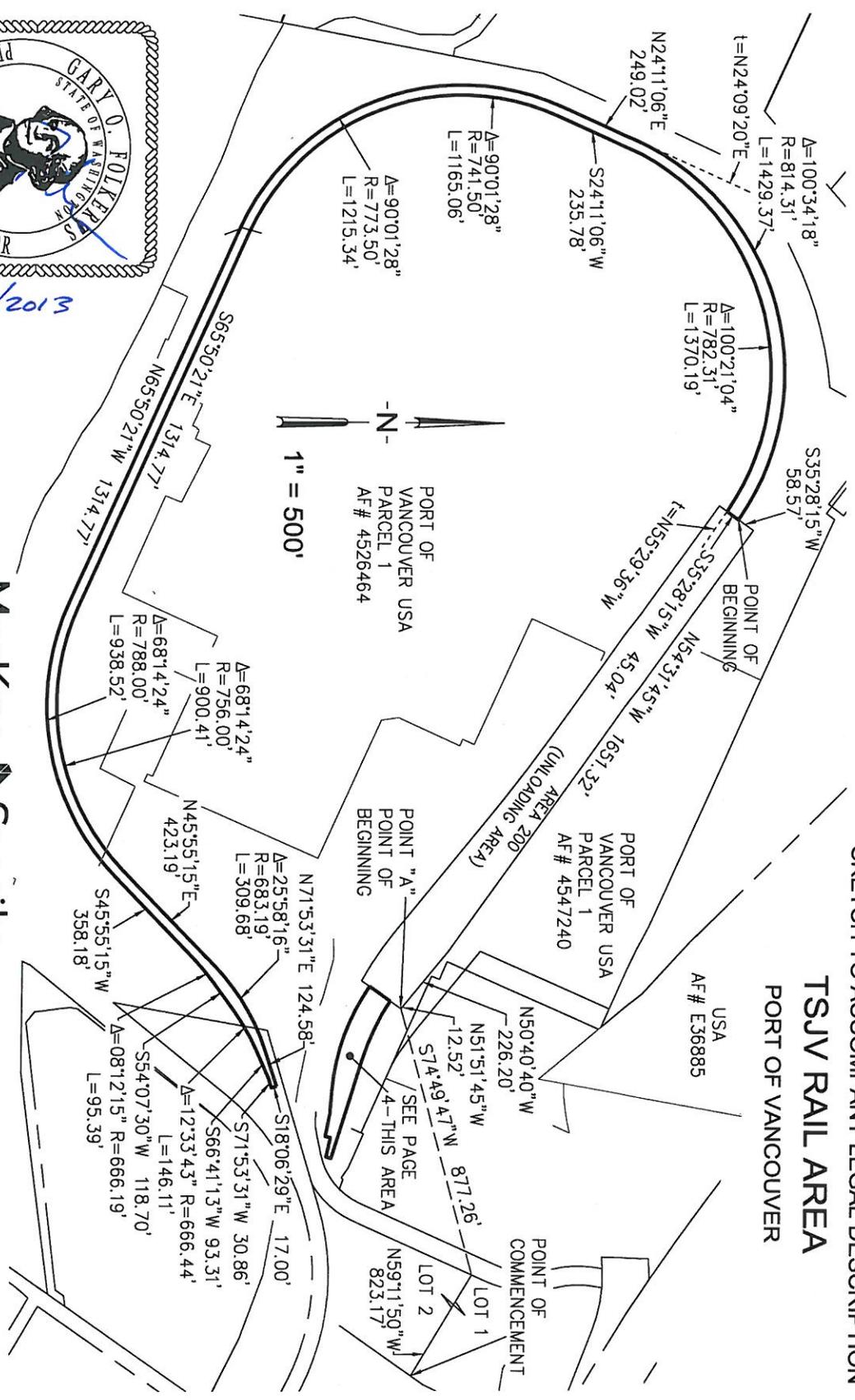
Commencing at said "**Point A**"; thence South 35° 01' 15" West 42.09 feet to the **Point of Beginning**; thence continuing South 35° 01' 15" West 80.06 feet to a point on the arc of a 683.19 foot radius curve; thence from a tangent bearing of South 55° 23' 23" East, along said curve to the left, through 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



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8/21/2013

AREA 200
(UNLOADING AREA)
SEE PAGE 3 OF 4

POINT "A"

S35°01'15"W
80.06'

POINT OF BEGINNING

A=29°40'14"
R=683.19'
L=353.79'

A=15°54'46"
R=755.99'
L=209.96'

CLARK PUBLIC UTILITIES

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TSJV RAIL AREA

PORT OF VANCOUVER

1" = 100'

-N-

S85°03'37"E
77.74'

N72°46'50"W
328.32'

S78°42'02"E
73.70'

N11°17'58"E
17.00'

S77°08'21"E
63.24'

N17°13'10"E
17.00'

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