

LEGAL DESCRIPTION

The following describes property including any and all fixtures, buildings and appurtenances located thereon, in Columbia County, State of Washington.

All that part of the following described real property lying between the former Starbuck-Lyons Ferry Road and the south bank of the Snake River:

The south half of the southwest Quarter; the Northwest Quarter of the southwest Quarter and the southwest Quarter of the Northwest Quarter of Section 29; the north half of the Northwest Quarter of Section 32; all in Township 13 North, Range 37, East of the Willamette Meridian.

SUBJECT to easement for electric power transmission line and access road as granted to the United States of America, as described in V-that Easement Deed recorded in Book 46 at page 488, records of Columbia County, Washington.

SAVE AND EXCEPT the following two tracts.

TRACT 1:

A tract of land lying in Government Lots 6 and 7 and the Southwest Quarter of the Southwest Quarter of Section 29, the east half of the Southeast Quarter of Section 30, and the east half of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 32, all in Township 13 North, Range 37, East of the Willamette Meridian, Columbia County, Washington, said tract of land being more particularly described as follows:

Beginning at the point of intersection with the North-South center line of said Section 32 and a line bearing North 55° 03' 20" West from a point lying South

41°27'11" East a distance of 4,853.84 feet from the Northwest corner of said Section 32; thence northerly along said north-south center line to a point lying 1,450.0 feet south of the north line of said Section 32; thence North 69°30' West, a distance of 1,450-00 feet; thence northerly along a straight line to a point on the north line of said Section 32, said point lying 725.0 feet easterly of the northwest corner of said Section 32; thence northerly along a straight line to a point on the west line of said Section 29, said point lying 1,100.0 feet southerly of the quarter corner on the west line of said Section 29; thence northerly along said west line

of Section 29 a distance of 900.0 feet; thence southerly along a straight line to a point on the north-south center line of said Section 32 said point lying 400.0 feet southerly of the north line of said Section 32; thence northerly along said north-south center line, a distance of 400.0 feet to the north line of said section 32; thence easterly along the north line of said Section 32 to the line of ordinary high water (south bank) of the Snake River; thence northwesterly along said line of ordinary high water to the west line of Section 29; thence southerly along said west line of Section 29 to the Quarter corner thereof; thence westerly along the north line of the east half of the Southeast Quarter of said Section 30, to the Northwest corner thereof; thence southerly along the west line of said east half of the Southeast Quarter to the existing center line of the Starbuck-Lyons Ferry County Road (Mullen Road); thence southeasterly along said center line to the west line of the east half of the Northwest Quarter of said Section 32; thence southerly along said west line of the east half of the Northwest Quarter to a point lying 400.0 feet southerly of the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 32; thence South 52° 35'00" East, a distance of 850.0 feet; thence South 34° 56'40" West, a distance of 480.0 feet; thence southeasterly along a straight line to the point of beginning.

TRACT 2:

All that portion of the North half of the Northwest Quarter of Section 32, and the Southwest Quarter of the Southwest Quarter of section 29, all in Township 13 North, Range 37, East of the Willamette Meridian Columbia county, Washington lying southwesterly of a line lying northeasterly, a distance of 50 feet when measured at right angles and/or radially from the following described centerline survey: Commencing at a point lying South 55° 43' 59" East, a distance of 2,251.01 feet, from the Northwest corner of said Section 32; thence South 85° 32' East, a distance of 830.74 feet, to Survey Station 974-09-18 P.T. and the TRUE POINT OF BEGINNING thence northwesterly along a 2'00" curve to the right, a distance of 1241.87 feet, to Survey Station 84+67.51 P.C.; thence North 40°42' West, a distance of 1,400.00 feet, and point of terminus of the above described line.

There is excepted therefrom all that portion lying southwesterly of the following described line: Beginning at a point on the north-south centerline of said Section 32, said point lying south, a distance of 1,450.0 feet, from the north line thereof; thence North 69°30' West, a distance of 1,450.0 feet; thence northwesterly along a straight line to a point on the north line of said Section 32, said point lying 725.0 feet easterly of the northwest corner of said Section 32; thence northwesterly along a straight line to a point on the west line of said Section 29, said point lying 1,100.0 feet southerly of the quarter corner thereof and the point of terminus of the above described line.

30' West, a distance of 1,450.0 feet; thence northwesterly along a straight line to a point on the north line of said Section 32, said point lying 725.0 feet easterly of the northwest corner of said Section 32; thence northwesterly along a straight line to a point on the west line of said Section 29, said point lying 1,100.0 feet southerly of the quarter corner thereof and the point of terminus of the above described line.

Government Lots 2 and 3 in Section 32, Township 13 North, Range 37, East of the Willamette Meridian.

SAVE AND EXCEPT the following tract:

Beginning at a point lying on the west line of said Government Lot 3, said point lying southerly 1,750.00 feet from the north line of said Section 32; thence South 71° 08'00" East to the East Line of said Section 32; thence northerly along the east line of said Section 32 to the line of ordinary high water (south bank) of the Snake River; thence northwesterly along said line of ordinary high water to the north line of said Section 32; thence westerly along said north line of Section 32 to the northwest corner of said Government Lot 2; thence southerly along the west line of said Government Lot 2, a distance of 400 feet; thence South 41° 08'00" East, a distance of 1,830.0 feet; thence North 74°30'00" West to the west line of said Government Lot 3; thence southerly along the west line of said Government Lot 3 to the place of beginning.

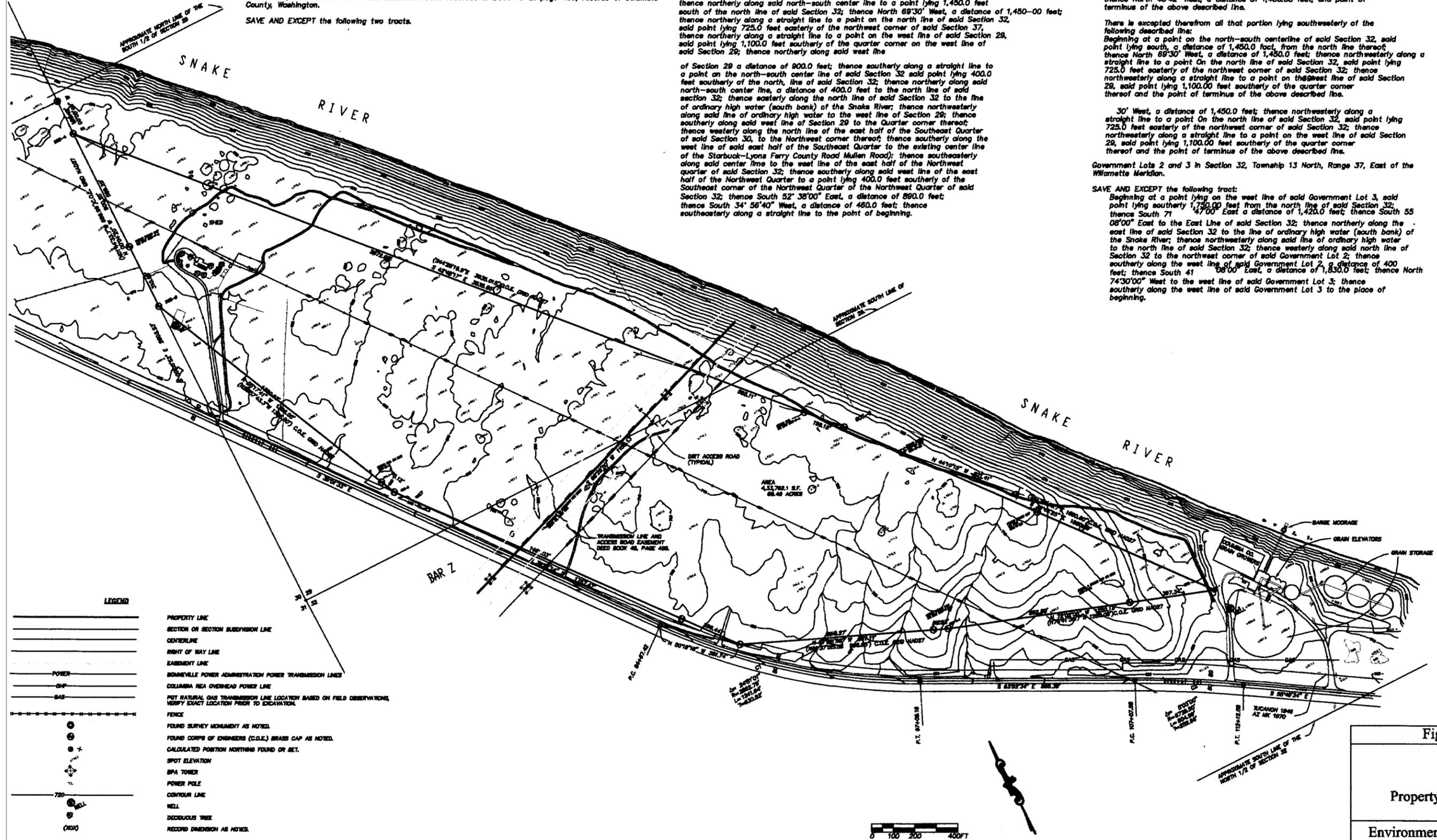


Figure 3-3

Property Boundaries
Environmental Assessment
EFSEC Potential Site Study
Starbuck Power Project