

ATTACHMENT 1

A. Legal Description of the Site

Parcel A

Tracts 37 to 44, both inclusive, EXCEPT the North 11/2 of Tract 40 and Tract 53 to 60, both inclusive, of the plat of Pasco Power and Water Company's irrigated lands as recorded in Volume D of Plats at Page 8, records of Walla Walla County, lying in Section 34, Township 8 North Range 31 East of the Willamette Meridian; EXCEPTING from Tract 57 of said plat that portion thereof lying Westerly of the Easterly right of way line of Primary State Highway #3, Pasco to Attalia, as shown on that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia, Washington, and bearing date of approval of January 31, 1950.

All those portions of Tracts 65, 80, 81, 96, 97, 112 and 113 of Attalia Five Acre Tracts, according to the official plat thereof, lying Easterly of the Easterly right-of-way line of Primary State Highway # 3, said portion of said tracts being situated in Section 33, Township 8 North, Range 31 East of the Willamette Meridian.

Parcel B

That part of Farm Unit 34, Irrigation Block 3, Columbia Basin Project, Washington, according to the Farm Unit plat thereof as recorded October 22, 1956 in Volume F of Plats at Page 28, records of Walla Walla County, lying within the Northeast Quarter of Section 34, in Township 8 North, Range 31 East of the Willamette Meridian. EXCEPTING THEREFROM the North 30 feet lying in Dodd Road as established in Volume 127 at Page 1884, records of Walla Walla County, Washington, recorded April 23, 1981 under Auditor's File No. 8103223.

Parcel C

All that portion of the Southwest Quarter of the Northeast Quarter of said Section 34 lying outside said Irrigation Block 3 and Westerly of the Westerly right-of-way line of the Oregon-Washington Railroad and Navigation Company, as shown on the Farm Unit Plat of said Irrigation Block.

Parcel D

The North half of Tract 40 of the plat of Pasco Power and Water Company's irrigated lands as recorded in Volume "D" of Plats at Page 8, according to the records of Walla Walla County, lying in Section 34, Township 8 North of Range 31 East of the Willamette Meridian.

Together with all abutting streets and alleys which will attach by operation of law.

The above parcels combined being more particularly described by metes and bounds as follows:

That portion of Tracts 37 through 44, inclusively, and Tracts 53 through 60, inclusively, all of the plat known as the Pasco Power and Water Company's Irrigated Lands as recorded in Volume D of Plats, Page 8, records of Walla Walla County, all lying in Section 34, Township 8 North, Range 31 East, Willamette Meridian, County Of Walla Walla, State Of Washington; and that portion of Tracts 65, 80, 81, 96, 97, 112, and 113 of the plat known as Attalia Five Acre Tracts, according to the official plat thereof, lying Easterly of the Easterly right of way boundary line of the Washington State Department Of Transportation's highway designated as Primary State Highway #3, Pasco to Attalia, as shown on that certain map of definite location now of record and on file in the office of the Director Of Highways at Olympia, Washington; and more particularly being described as that portion of the Southwest quarter of Section 34, Township 8 North, Range 31 East, Willamette Meridian, County of Walla Walla, State Of Washington; and that portion of the East half of the East half of the Southeast quarter of Section 33, Township 8 North, Range 31 East, Willamette Meridian, County of Walla Walla, State of Washington, described as follows:

Commencing at a found 2-inch brass cap monument marking the southwest corner of said Section 34; thence South $89^{\circ}59'57''$ East, coincident with the South boundary line of the Southwest quarter of said Section 34, a distance of 164.66 feet to the northeast right of way boundary line of the Washington State Department Of Transportation's highway designated as Primary State Highway #3, Pasco to Attalia, as shown on that certain map of definite location now of record and on file in the office of the Director Of Highways at Olympia, Washington, and to the Point of Beginning; thence northwesterly on the following two courses coincidental with the northeasterly right of way boundary line of said State Highway #3:

1. Northwesterly on a non-tangent 11,385.00-foot radius curve concave to the northeast through a central angle of $9^{\circ}15'22''$ to the right, the long chord of said curve being North $16^{\circ}52'01''$ West a distance of 1,837.24 feet;
2. North $12^{\circ}14'20''$ West a distance of 899.87 feet to the north boundary line of the Northeast quarter of said Section 33;

Thence South $89^{\circ}15'03''$ East, coincident with the north boundary line of the Northeast quarter of said Section 33, a distance of 586.18 feet to the Northwest corner of the Southwest quarter of said Section 34; thence North $89^{\circ}56'25''$ East, coincident with the north boundary line of the Southwest quarter of said Section 34, a distance of 2708.84 feet to the northwest right of way boundary line of the Union Pacific Railroad; thence South $03^{\circ}00'53''$ West, coincident with the northwest right of way boundary line of said Railroad, a distance of 2636.48 feet to the South boundary line of the Southwest quarter of said Section 34, said point bears North $89^{\circ}59'57''$ West, coincident with the south boundary line of the Southwest quarter of said Section 34, a distance of 47.07 feet from a found 2-inch U.S. Bureau Of Reclamation brass cap marking the Southeast corner of the Southwest quarter of said Section 34; thence North $89^{\circ}59'57''$ West, coincident with the

south boundary line of the Southwest quarter of said Section 34, a distance of 2432.48 feet to the Point of Beginning;

Containing 175.547 Acres, more or less.

B. Legal Metes and Bounds of the Preferred Centerline of the Combined Water Supply and Gas Supply Corridors

An easement for utility purposes over, under, across and through those portions of Section 3, together with those portions of the Southwest quarter of Section 2 and together with those portions of the Northwest quarter and the Southwest quarter of Section 11, all in Township 7 North, Range 31 East, W.M., county of Walla Walla, State Of Washington, being a strip of land 75.00 feet in width, parallel with, and adjacent to, 37.50 feet perpendicularly distant from and on both sides of the following described centerline and its projection northerly and southerly:

Commencing at a found United States Bureau Of Reclamation's 3 inch brass cap monument accepted as the North quarter corner of said Section 3, said point bears North 88°47'18" East a distance of 2644.06 feet from a found United States Bureau Of Reclamation's 3 inch brass cap monument accepted as the Northwest corner of said Section 3; thence South 88°47'18" West, coincident with the north boundary line of said Section 3, a distance of 34.49 feet to a point 87.50 feet perpendicularly distant from and westerly of the as-built centerline of the Union Pacific Railway's track, said point being the Point of Beginning of the herein described centerline; Thence South 01°47'14" West, parallel to and 87.50 feet perpendicularly distant from and westerly of said as-built centerline of the Union Pacific Railway's track, a distance of 2309.58 feet; thence southeasterly, 87.50 feet perpendicularly distant from and westerly of said as-built centerline of the Union Pacific Railway's track, on a tangent 1852.50-foot curve concave to the northeast through a central angle of 09°06'27" and an arc of 294.46 feet to the right, the long chord of said curve being South 02°46'00" East a distance of 294.15 feet to the intersection with the south boundary line of the Northwest quarter of said Section 3; thence South 47°51'15" East a distance of 3771.67 feet to the intersection with the west boundary line of said Section 2; thence continuing South 47°51'15" East a distance of 51.12 feet to a point that is 37.50 feet perpendicularly distant from and easterly of the west boundary line of said Section 2; thence South 00°40'17" East, 37.50 feet perpendicularly distant from and easterly of the west boundary line of said Section 3 a distance of 16.28 feet to an intersection with the north boundary line of said Section 11; thence South 01°15'18" East, 37.50 feet perpendicularly distant from and easterly of the west boundary line of said Section 11, a distance of 2671.87 feet; thence South 01°12'28" East, 37.50 feet perpendicularly distant from and easterly of the west boundary line of said Section 11 a distance of 1937.13 feet to the terminus of the herein described centerline.

C. Benton County Property: Executed and Recorded Deeds, Easements and Covenants

Such documents will be added to the Site Certification Agreement upon submittal to, and approval by, the Council, in accordance with the requirements of Article I.A.3 of the Agreement.