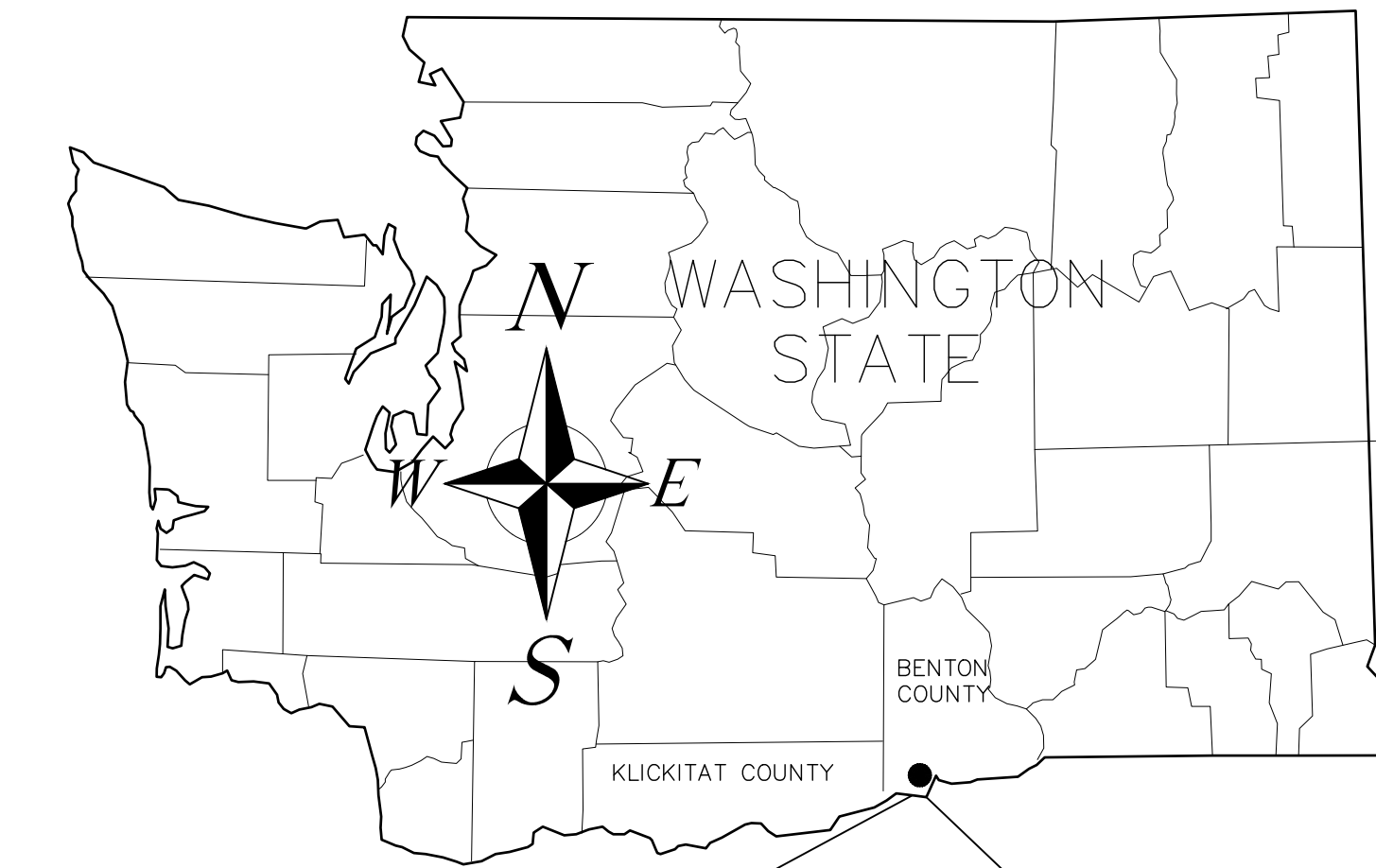


Attachment N: ALTA/ACSM Land Title Survey

ONE ENERGY WALULA GAP SOLAR PROJECT ALTA/ACSM LAND TITLE SURVEY

IN SECTION 33, T.6 N., R. 27 E.
SECTIONS 4, T.5 N., R. 27E
BENTON COUNTY, WASHINGTON



FLOOD ZONE DESIGNATION

THIS PROPERTY LIES IN ZONE C "AREAS OF MINIMAL FLOODING", FEMA COMMUNITY PANEL NUMBERS 530237 0950 B, 530237 0955 B, EFFECTIVE JULY 19, 1982.

SURVEYOR'S CERTIFICATION

To ONE ENERGY DEVELOPMENT, LLC, WALLULA GAP SOLAR, LLC AND CHICAGO TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6A, 6B, 8, 9, 11, 13, 14, 15, 16, 18 and 19 of Table A thereof. The fieldwork was completed on April 2022.

Date of Plat or Map: 2- -2023

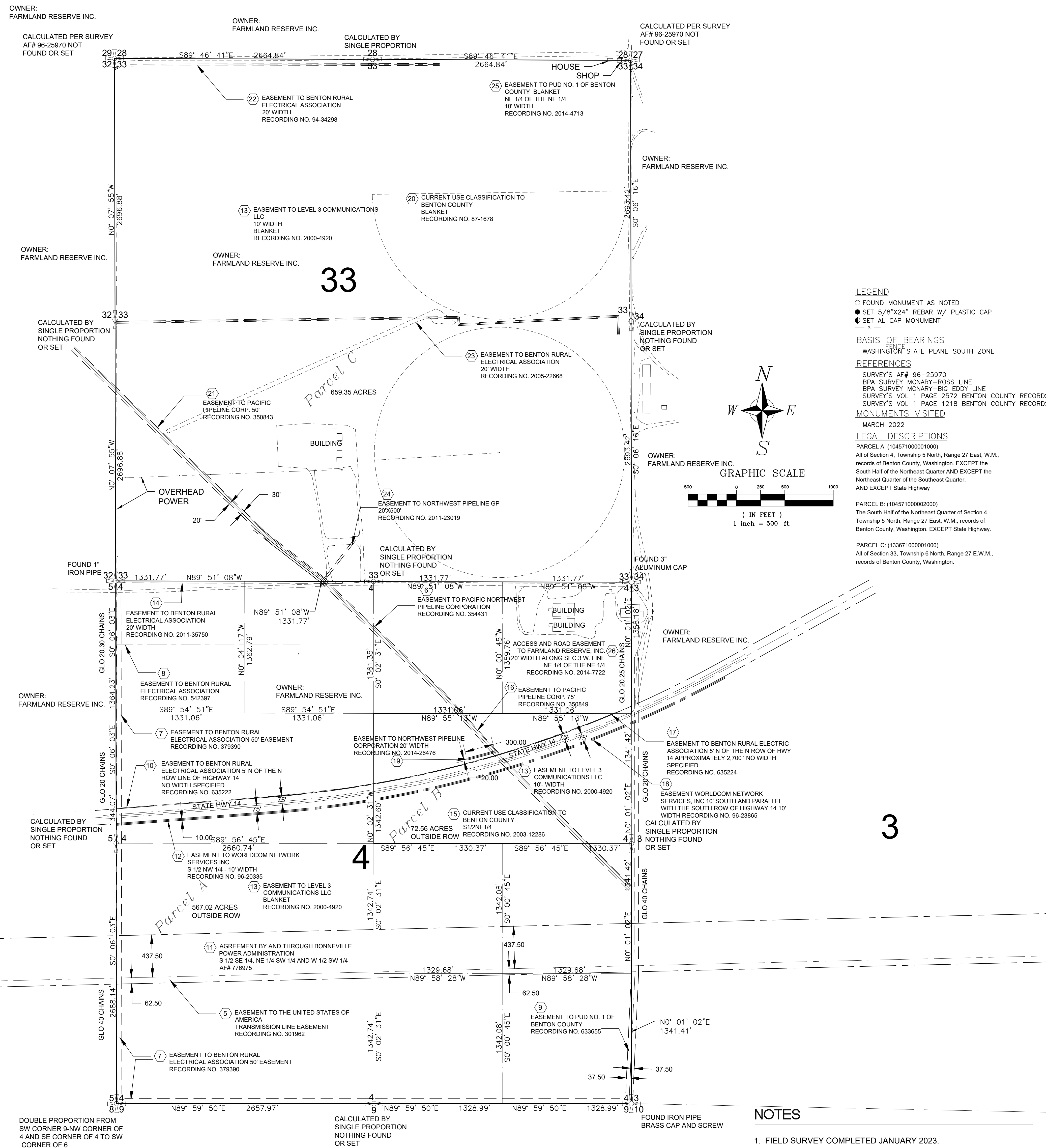
GREG FAHLENKAMP, PLS. #50983

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES

- FIELD SURVEY COMPLETED JANUARY 2023.
- NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- FULL RELIANCE HAS BEEN PLACED IN THE PROFORMA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR RECORDED LAND DESCRIPTION AND REVELATION OF RECORDED EASEMENTS. NO FURTHER SEARCH OF THE RECORDS HAS BEEN MADE.
- ROAD, FENCE, POWER, AND BUILDINGS LOCATED BY AERIAL PHOTOGRAPHY.
- THE TRACTS OF LAND COMPRISING THE PROJECT SITE SHOWN ION THIS SURVEY ARE THE SAME CORRESPONDING TRACTS DESCRIBED AND COVERED BY THE PROFORMA.



LEGEND
 ○ FOUND MONUMENT AS NOTED
 ● SET 5/8"x24" REBAR W/ PLASTIC CAP
 ● SET AL. CAP MONUMENT
 ○ SET AL. CAP MONUMENT

BASIS OF BEARINGS
 WASHINGTON STATE PLANE SOUTH ZONE

REFERENCES
 SURVEY'S AF# 86-25970
 BPA SURVEY MCNARY-ROSS LINE
 SURVEY'S VOL 1 PAGE 2572 BENTON COUNTY RECORDS
 SURVEY'S VOL 1 PAGE 1218 BENTON COUNTY RECORDS

MONUMENTS VISITED
 MARCH 2022

LEGAL DESCRIPTIONS
 PARCEL A: (10457100001000)
 All of Section 4, Township 5 North, Range 27 East, W.M., records of Benton County, Washington, EXCEPT the South Half of the Northeast Quarter AND EXCEPT the Northeast Quarter of the Southeast Quarter, AND EXCEPT State Highway

PARCEL B: (10457100002000)
 The South Half of the Northeast Quarter of Section 4, Township 5 North, Range 27 East, W.M., records of Benton County, Washington, EXCEPT State Highway.

PARCEL C: (13367100001000)
 All of Section 33, Township 6 North, Range 27 E.W.M., records of Benton County, Washington.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 500 ft.

SHEET

SCALE: 1"=500'
OF 2

1) 2-8-2023 ISSUED FOR REVIEW		DATE: 05-22	
DWN: GBF	DATE: 05-22	DATE: 05-22	
CKD: GF	DATE: 05-22	DATE: 05-22	

Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 228 South Columbus Avenue, Suite 104
 Goldendale, Washington 99225
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pae@gorge.net, Job No.

**ONE ENERGY
WALULA GAP SOLAR PROJECT
ALTA/ACSM SURVEY**

JOB NO.: ONEENERGYWALLULAGAP
 CAD: FILE

1. As to Parcel A:
Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:10457100001000
Code Area No.:1716
Fiscal Year:2021
Amount:\$4,047.01
Land:\$1,464,270.00
Improvements:\$188,690.00

2. As to Parcel B:
Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:10457100002000
Code Area No.:1716
Fiscal Year:2021
Amount:\$12.45
Land:\$22,960.00
Improvements:\$0.00

3. As to Parcel C:
Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:13367100001000
Code Area No.:1716
Fiscal Year:2021
Amount:\$27,316.94
Land:\$2,448,680.00
Improvements:\$2,156,710.00

4. As to Parcel A:
Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification), notice of approval being disclosed by Benton County Tax Rolls:
Classification: Farm and agricultural

5. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission Line Easement Recording
Date: January 22, 1953
Recording No. 301962

6. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Right of Way Contract
Recording Date: March 19, 1956
Recording No. 354431

7. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: October 1, 1957
Recording No.: 379390

8. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: May 27, 1965
Recording No.: 542397

9. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric Distribution Lines
Recording Date: April 26, 1972
Recording No.: 633655

10. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: May 31, 1972
Recording No.: 635222

11. As to Parcel A:
Terms and Conditions of Agreement entered into by the United States of America, Department of Energy, acting by and through the Bonneville Power Administration and Columbia River Farms Inc., recorded May 30, 1978 under Auditor's File No. 776975.

12. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Worldcom Network Services Inc.
Purpose: Communications Right of Way Easement
Recording Date: August 14, 1996
Recording No.: 96-20335

13. As to Parcel A, B, C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Level 3 Communications LLC
Purpose: Option and Easement Agreement
Recording Date: March 1, 2000
Recording No.: 2000-4920

14. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Right of Way Easement
Recording Date: December 16, 2011
Recording No.: 2011-35750

15. As to Parcel B:
Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification), notice of approval being recorded, under Auditor's File No. 2003-12286:
Classification: Farm and agricultural

16. As to Parcel B:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Right of Way Contract
Recording Date: December 29, 1955
Recording No.: 350849

17. As to Parcel B:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: May 31, 1972
Recording No.: 635224

18. As to Parcel B:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Worldcom Network Services Inc.
Purpose: Communications Right of Way Agreement
Recording Date: September 25, 1996
Recording No.: 96-23865

19. As to Parcel B:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
Purpose: Facility Easement
Recording Date: October 20, 2014
Recording No. 2014-26476

20. As to Parcel C:
Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification), notice of approval being recorded, under Auditor's File No. 87-1678:
Classification: Farm and agricultural

21. As to Parcel C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation
Purpose: Right of Way Contract
Recording Date: December 29, 1955
Recording No.: 350843

Amendment to Easement recorded October 9, 1969 under Auditor's File No. 605833.

22. As to Parcel C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Line Right of Way Easement
Recording Date: October 21, 1994
Recording No.: 94-34298

23. As to Parcel C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Line Right of Way Easement
Recording Date: July 11, 2005
Recording No.: 2005-22668

24. As to Parcel C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline GP
Purpose: Non-Exclusive Facility Easement
Recording Date: August 17, 2011
Recording No.: 2011-23019

25. As to Parcel C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric Distribution Lines
Recording Date: February 28, 2014
Recording No. 2014-4713

26. As to Parcel C:
Perpetual Access Road Easement Agreement and the Terms and Conditions thereof recorded April 4, 2014 under Auditor's File No. 2014-7722.

1.) 2-8-2023 ISSUED FOR REVIEW
DWN: GBF DATE: 05-22
CKD: GF DATE: 05-22

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
288 South Columbia Avenue, Suite 104
Goldendale, Washington 99020
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net, Job No.

SCALE: SHEET
1"=500'
OF 2

AVANGRID
WALULA GAP SOLAR PROJECT
ALTA/ASCM SURVEY

JOB NO.: ONEENERGYWALLULAGAP
CADW FILE: