

PROPERTY SURVEY

LOCATED IN PORTIONS OF THE SW 1/4 & SE 1/4 OF SEC. 15, AND THE NW 1/4, NE 1/4 & SE 1/4 OF SEC. 22, T.21S., R12W., W.M., DOUGLAS COUNTY, OREGON

DATE: JUNE 19, 2007

FILED Date: 6/22/07 P.V. JC This survey consists of: Map: M153-34D Narrative: Corner: DOUGLAS COUNTY SURVEYOR

PREPARED FOR: NORB WONDRA, REPRESENTATIVE INTERNATIONAL PAPER CO. P.O. BOX 854, GARDINER OR 97441 (541) 271-2185

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PG. 4: NARRATIVE, EXCEPTIONS & LINE TABLES

- \*E-10: EASEMENT FOR DYKE OR LEVEE CONSTRUCTION & MAINTAINENCE AND ROAD ACCESS: BOOK 102, PG. 201, REC. NO. 18591
\*E-11: EASEMENT FOR LEVEES, EMBANKMENTS, REVETMENTS, CANALS ETC: BOOK 162, PG. 22, REC. NO. 85447
\*E-12: LIMITED ACCESS PROVISIONS: BOOK 214, PG. 59, REC. NO. 18895
\*E-13: EASEMENT FOR RAILROAD RIGHT-OF-WAY: BOOK 224, PG. 351, REC. NO. 163386
\*E-14: LIMITED ACCESS PROVISIONS: BOOK 225, PG. 160, REC. NO. 164272, AND BOOK 339, PG. 233, REC. NO. 346041
\*E-15: EASEMENT FOR SLOPE EASEMENT: BOOK 298, PG. 640, REC. NO. 285291
\*E-16: OIL, GAS & MINERAL RIGHTS: BOOK 302, PG. 607, REC. NO. 290630
\*E-17: TERMS & PROVISIONS FOR EASEMENT AT TAHKENITCH LAKE: REEL 302, PG. 616, REC. NO. 290632
\*E-18: TERMS & PROVISIONS FOR WATER PUMPING AT TAHKENITCH LAKE: BOOK 302, PG. 622, REC. NO. 290633, AND BOOK 334, PG. 471, REC. NO. 338765
\*E-19: TERMS & PROVISIONS FOR PIPELINE & ROADS: BOOK 302, PG. 629 REC. NO. 290634 AND BOOK 334, PG. 889, REC. NO. 339412
\*E-20: TERMS & PROVISIONS FOR PIPELINE EASEMENT: BOOK 303, PG. 197, REC. NO. 291412, AND BOOK 332, PG. 578, REC. NO. 336024
\*E-21: TERMS & PROVISIONS FOR TAHKENITCH LAKE & SILTCOOS LAKE: BOOK 303, PG. 203, REC. NO. 291413
\*E-22: TERMS & PROVISIONS FOR TAHKENITCH LAKE & SILTCOOS LAKE: BOOK 305, PG. 510, REC. NO. 294737
\*E-23: TERMS & PROVISIONS FOR TAHKENITCH LAKE: BOOK 306, PG. 413
\*E-24: TERMS & PROVISIONS FOR SILTCOOS LAKE: BOOK 307, PG. 464, REC. NO. 297548
\*E-25: TERMS & PROVISIONS FOR FLOWAGE, PIPELINE & ROAD: BOOK 308, PG. 671, REC. NO. 299770, AND BOOK 327, PG. 219, REC. NO. 327746, AND BOOK 331, PG. 440, REC. NO. 334381
\*E-26: TERMS & PROVISIONS FOR TAHKENITCH LAKE: BOOK 310, PG. 7, REC. NO. 302315
\*E-27: TERMS & PROVISIONS FOR TAHKENITCH LAKE & SILTCOOS LAKE: BOOK 314, PG. 705, REC. NO. 369497
\*E-28: TERMS & PROVISIONS TO FLOOD, OVERFLOW, IMPOUND, STORE & MAINTAIN WATER: BOOK 318, PG. 525, REC. NO. 314447
\*E-29: TERMS & PROVISIONS FOR SILTCOOS LAKE: BOOK 375, PG. 468, REC. NO. 66-7939
\*E-30: EASEMENT FOR ELECTRIC POWER TRANSMISSION: BOOK 323, PG. 763, REC. NO. 323009
\*E-31: EASEMENT FOR ELECTRIC POWER TRANSMISSION: BOOK 336, PG. 199, REC. NO. 341198
\*E-32: EASEMENT FOR ACCESS ROADS: BOOK 400, PG. 732, REC. NO. 67-12540
\*E-33: EASEMENT FOR UTILITY PURPOSES: BOOK 610, PG. 1030, REC. NO. 76-15079
\*E-34: EASEMENT FOR UTILITY PURPOSES: BOOK 681, PG. 728, REC. NO. 78-12507
\*E-35: EASEMENT FOR COMMUNICATION FACILITIES: BOOK 687, PG. 916, REC. NO. 78-15834
\*E-36: LEASE, INCL. TERMS & PROVISIONS: BOOK 905, PG. 820, REC. NO. 85-1740
\*E-37: EASEMENT FOR RAILROAD RIGHT-OF-WAY: BOOK 1025, PG. 642, REC. NO. 88-08968
\*E-38: EASEMENT FOR ELECTRIC POWER TRANSMISSION: BOOK 1354, PG. 581, REC. NO. 95-10340
\*E-39: BNDY. LINE ADJUSTMENT COVENANT, INCL. TERMS & PROVISIONS: BOOK 1440, PG. 102, REC. NO. 96-22819
\*E-40: LEASE, INCL. TERMS & PROVISIONS: BOOK 1546, PG. 918, REC. NO. 98-14073
\*E-41: EASEMENT FOR OVERHEAD & UNDERGROUND POWER LINES: BOOK 1673, PG. 466, REC. NO. 2000-04202
\*E-42: EASEMENT FOR ACCESS ROAD & OVERHEAD UTILITY LINE EASEMENT: BOOK 1797, PG. 971, REC. NO. 2001-21606
\*E-43: TERMS & PROVISIONS OF UTILITY LINES, INGRESS & EGRESS TO EASEMENT: REEL: 1802, PG. 909, REC. NO. 2001-11324
\*E-44: EASEMENT FOR WATER LINES: INSTRUMENT NO. 2003-019229

SPECIAL EXCEPTIONS TABLE

ALL RECORDS OF DOUGLAS COUNTY, OREGON # NOT PLOTTABLE \* NOT ON SURVEYED SITE

CENTERLINE U.S. HWY 101 - SPIRAL TABLE with columns: SPIRAL, LENGTH, RADIUS, CHORD

WESTERLY R.O.W. U.S. HWY 101 - SPIRAL TABLE with columns: SPIRAL, LENGTH, RADIUS, CHORD

C/L U.S. HWY 101 - CURVE TABLE: HELD RECORD ( )10 with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD DIR, CHORD L

WESTERLY R.O.W. CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD DIR, CHORD L

OLD DIPPING TANK AREA (CLOSED) LINE TABLE: MEASURED (RECORD)3 with columns: LINE, LENGTH, BEARING, LENGTH, BEARING

NORTH BOUNDARY LINE LINE TABLE: MEASURED (RECORD)2 with columns: LINE, LENGTH, BEARING, LENGTH, BEARING

LEGEND

- ( )2 M123-71, WARD, 1996
( )3 M151-30, PHELPS, 2006
( )8 7B-15-16, O.D.O.T.
( )10 5B-31-5, O.D.O.T.

NORTH PORTION BNDY. LINE TABLE and SOUTH PORTION BNDY. LINE TABLE with columns: LINE, LENGTH, BEARING

\* MEAN HIGH WATER LINE AS TIED

Summary of land areas: 98.45 acres (North + Dip Tank Area), 1.23 acres (Excluded Dip Tank area), 97.22± acres TOTAL Sawmill North, 23.77± acres Tidelands, 73.45± acres TOTAL Uplands Sawmill North, 1.52 acres TOTAL Sawmill South, 0.74 acres Tidelands, 0.78 acres TOTAL Uplands Sawmill South, 98.74± acres TOTAL Sawmill North & South, 24.51± acres Tidelands North & South, 74.23± acres TOTAL Uplands North & South

NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO DELINEATE THOSE PARCELS OF LAND DESCRIBED AS PARCEL 4, PARCEL 5, PARCEL 10, PARCEL 11 AND A PORTION OF PARCEL 6, IN TITLE REPORT #22-51434. TAX MAP 21-12-22 TAX LOT 700 SHOWS TIDELAND OWNED BY INTERNATIONAL PAPER COMPANY IN THE SOUTHEAST 1/4 OF SECTION 22. THESE TIDELAND AREAS ARE NOT CALLED OUT IN TITLE REPORT #22-51434, BUT ONE IS DESCRIBED IN DEED VOLUME 101, PAGE 70 ANOTHER IN DEED VOLUME 8, PAGE 197, ANOTHER IN DEED VOLUME 42, PAGE 260 AND ANOTHER IN DEED VOLUME 44, PAGE 273. THE CHAIN OF TITLE FOR THESE AREAS SHOULD BE REVIEWED TO MAKE CERTAIN THAT OWNERSHIP OF THESE AREAS WAS CONVEYED ON TO THE CURRENT OWNER OF THE UPLAND AREAS.

THE PROCEDURE USED FOR DELINEATING THE HIGHWAY RIGHT-OF-WAY WAS TO TIE EXISTING MONUMENTATION ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101, FROM THE SOUTH BOUNDARY LINE OF SECTION 22 TO THE SOUTH BOUNDARY LINE OF SECTION 15. WE THEN CALCULATED SAID HIGHWAY CENTERLINE AS FOLLOWS: WE HELD THE FOUND MONUMENT AT HWY. STATION 478+19.30 (478+19.30)8 AND HWY. STATION 491+13.41 (491+15.18)8 FOR THE CENTERLINE ALIGNMENT BETWEEN SAID STATIONS; WE THEN CALCULATED THE SPIRAL AND CURVE FROM HWY. STATION 478+19.30 (478+19.30)8 TO HWY. STATION 466+35.80 (466+35.80)8 PER RECORD RADIUS AND LENGTH; WE THEN HELD THE FOUND MONUMENTS AT HWY. STATION 502+97.84 (503+00)8 AND AT HWY. STATION 509+52.81 (509+58.06)8 FOR THE CENTERLINE ALIGNMENT BETWEEN SAID STATIONS; WE THEN CALCULATED THE CURVE AND SPIRALS BETWEEN HWY. STATION 491+22.36 (491+15.18)8 AND HWY. STATION 500+97.64 (500+80.18)8, BETWEEN THE TWO ABOVE SAID CENTERLINE ALIGNMENTS; WE THEN CALCULATED THE CENTERLINE ALIGNMENT BETWEEN HWY. STATION 519+72.93 (519+61.39)8 AND HWY. STATION 531+27.98 (531+17.67)8 = 689+07.62 (689+18.73)10 BY HOLDING FOUND MONUMENTS ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY; WE THEN CALCULATED THE CURVE AND SPIRALS BETWEEN HWY. STATION 509+68.23 (509+58.06)8 AND HWY. STATION 519+72.93 (519+61.39)8 PER RECORD RADIUS AND LENGTH BETWEEN THE CENTERLINE ALIGNMENTS; WE THEN CALCULATED THE P.I. FOR THE CURVE BETWEEN STATION 685+07.62 (685+18.73)8&10 AND STATION 683+48.32 (683+59.43)8&10 BY HOLDING THE RECORD DISTANCE FROM THE P.I. FOR THE CURVE BETWEEN HWY. STATION 513+68.23 (513+58.06)8 AND HWY. STATION 515+72.93 (515+61.39)8; WE THEN CALCULATED THE P.I. FOR THE CURVE BETWEEN HWY. STATION 660+53.30 (660+51.80)10 AND HWY. STATION 659+84.45 (659+86.60)10 BY HOLDING THE RECORD DISTANCE FROM THE P.I. FOR THE CURVE BETWEEN HWY. STATION 660+53.30 (660+51.80)10 AND HWY. STATION 683+48.32 (683+59.43)8&10 AND HWY. STATION 685+07.62 (685+18.73)8&10 AND THEN ROTATED THE CENTERLINE TANGENT BETWEEN SAID CURVES TO THE RECORD RIGHT-OF-WAY WIDTH FROM A FOUND MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101 AND THE CENTERLINE OF GARDEN STREET FOR THE CENTERLINE ALIGNMENT BETWEEN SAID P.I.'S. WE THEN CALCULATED THE CENTERLINE ALIGNMENT FROM THE P.I. FOR THE CURVE BETWEEN HWY. STATION 660+53.30 (660+51.80)10 AND HWY. STATION 659+84.45 (659+86.60)10 TO HWY. STATION 631+95.30 (631+95.30)10 BY HOLDING SAID P.I. AND ROTATING THE RECORD CENTERLINE ALIGNMENT TO A POSITION THAT PLACED THE ALIGNMENT AT THE RECORD DISTANCE PERPENDICULAR FROM THE MEANDER CORNER MONUMENT BETWEEN SECTION 22 AND SECTION 27; WE THEN CALCULATED THE CURVE AND SPIRALS BETWEEN HWY. STATION 689+07.62 (689+18.73)10 AND HWY. STATION 679+48.32 (679+59.43)10; WE THEN OFFSET THE CALCULATED CENTERLINE PER O.D.O.T. HIGHWAY MAPS 5B-31-5 AND 7B-15-16 TO DELINEATE THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HWY. 101. THE NORTH BOUNDARY WAS CONTROLLED BY FOUND MONUMENTS ALONG THE NORTH BOUNDARY PER DOUGLAS COUNTY SURVEY MAP #M123-71. THE SOUTH BOUNDARY WAS CONTROLLED BY A FOUND MONUMENT AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, AND A FOUND MONUMENT AT THE MEANDER CORNER COMMON TO SECTIONS 22 & 27. THE WESTERLY BOUNDARY WAS CONTROLLED BY THE MEAN HIGH WATER LINE AND THE MEAN LOW WATER LINE OF THE DEEDED TIDE LAND AREAS.

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REGISTERED PROFESSIONAL LAND SURVEYOR Jerry Lee Estabrook OREGON June 30, 1995 Jerry Lee Estabrook 2703 EXPIRES 12/31/2007

EQUIPMENT USED WAS A TRIMBLE 5700 AND 5800 GPS RECEIVERS, TOPCON 312 TOTAL STATION WITH AN HP-48/TDS DATA COLLECTOR, A LEICA TOTAL STATION WITH TDS RANGER DATA COLLECTOR AND A TRIMBLE ROBOTIC TOTAL STATION WITH A TRIMBLE DATA COLLECTOR. ASSISTING PERSONNEL WAS DANNY DEAN, JASON HERRMANN, GARY SLAWSON, SHANE FREDRICKSON, TERRY CAMPBELL, PETE STINGLEY, WALTER WHITE (LS), COREY WOODRUFF (LS) AND BOB NORTH.

NOTE C: (FOR TITLE REPORT PARCEL 12) THIS CREATED PORTION OF LAND, BEING DEED PARCEL 12 (DOUGLAS COUNTY INST. #75-12276) WAS DRAWN PER COUNTY SURVEY CS 58/22 AND THEN ROTATED TO THE CALCULATED BEARING OF THE HIGHWAY TANGENT LINE SOUTH OF ENGINEER'S STATION 674+00 (SEE: ODOT HIGHWAY MAP 7B-15-16).