

**RECORD OF SURVEY**

A Portion of the W1/2 OF Section 35, Township 2 South, Range 38 East, W.M.,  
in Union County, Oregon

**LEGEND**

BOUNDARY LINE	OF RECORD	( )
SECTION LINE	MONUMENT AS NOTED	⊙
EASEMENT LINE	FND. 5/8" dia. REBAR	○
RIGHT-OF-WAY	FND. 2" PIPE X 4" HIGH	⊙
CENTERLINE	SET 5/8" X 30" REBAR & CAP	●
	CALCULATED FROM RECORD	△

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2NW1/4) AND WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2SW1/4) OF SECTION 35, IN TOWNSHIP 2 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, IN UNION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE OREGON-WASHINGTON RAILROAD WHICH IS SOUTH 58°47'20" WEST A DISTANCE OF 1519.82 FEET FROM THE INTERSECTION OF SAID RAILROAD WITH THE NORTH-SOUTH CENTER LINE OF SECTION 25, IN TOWNSHIP 2 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, IN UNION COUNTY, OREGON; THENCE SOUTH 00°02'23" EAST (FORMERLY SOUTH) ALONG THE WEST LINE OF LAND CONVEYED TO BOISE CASCADE CORPORATION BY DEED RECORDED IN BOOK 151, AT PAGE 3, RECORDS OF UNION COUNTY, OREGON (WHICH LINE IS PARALLEL WITH THE SECTIONAL SUBDIVISION LINES) AND SAID LINE EXTENDED SOUTH, A DISTANCE OF 2034.37 (FORMERLY 2035.61) FEET; THENCE SOUTH 89°57'37" WEST (FORMERLY WEST) 1332.05 (FORMERLY 1331.9) FEET; THENCE NORTH 00°19'45" WEST (FORMERLY NORTH 00°17'48" WEST) A DISTANCE OF 1224.84 (FORMERLY 1225.4) FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SAID RAILROAD; THENCE NORTH 58°47'20" EAST ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 1584.06 (FORMERLY 1584.1) FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT No. 96-7615, DATED APRIL 11, 1996, BY EASTERN OREGON TITLE, EXCEPT FOR THE COMMENCING POINT AT THE NORTH-SOUTH CENTER LINE OF SECTION 25, IS DIFFERENT AS EXPLAINED IN THE FOLLOWING NARRATIVE.

**NARRATIVE**

THIS SURVEY WAS MADE AT THE REQUEST OF BOCK & CLARK REPRESENTING BORDEN, INC. TO DEFINE THE BOUNDARIES AND IMPROVEMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND. CONTROLLING CORNERS WERE FOUND AS SHOWN AND THE SECTION BREAKDOWN SHOWN IS FROM SAID CONTROLLING CORNERS BASED ON THE SURVEY OF RECORD BY JAMES D. HANLEY FOR UPLAND INDUSTRIES, DATED MARCH 7, 1980, COUNTY SURVEY No. 77-80.

THERE IS A DISCREPANCY BETWEEN THE COMMENCING POINT ON THE CENTER SECTION LINE BETWEEN THE SECTION BREAKDOWN AS PER THE ABOVE MENTIONED SURVEY OF RECORD AND THE ORIGINAL FOUND CORNER MONUMENTS AS PER THE ORIGINAL SURVEYS OF RECORD FILED UNDER COUNTY SURVEY No. S 7-65 AND 31-1991 BY JAMES G. VOELZ FOR BOISE CASCADE AND THE BORDEN CHEMICAL DIVISION.

THE CONCRETE MONUMENTS AND 2" PIPES FOUND WERE HELD AS BEING THE TRUE CORNERS AT THE TIME OF CONVEYANCE AND TITLE PASSING. THE SECTION BREAKDOWN AS PER SAID RECORD SURVEY WERE ROTATED TO THE BASIS OF BEARINGS FROM THE DEEDS ALONG THE FOUND CONCRETE MONUMENTS MARKING THE NORTH LINE OF THE BOISE CASCADE PROPERTY.

THE FOUND CONCRETE MONUMENTS REFERRED TO IN THE SURVEY OF RECORD No. 31-1991 ARE 6" STEEL CASING FILLED WITH CONCRETE WITH A REBAR IN THE CENTER THEREOF.

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- RECORD SURVEY DATA**
- 1.) DEEDS OF RECORD
  - 2.) ORIGINAL SURVEY OF BOISE CASCADE PROPERTY BY JAMES G. VOELZ, DATED MARCH, 1965, COUNTY SURVEY No. 7-65.
  - 3.) ORIGINAL SURVEY OF BORDEN PLANT SITE BY JAMES G. VOELZ, DATED SEPT. 2-6, 1965, COUNTY SURVEY No. 31-1991.
  - 4.) SURVEY FOR UNION COUNTY SOLID WASTE DISTRICT BY JAMES G. VOELZ, DATED DEC. 16, 1976, COUNTY SURVEY No. 4-77.
  - 5.) SURVEY FOR UPLAND INDUSTRIES BY JAMES D. HANLEY OF HANLEY ENGINEERING, DATED MARCH 7, 1980, COUNTY SURVEY No. 77-80.
  - 6.) SURVEY FOR UNION COUNTY CO-OP BY HOWARD L. PERRY OF ANDERSON, PERRY AND ASSOCIATES, DATED 1980, COUNTY SURVEY No. 25-80.
  - 7.) SURVEY FOR THE BORDEN COMPANY BY HOWARD L. PERRY OF ANDERSON, PERRY AND ASSOCIATES, DATED JUNE, 1981, COUNTY SURVEY No. 64-81.

**STATEMENT OF ENCROACHMENTS**

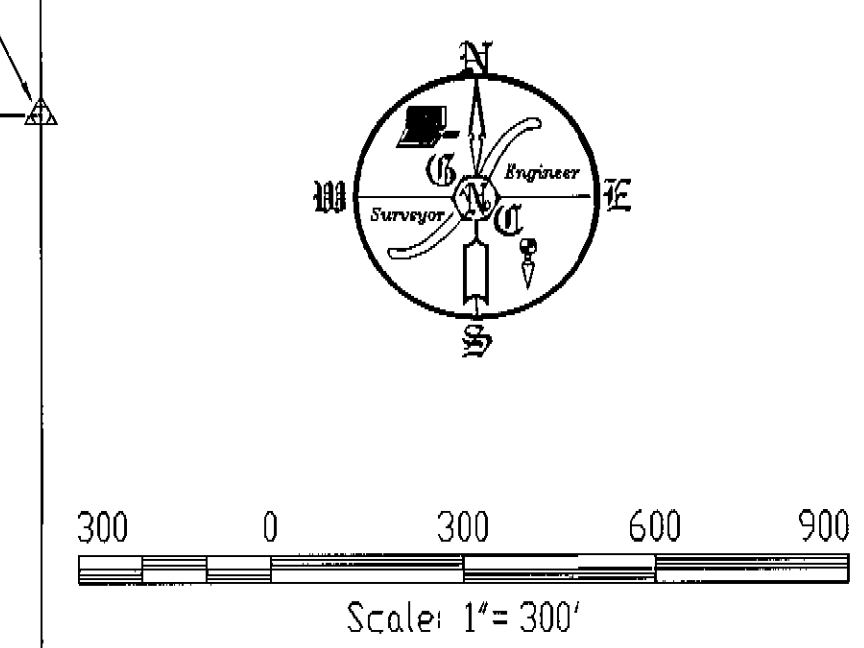
- A) CYCLONE FENCE ALONG A PORTION OF THE EAST BOUNDARY AS SHOWN IN DETAIL SHEET No. 2 OF 2 OF THIS SURVEY, ENDOACHES ONTO THE BOISE CASCADE PROPERTY AS ESTABLISHED BY THE RECORD OF SURVEY No. 64-81, USING THE SECTION BREAKDOWN BASED ON RECORD OF SURVEY No. 25-80 AND NOT THE ORIGINAL SURVEY OF 1965 ESTABLISHING THE EXISTING BOUNDARIES AND MONUMENTS.
- B) WATER STAND PIPE ENCRACHING ONTO ADJACENT PROPERTY AT EAST LINE.
- C) THE RAILROAD STATION FOR THE CROSSING AT THE WEST END OF PROPERTY AT STA. 161+06 AS PER BOOK 79, PAGE 561, FALLS APPROX. 30' EAST OF EXISTING ACCESS ROAD.

**NOTES CORRESPONDING TO SCHEDULE B**

- 1) THERE IS NO ACCESS OF PUBLIC RECORD BETWEEN THIS PROPERTY AND PUBLIC ROAD. NOTE: ALL ACCESS BETWEEN THIS PROPERTY AND OREGON STATE HIGHWAY No. 82 WAS RELINQUISHED TO THE OREGON STATE HIGHWAY COMMISSION BY DEED RECORDED SEPTEMBER 28, 1992, IN BOOK 146, AT PAGE 314, RECORDS OF UNION COUNTY, OREGON. BUT, THE SITE HAS TWO PHYSICAL ACCESS TO THE SITE AT THE NE CORNER AND NW CORNER AS SHOWN ON THIS MAP.
- 2) ANY ACCESS FROM THIS PROPERTY TO A PUBLIC ROAD (OREGON STATE HIGHWAY No. 82) IS ACROSS RAILROAD RIGHT-OF-WAY, AND IS SUBJECT TO THE FOLLOWING:
  - (a) AGREEMENT, RECORDED APRIL 3, 1924, IN BOOK 79, AT PAGE 561, RECORDS OF UNION COUNTY, OREGON, BETWEEN FORMER OWNERS OF THIS PROPERTY AND THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, REGARDING A CROSSING AT ENGINEER'S STATION 161+06, NEAR THE NORTHWEST CORNER OF THIS PROPERTY. EXISTING ACCESS ROAD IS NOT AT ABOVE MENTIONED STATION AS SHOWN ON THIS MAP.
  - (b) AGREEMENT, DATED JANUARY 5, 1966, RECORDED FEBRUARY 14, 1968, IN BOOK 157, AT PAGE 69, BETWEEN THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, AND THE BORDEN COMPANY, REGARDING A CROSSING AT ENGINEER'S STATION 175+89 (NEAR THE NORTHEAST CORNER OF THIS PROPERTY), INCLUDING THE TERMS AND PROVISIONS THEREOF. EXISTING ACCESS ROAD CLOSELY FITS THE ABOVE MENTIONED STATION AS SHOWN ON THIS MAP.
- 3) SUBJECT TO THE TERMS AND CONDITIONS OF UNRECORDED APPLICATION AND PERMIT TO CONSTRUCT APPROACH ROAD DATED NOVEMBER 15, 1965, PERMIT No. 15084, BETWEEN THE OREGON STATE HIGHWAY COMMISSION AND BORDEN CHEMICAL COMPANY.
- 4) CONVEYANCE OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED APRIL 15, 1965, RECORDED APRIL 15, 1965, IN BOOK 151, AT PAGE 4, RECORDS OF UNION COUNTY, OREGON, GRANTED TO BOISE CASCADE CORPORATION FOR WATER PIPELINE. THIS EASEMENT AFFECTS THAT PART OF THIS PROPERTY LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BUT THE EXACT LOCATION IS NOT STATED AND THEREFORE IS NOT SHOWN ON THIS MAP.
- 5) AN EASEMENT FOR ROADWAY ACROSS THE WEST 30 FEET OF THIS PROPERTY, RESERVED UNTO JACOB HAMPTON BOOHER AND MARGARET RUTH BOOHER, THEIR HEIRS AND ASSIGNS, FROM THE DEED TO BORDEN COMPANY, RECORDED OCTOBER 26, 1965, IN BOOK 152, AT PAGE 28, RECORDS OF UNION COUNTY, OREGON. THIS EASEMENT IS PLOTTED ON THIS DRAWING AND THERE IS AN EXISTING GRAVEL ACCESS ROAD WITHIN SAID EASEMENT.
- 6) AN EASEMENT AND RIGHT-OF-WAY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED OCTOBER 19, 1965, RECORDED OCTOBER 26, 1965, IN BOOK 152, AT PAGE 28, RECORDS OF UNION COUNTY, OREGON, REGARDING A WATERLINE. NO EXACT LOCATION IS STATED AND THEREFORE IS NOT SHOWN ON THIS MAP.

**SITE ADDRESS:**

BORDEN INC.  
Chemical Division  
62575 HIGHWAY 82  
ISLAND CITY, OREGON 97850



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UNION COUNTY  
Surveyor

Received 10/10/96  
11/14/96  
By: [Signature]  
File No. 046-1996

**GASCHLER & CUMMINGS**  
CIVIL ENGINEERING & LAND SURVEYING  
P.O. BOX 412 / 786 SUNSET DR., 989-2101, ONTARIO, OREGON

CHECKED BY: AJG DRAWN BY: DKC APPROVED BY: DKC DATE: 6/28/96  
DRAWING No. 504096-8652 JOB No. 50-4096 BK. 0-132 PG. 3-25

**ALTA/ACSM LAND TITLE SURVEY**  
for  
Borden96 Project for Borden, Inc.  
B&C Site No. 23  
Borden Property No. 10913  
Highway 82, La Grande, OR

Based Upon Preliminary Report No. 96-7615  
of Eastern Oregon Title, Inc.,  
bearing a date of April 11, 1996

Surveyor's Certification

To: Eastern Oregon Title, Inc., Borden, Inc., and Bock & Clark.

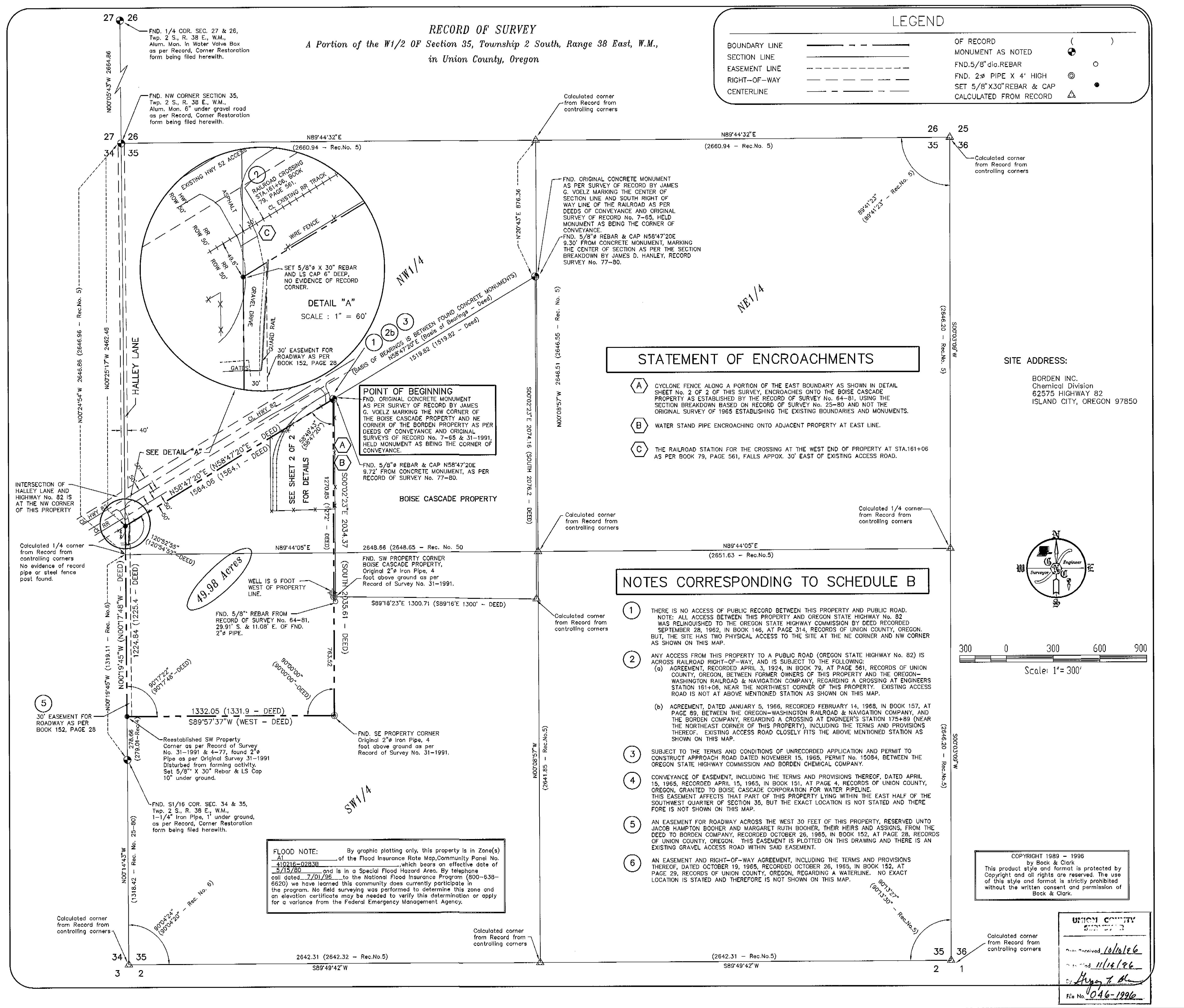
The undersigned certifies to the best of his professional knowledge, information and belief that this map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "Survey Requirements for Borden96 Project Surveys Dated March 25, 1996," includes no Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

DANNY K. CUMMINGS  
Registration No. 2316  
within the State of OREGON  
Date of Survey 6/06/96 TO 7/01/96  
Date of Last Revision 7/11/96  
CERTIFICATE RENEWAL: 12-31-97

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
DANNY K. CUMMINGS  
2016

NETWORK PROJECT NO. 96575-23 SHEET 1 OF 2

**BOCK & CLARK'S NATIONAL SURVEYORS NETWORK**  
ENGINEERS & SURVEYORS 1-800-787-8391 (1-800-SURVEY-1) (FAX: 330-666-3608)  
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333  
SURVEY No. 046-1996



LEGEND

BOUNDARY LINE	RR-RR-RR-RR-RR-RR	BUILDING	[Hatched Box]	LIGHT POLE	LP
RAILROAD	RR-RR-RR-RR-RR-RR	COOLING TOWERS	[V-pattern Box]	GAS METER	GM
CHAINLINK FENCE LINE	-X-X-X-X-X-X-	POWERPOLE	[Circle with X]	WATER PIPE	PP
RIGHT-OF-WAY	---	HOLDING TANKS	[Circle]	CONCRETE AREA	[Dotted Box]
OVERHEAD POWER LINE	---OHP---	CANAPE AREA	[Grid Box]	MECHANICAL AREA	[Cross-hatched Box]
OF RECORD	( )	FIRE HYDRANT	[Star]		
MONUMENT AS NOTED	○	CLEANOUT	[Circle with dot]		
FND. 5/8" dia. REBAR	○				

ALTA/ACSM LAND TITLE SURVEY

for  
**Borden96 Project for Borden, Inc.**  
 B&C Site No. 23  
 Borden Property No. 10913  
 Highway 82, La Grande, OR

Based Upon Preliminary Report No. 96-7615  
 of Eastern Oregon Title, Inc.,  
 bearing a date of APRIL 11, 1996  
 Surveyor's Certification

To: Eastern Oregon Title, Inc., Borden, Inc., and Bock & Clark.

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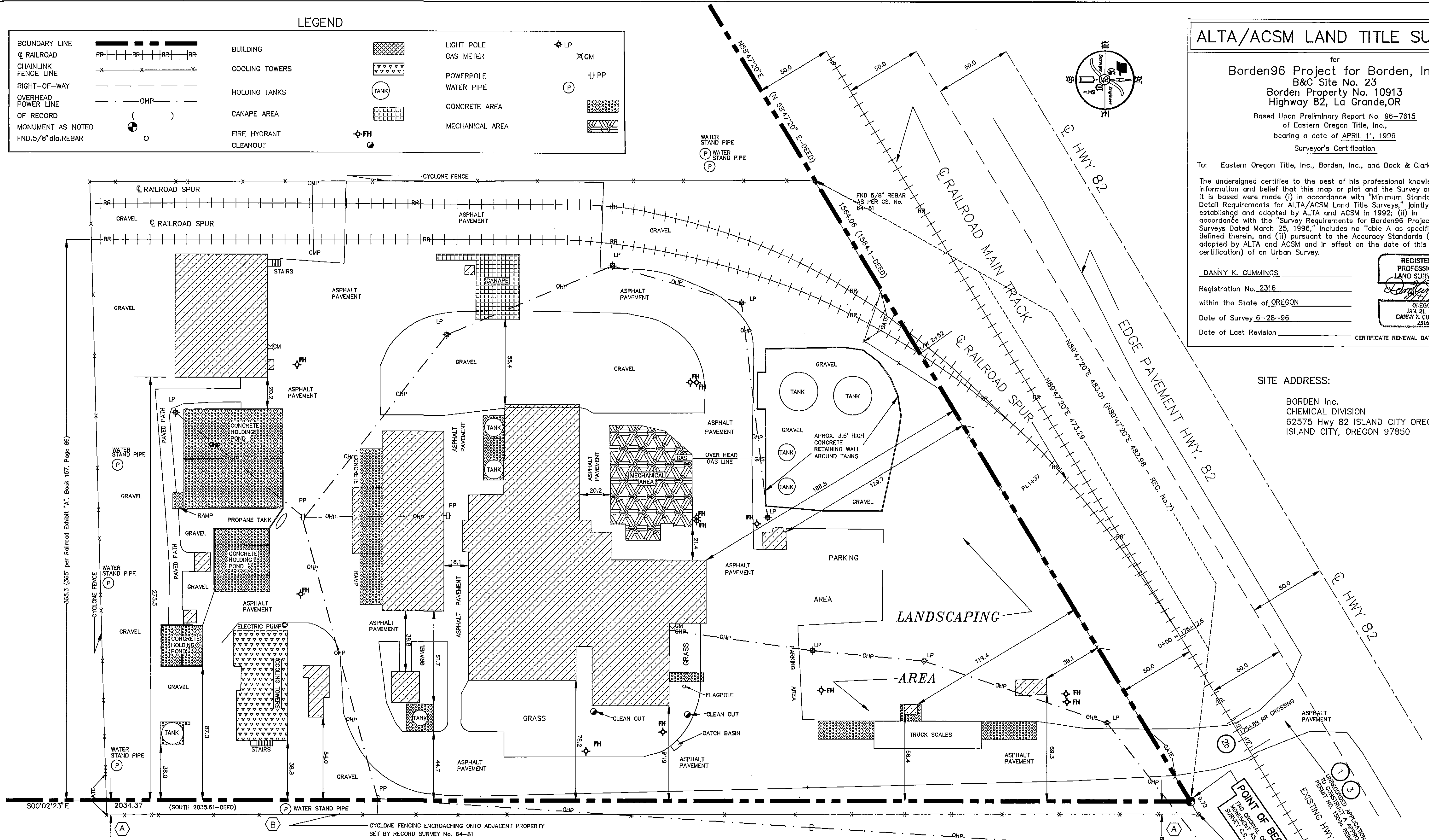
DANNY K. CUMMINGS  
 Registration No. 2316  
 within the State of OREGON  
 Date of Survey 6-28-96  
 Date of Last Revision



CERTIFICATE RENEWAL DATE: 12-31-97

SITE ADDRESS:

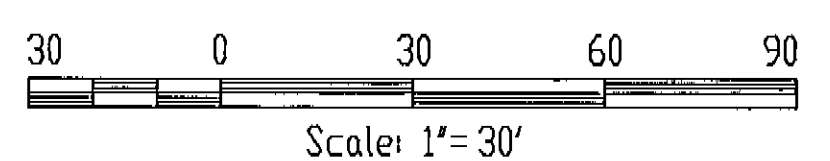
BORDEN Inc.  
 CHEMICAL DIVISION  
 62575 Hwy 82 ISLAND CITY OREGON  
 ISLAND CITY, OREGON 97850



STATEMENT OF ENCROACHMENT

- A CYCLONE FENCE ALONG A PORTION OF THE EAST BOUNDARY AS SHOWN IN DETAIL SHEET No. 2 OF 2 OF THIS SURVEY. ENCROACHES ONTO BOISE CASCADE PROPERTY AS ESTABLISHED BY THE RECORD OF SURVEY No. 64-81 AND NOT THE SECTION BREAKDOWN BASED ON RECORD OF SURVEY No. 25-80 AND NOT THE ORIGINAL SURVEY OF 1985 ESTABLISHING THE EXISTING BOUNDARIES AND MONUMENTS.
- B WATER STAND PIPE ENCROACHING ONTO ADJACENT PROPERTY AT EAST LINE
- C THE RAILROAD STATION FOR THE CROSSING AT THE WEST END OF PROPERTY AT STA.181+08 AS PER BOOK 79, PAGE 561, FALLS APPROX. 30' EAST OF EXISTING ACCESS ROAD.

IMPROVED AREA = 5.46 ACRES



UNION COUNTY SURVEYOR  
 Date Received 10/16/96  
 Date Filed 11/14/96  
 By: [Signature]  
 File No. 046-1296

**GASCHLER & CUMMINGS**  
 CIVIL ENGINEERING & LAND SURVEYING  
 P.O. BOX 412 / 786 SUNSET DR., 889-2101, ONTARIO, OREGON

CHECKED BY: DKC	DRAWN BY: LCK/DKC	APPROVED BY: DKC
DATE: 6-28-96	DRAWING No. SO4096A-C653	REVISED:
SHEET 2 OF 2	JOB No. 50-4096	BK. 0-132 PG.3-25

**ALTA/ACSM LAND TITLE SURVEY**  
 PREPARED FOR:  
**BORDEN 96 PROJECT FOR BORDEN Inc.**  
 DATE: 6-28-96  
 NETWORK PROJECT NO. 96575-23  
 SHEET 2 OF 2

**BOCK & CLARK'S NATIONAL SURVEYORS NETWORK**  
 ENGINEERS & SURVEYORS ( 800-787-8397 ) ( FAX: 330-666-3608 )  
 537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333  
 SURVEY NO. 046-1296