

Exhibit A to Ordinance 2026-004
Legal Description of Subject Property

TRACT I:

A parcel of land in the East half of Section 36, Township 17 South, Range 12 East of the Willamette Meridian, in Deschutes County, Oregon, being more particularly described as follows:

Commencing at a 5/8" Iron Rod marking the Northeast corner of said Section 36, said point also being the Point of Beginning; thence along the East line of said Section 36, South 00°14'15" West 1323.19 feet to a 5/8" Iron Rod with yellow plastic cap marked "Tye Engineering"; thence continuing along the East line of said Section 36, South 00°13'59" West 970.85 feet to a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence, leaving said East line of Section 36, North 89°45'40" West 942.14 feet to a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence South 00°02'28" West 665.76 feet to a point on the Northerly right of way line of the Central Oregon Highway, U.S. Highway 20, said point being a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence along said Northerly right of way line of the Central Oregon Highway the following three courses:

South 78°24'59" West 369.40 feet to a 5/8" Iron Rod with an aluminum cap marked "Oregon State Highway Div";

South 09°45'07" East 20.00 feet to a 5/8" Iron Rod with an orange plastic cap marked "Becon";

South 80°14'53" West 1016.99 feet to a point at the intersection of the Northerly right of way line of the Central Oregon Highway and the Westerly line of the Bonneville Power Easement recorded in Book 98, Page 288, Deschutes County Official Records, said point being a 5/8" Iron Rod with an orange plastic cap marked "Becon";

thence along the Westerly line of said Bonneville Power Easement, North 08°23'48" East 598.45 feet to a point on the South line of the North half of said Section 36, said point being a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence continuing along the Westerly line of said Bonneville Power Easement, North 08°23'48" East 740.26 feet to a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence leaving the Westerly line of said Bonneville Power Easement, North 36°57'50" East 2379.75 feet to a point on the North line of said Section 36; thence along the North line of said Section 36, South 89°40'51" East 686.38 feet to the Point of Beginning.

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TRACT III:

A parcel in the Northeast quarter of Section 36, Township 17 South, Range 12 East of the Willamette Meridian, in Deschutes County, Oregon, being more particularly described as follows:

Commencing at a 5/8" Iron Rod marking the Northeast corner of said Section 36; thence along the North line of said Section 36, North 89°40'51" West 686.38 feet to the True Point of Beginning; thence leaving said North line of Section 36, South 36°57'50" West 2379.75 feet to a point on the Westerly line of the Bonneville Power Easement recorded in Book 98, Page 288, Deschutes County, Oregon, said point being a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence along the Westerly line of said Bonneville Power Easement, South 08°23'48" West 740.26 feet to a point on the South line of the North half of said Section 36, said point being a 5/8" Iron Rod with an orange plastic cap marked "Becon"; thence along the South line of the North half of said Section 36 North 89°34'55" West 227.20 feet to a point at the intersection of the South line of the North half of said Section 36 and the Westerly line of the Pacific Power and Light Easement recorded in Book 145, Page 354, Deschutes County Official Records; said point being a 5/8" Iron Rod with a yellow plastic cap marked "Armstrong S&E";

Thence along the Westerly line of said Pacific Power and Light Easement North 08°23'48" East 2668.46 feet to a point on the North line of said Section 36;

Thence along the North line of said Section 36, South 89°40'33" East 732.93 feet to the East one-sixteenth corner of said Section 36, said corner being a 5/8" Iron Rod;

Thence continuing along the North line of said Section 36, South 89°40'51" East 643.70 feet to the True Point of Beginning.

TRACT IV:

The Southwest quarter of the Southwest quarter and that portion of the Northwest quarter of the Southwest quarter lying South of Highway 20, all in Section 36, Township 17 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

SECTION 36, TOWNSHIP 17 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF HIGHWAY 20, TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE BONNEVILLE POWER EASEMENT AND SOUTH OF HIGHWAY 20.