

MINOR PARTITION NO. 20070033T

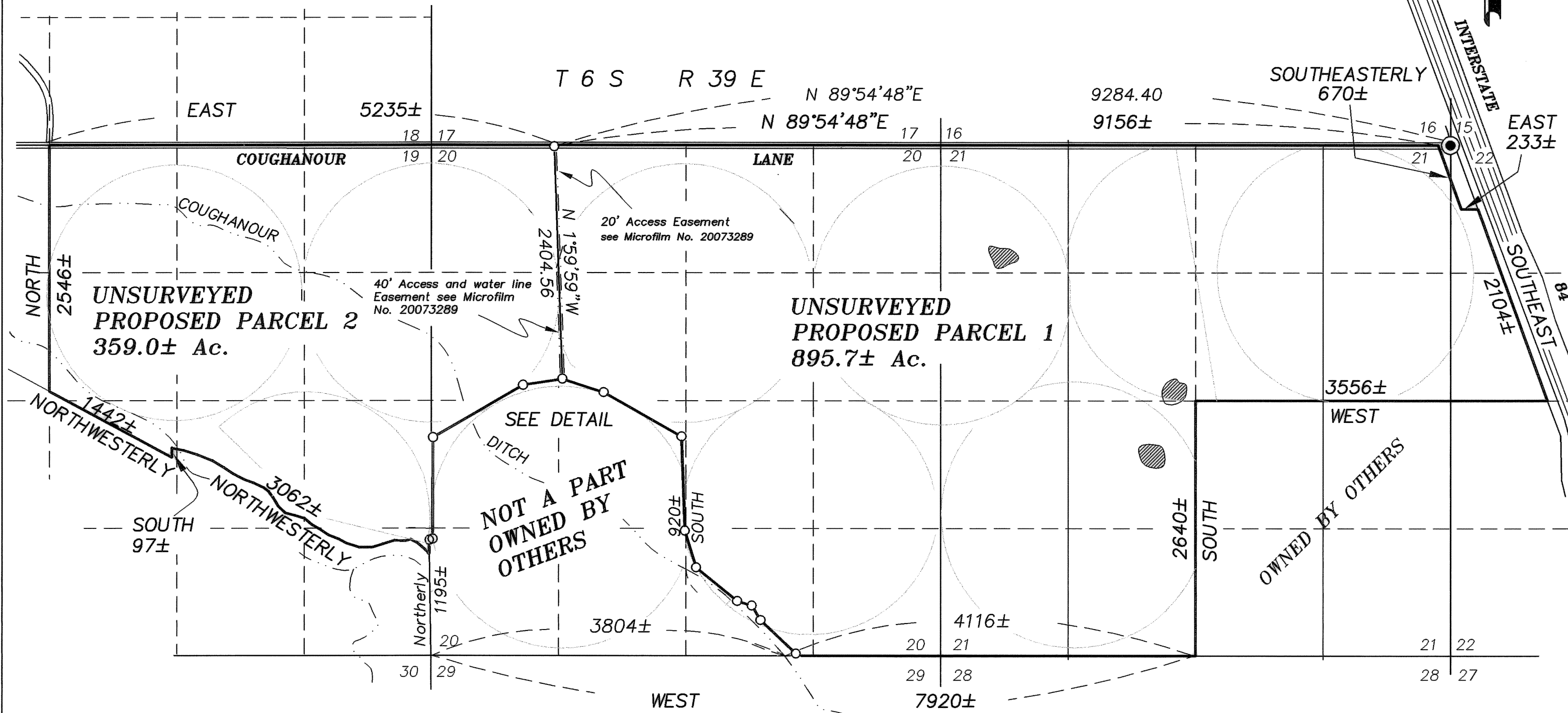
Situated in Sections 19, 20 and the West half and the Northeast quarter of Section 21 along with a portion of the Northwest quarter of Section 22 West of Highway 82, all in Township 6 South, Range 39 East of the Willamette Meridian. Union County Oregon

Microfilm Number 20074714T
Plat Cabinet Number C 930-931

BASIS OF BEARING

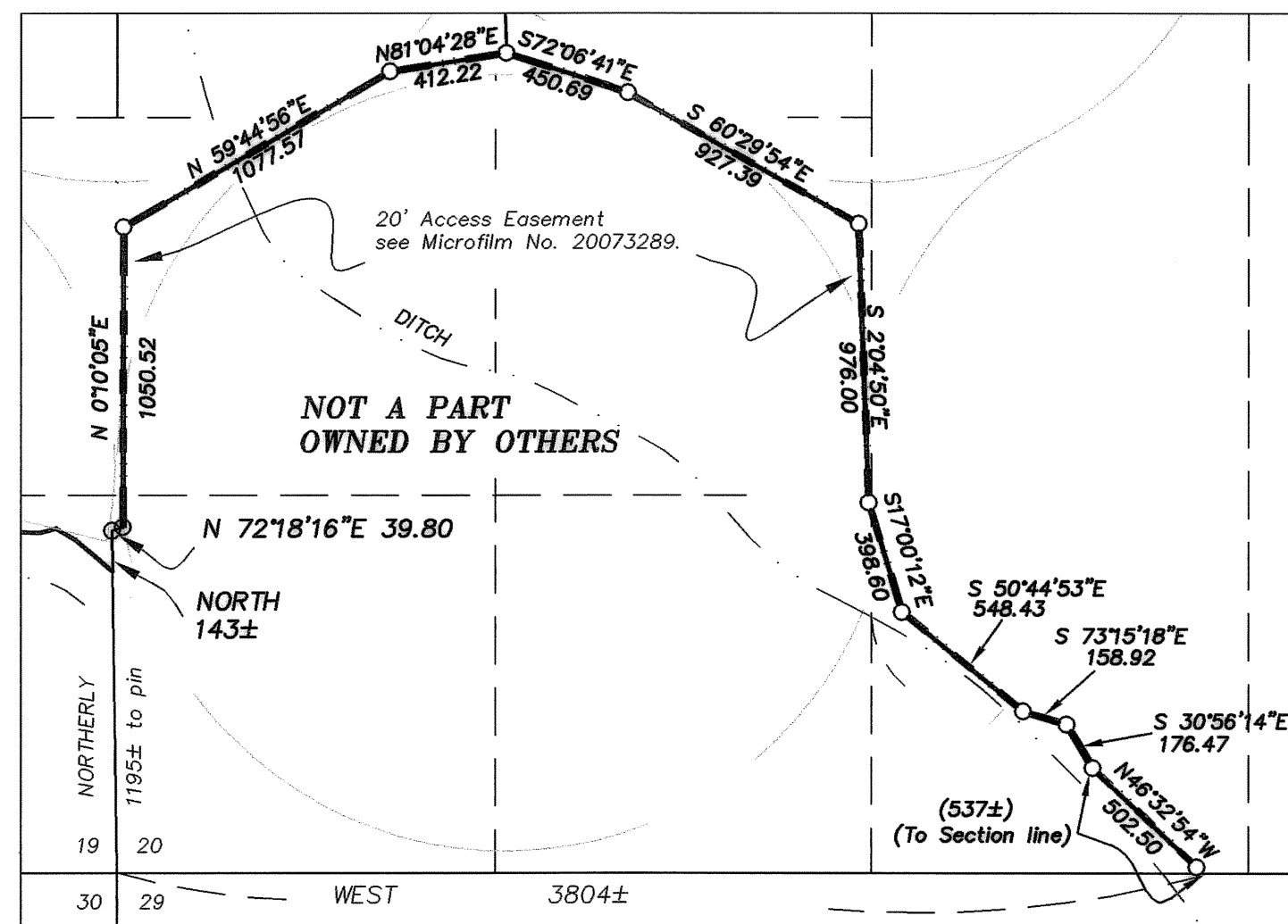
Solar observations taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian

SCALE: 1"=1000'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991
Renewal Date: Dec. 31, 2007

DETAIL SCALE: 1"=600'



NARRATIVE

This unsurveyed partition was ordered by Doug Lewis of Agri Star Inc. in order to divide his ownership into two separate parcels. I placed the dividing line at the direction of Doug Lewis. I made no attempt to locate the exterior or section corners located in this partition. I find no unusual conditions with this unsurveyed partition.

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070033T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C-930-931 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

LEGEND

- Found 2 1/2" monument in water valve box set by Survey number 012-2001.
- Found 5/8" x 30" rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey number 009-2007.
- Center line of road
- Existing stream or ditch
- Easement line

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SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly platted the land within this UNSURVEYED partition, situated in Sections 19, 20, 21, and 22, Township 6 South, Range 39 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Section 19: All that portion of the Southeast quarter lying North of the gulch that runs Northwesterly and Southeasterly through said Southeast quarter; the entire Northeast quarter; the Northeast quarter of the Northwest quarter; Also all the Southeast quarter of the Northwest quarter, Excepting that part of said Southeast quarter of the Northwest quarter described as commencing at the Southwest corner of the Northwest quarter of Section 19 and running thence North 730 feet, thence South 62 East to the intersection of the South line of the Northwest quarter of said section, thence West to the place of beginning.

Section 20: The entire section; Excepting THEREFROM, A tract of land as shown on Survey map number 009-2007, situated in Section 20, Township 6 South, Range 39 East of the Willamette Meridian. Beginning at a point that is S 89° 54'48"W, a distance of 9284.40 feet from the Northeast corner of Section 21, thence S 1° 59'59"E, a distance of 2404.56 feet to a an 5/8" iron pin being the true point of beginning;

Thence; S 72° 06'41"E, a distance of 450.69 feet, to a 5/8" iron pin,

Thence; S 60° 29'54"E, a distance of 927.39 feet to a 5/8" iron pin,

Thence; S 02° 04'50"E, a distance of 976.00 feet to a 5/8" iron pin,

Thence; S 17° 00'12"E, a distance of 398.60 feet to a 5/8" iron pin,

Thence; S 50° 44'53"E, a distance of 548.43 feet to a 5/8 iron pin,

Thence; S 73° 15'18"E, a distance of 158.92 feet to a 5/8 iron pin,

Thence; S 30° 56'14"E, a distance of 176.47 feet to a 5/8 iron pin,

Thence; S 46° 32'54"E, a distance of 502.50 feet to a 5/8 iron pin,

Thence; S 46° 32'54"E, a distance of 35± feet to the South line of said section 20,

Thence; West, a distance of 3804± feet to the Southwest corner of said Section 20,

Thence; Northwesterly, a distance of 1195± feet to a 5/8" iron pin,

Thence; N 72° 18'16"E, a distance of 39.80 feet to a 5/8" iron pin,

Thence; N 0° 10'05"E, a distance of 1050.52 feet to a 5/8" iron pin,

Thence; N 59° 44'56"E, a distance of 1077.57 feet to a 5/8" iron pin,

Thence; N 81° 04'28"E, a distance of 412.22 feet to a 5/8" iron pin, also being the point of beginning of this description.

Section 21: The entire West half, all of the Northeast quarter Excepting the parcel out of the Northeast corner of the Northeast quarter of the Northeast quarter conveyed to Alva Courtney described as follows: Commencing at the intersection of the Westerly line of the relocated Oregon Trail Highway and the South line of the old road commonly called Coughanour Lane, said Point of Beginning being approximately 30 feet South and 50 feet East of the Northwest corner of Section 22, said Township and Range, and running thence West along the South line of Coughanour Lane a distance of 208.5 feet; thence Southeasterly parallel with the Westerly line of the relocated Oregon Trail Highway and distance of 670 feet, more or less, to the North bank of the irrigation ditch as now established and in use; thence Easterly along the North bank of said irrigation ditch a distance of 233 feet, more or less, to the Westerly line of said relocated Highway; thence Northwesterly along the Westerly line of said highway a distance of 723 feet, more or less, to the place of beginning.

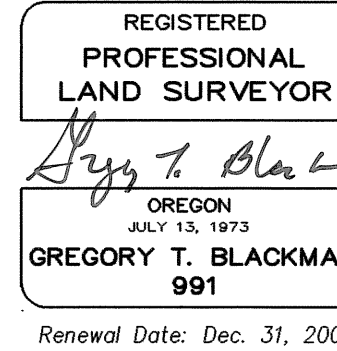
Section 22: That portion of the West half of the Northwest quarter lying West of I-84N as conveyed to State of Oregon by and through its State Highway Commission by deed recorded as Microfilm Document Number 32998(Union County) except that portion of said tract deeded to Alva Courtney as described above in Section 21.

All subject to roads, ditches and irrigation facilities as same appear of record or exist. Situate in the County of Union, State of Oregon.

Said tract containing 1,254.7± Acres.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, all in accordance with the provisions of O.R.S. 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Bagett, Griffith and Blackman
La Grande OR 97850



DECLARATION

Know all people by these presents that AGRI-STAR INC. a Oregon Corporation is the owner of land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on annexed map, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, AGRI-STAR INC. pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to signed by DOUGLAS M. LEWIS.

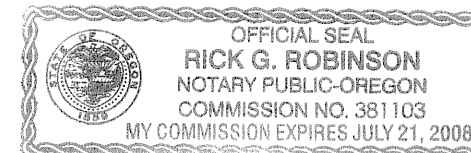
Douglas M. Lewis
DOUGLAS M. LEWIS
President of AGRI- STAR INC.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 20th day of August, 2007 before me a Notary Public in and for said State and County, personally appeared DOUGLAS M. LEWIS President of AGRI-STAR INC. who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

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Gregory T. Blackman
Gregory T. Blackman, OPLS 991

APPROVALS

Union County Planning Department

Approved this 20th day of August, 2007.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 13 day of August, 2007.

by Wallowa County Surveyor Richard A. Shaver
Richard A. Shaver

Union County Assessor / Tax Collector

I, hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2007-2008 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda L. Hill Date: 8/29/07
Linda L. Hill Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 20 day of August, 2007, at 4:43 p.m. o'clock P.M., and recorded in Plat Cabinet No. C 930-931 Union County records. Microfilm Number 20074714T

R. Nellie Bogue Hibbert
Union County Clerk by Lynn Feik