

MINOR PARTITION PLAT NUMBER 201200117

A partition of Adjusted Parcel 2 of Minor Partition No. 20080002T Situated in Sections 1, 2, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 40 East of the Willamette Meridian, Union County, Oregon, Together with a tract Situated in Sections 25, 26, 35 and 36 in Township 1 North, Range 40 East of the Willamette Meridian, Union County, Oregon,

SCALE: 1"=3000'

LEGEND

- Record monument according to Union County monumentation records
- Existing Road
- - - Existing Creek
- ~ Contour Line (50 ft. interval)



NOTES AND EASEMENTS

- (A) Right of way for Union County Road No. 53 (Indian Creek Road), Union County Road No. 54, Union County road No. 62 (Mt. Harris Road), Union County Road No. 59 (Hindman Road), and Union County road No. 26 (Clark Creek Road)
 - (B) Rights of the public in and to that portion of this property lying below the high water mark of creeks as they cross this property: Clark Creek, Middle Fork of Clark Creek, North Fork of Clark Creek, Mill Creek, North Fork of Indian Creek, Little Indian Creek, and Jones Creek
 - (C) The right to use a logging road, as reserved from deed recorded in Book 144, Page 352
 - (D) Access Road Easement granted to the United States of America by deed recorded in Book 156, Page 101
 - (E) Nonexclusive Road Easement, 30 ft. wide, granted to the United States of America by deed recorded in Microfilm Document Number 79336
 - (F) Easement granted to Boise Cascade Corporation by deed recorded as Microfilm Document Number 42963
 - (G) Easement granted to Boise Cascade Corporation by deed recorded as Microfilm Document Number 83389. Filed document does not include exhibit.
 - (H) Hydropower site easement granted to Joanne and Gary Price by deed recorded as Microfilm Document Number 109948
 - (I) Easement granted to Russell and Patricia Bingham by deed recorded as Microfilm Document Number 117793
 - (J) Easement exchange between Boise Cascade Corporation and Harris Pine Mills, in deed recorded as Microfilm Document Number 117422
 - (K) Easement granted to Boise Cascade Corporation in deed recorded as Microfilm Document Number 120775
 - (L) Easement granted to Leonard and Nadine Stanhope in deed recorded as Microfilm Document Number 125468
 - (M) Nonexclusive road easement granted to United States of America in deed recorded as Microfilm Document Number 129715 and 130130
 - (N) Mutual Boundary Line Agreement between Boise Cascade Corporation and George and Mildred Bryant, in deed recorded as Microfilm Document Number 131484
 - (O) Reservation of Mineral and Geothermal resources in deed recorded as Microfilm Document No. 980050 and rerecorded as Microfilm document No. 980353
 - (P) Easement and right of way as reserved from deed recorded as Microfilm Document Number 130743
- Perpetual easement to use all roads now existing on a portion of this property and to construct new roadways thereon as reserved by deed from Billy Hindman and Rita Hindman as follows:
- (Q) Deed recorded as Microfilm Document Number 117614 over the E 1/2 of NW 1/4 and the W 1/2 of the NE 1/4 Section 13
 - (R) Deed recorded as Microfilm Document Number 121230 over the E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of Section 13
 - (S) Deed recorded as Microfilm Document Number 124783 over the NE 1/4 of the NE 1/4 of Section 13
 - (T) Deed recorded as Microfilm Document Number 128766 over the W 1/2 of the NW 1/4 Section 13
 - (U) Road use easement agreement between Gallatin NE Oregon Land and Timber LLC and Boise Cascade, LLC by deed recorded in Microfilm Document Number 20050656. Covers entire property.
 - (V) Right of Way granted to the United States of America by deed recorded in Book 151, Page 110
 - (W) County Road by petition number 632, Union County road records, opened by Commissioner's Journal Book M, page 593
 - (X) Portions of Harris Mountain Loop Road and North Indian Creek Road are placed as shown on the tax assessment maps. No evidence of these roads in these locations could be ascertained from aerial photographs.
 - (Y) Reservation of minerals by deed recorded in Book 136, Page 347 and Microfilm Document Number 130743
 - (Z) Reservation of minerals by deed recorded in Microfilm Document Number 980050

NARRATIVE

This partition was done at the request of Steve McClelland, on behalf of TriStar Northeast Oregon Timberlands, owner of the lands within. Mr. McClelland wanted the land divided as shown hereon. Partition lines created by this plat are intended to follow aliquot lines. This partition is UNSURVEYED. No attempt was made to locate monuments or property lines on the ground. I find no unusual conditions with this partition.

REFERENCE MATERIAL

- | | |
|------------------------------------|---|
| Union County Monumentation Records | Microfilm Document Number 130743 |
| Book 136, Page 347 | Microfilm Document Number 131484 |
| Book 144, Page 352 | Microfilm Document Number 980050 |
| Book 151, Page 110 | Microfilm Document Number 980353 |
| Book 156, Page 101 | Microfilm Document Number 130743 |
| Microfilm Document Number 79336 | Microfilm Document Number 117614 |
| Microfilm Document Number 42963 | Microfilm Document Number 121230 |
| Microfilm Document Number 83389 | Microfilm Document Number 124783 |
| Microfilm Document Number 109948 | Microfilm Document Number 128766 |
| Microfilm Document Number 117793 | Microfilm Document Number 20050656 |
| Microfilm Document Number 117422 | Commissioner's Journal Book E, Page 593 |
| Microfilm Document Number 120775 | |
| Microfilm Document Number 125468 | Preliminary Title Report No. |
| Microfilm Document Number 129715 | NCE0528987-12B-ATL, prepared by First |
| Microfilm Document Number 130130 | American Title Insurance Company |

SURVEYOR'S EXACT COPY STATEMENT

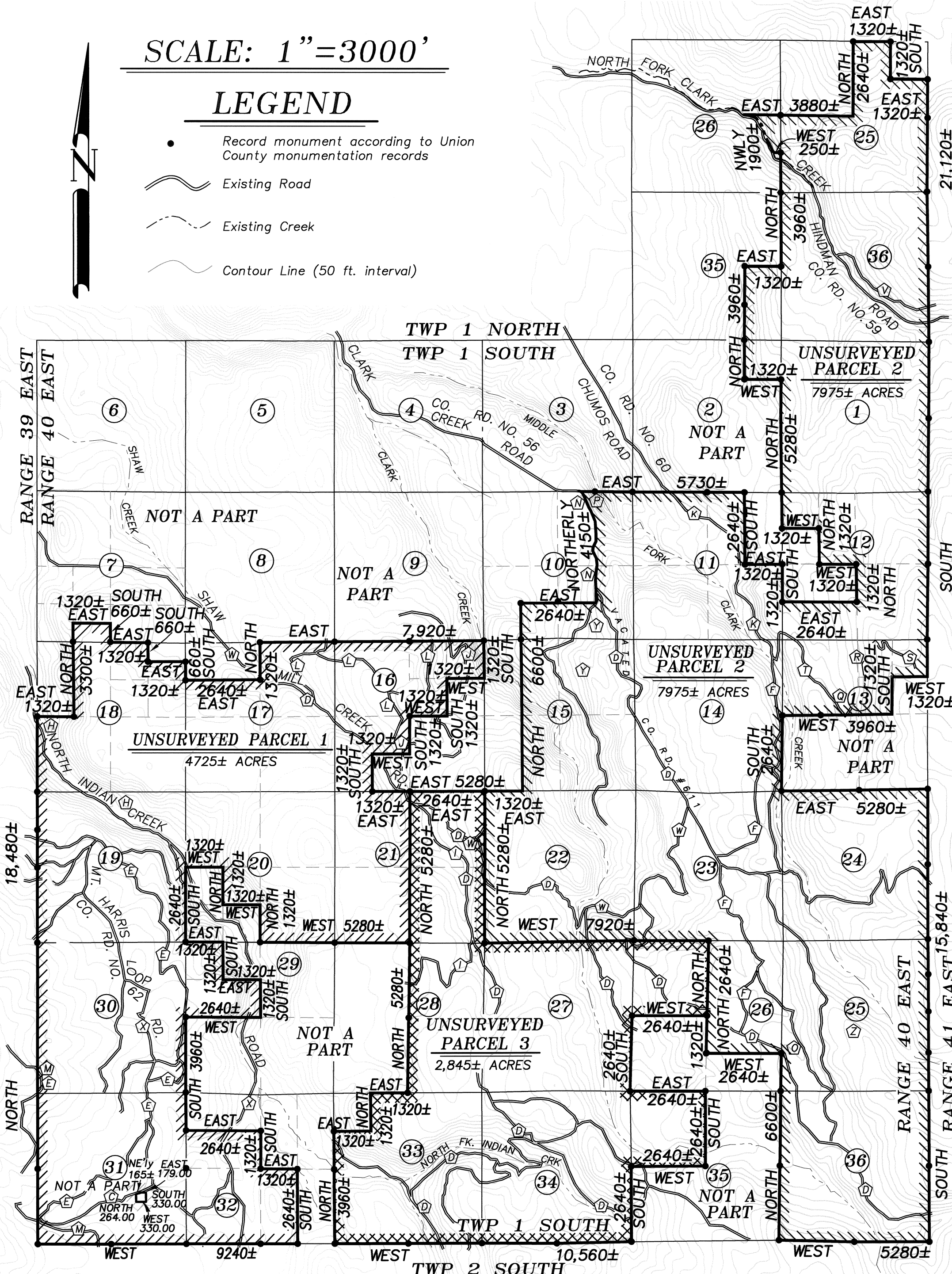
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 201200117 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D202-D203 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2013.

Jeffrey S. Hsu, OPLS 83571



MINOR PARTITION PLAT NUMBER 20120011T

Microfilm Number 2012446T
Plat Cabinet Number D202-D203

A partition of Adjusted Parcel 2 of Minor Partition No. 20080002T Situated in Sections 1, 2, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 40 East of the Willamette Meridian, Union County, Oregon, Together with a tract Situated in Sections 25, 26, 35 and 36 in Township 1 North, Range 40 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land within this UNSURVEYED partition, being a partition of adjusted Parcels 2 of Minor Partition Plat Number 20080002T, situated in Sections 1, 2, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Township 1 South, Range 40 East together with a tract situated in Section 25, 26, 35 and 36, Township 1 North, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

- IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN
- Section 1: All,
- Section 2: The NE 1/4 of the NE 1/4 (Government Lot 1),
- Section 7: The S 1/2 of the SE 1/4 of the SW 1/4,
- Section 10: The E 1/2 of the E 1/2, the SW 1/4 of the SE 1/4, the SE 1/4 of the SW 1/4 and that portion of the W 1/2 of the NE 1/4 and of the NW 1/4 of the SE 1/4 lying Northeasterly of a line 20 feet Southwesterly of the centerline of vacated county road no. 611, except as modified by mutual boundary agreement, recorded in microfilm document no. 131484, deed records of Union County,
- Section 11: All, EXCEPT the E 1/2 of the NE 1/4,
- Section 12: The E 1/2, the E 1/2 of the NW 1/4, the S 1/2 of the SW 1/4 and the NW 1/4 of the NW 1/4,
- Section 13: The NW 1/4, the W 1/2 of the NE 1/4 and the NE 1/4 of the NE 1/4,
- Section 14: All,
- Section 15: The E 1/2 and the E 1/2 of the W 1/2,
- Section 16: The N 1/2 of the NE 1/4, the SW 1/4 of the NE 1/4, the NW 1/4, the N 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4,
- Section 17: All, EXCEPT the N 1/2 of the NW 1/4,
- Section 18: All, EXCEPT the N 1/2 of the NE 1/4 of the NE 1/4, also EXCEPT, Government Lots One and Two (the W 1/2 of the NW 1/4).
- Section 19: All,
- Section 20: All, EXCEPT the South 1/2 of the SW 1/4, also EXCEPT the NW 1/4 of the SW 1/4,
- Section 21: All,
- Section 22: All,
- Section 23: All,
- Section 24: All,
- Section 25: All,
- Section 26: The N 1/2 and the N 1/2 of the SE 1/4,
- Section 27: All,
- Section 28: The E 1/2,
- Section 29: The W 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4,
- Section 30: All,
- Section 31: All, EXCEPT a parcel of land described as commencing at a point which is 997 feet East and 1511 feet North of the South 1/4 corner of said Section 31; running thence East 330 feet; thence, North 330 feet; thence, West 179 feet to the Southerly edge of the logging road; thence, Southwesterly along the Southerly edge of said logging road 165 feet; thence, South 264 feet to the Point of Beginning,
- Section 32: The SW 1/4, the S 1/2 of the NW 1/4, and the W 1/2 of the SE 1/4,
- Section 33: All, EXCEPT the NW 1/4 of the NW 1/4,
- Section 34: All,
- Section 35: The NW 1/4,
- Section 36: All.

- IN TOWNSHIP 1 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN
- Section 25: The W 1/2 of the NE 1/4, the SE 1/4 of the NE 1/4 and the S 1/2,
- Section 26: That part of the NE 1/4 of the SE 1/4 lying Northeasterly of the centerline of the North Fork of Clark's Creek,
- Section 35: The E 1/2 of the SE 1/4,
- Section 36: All.

Containing 15,550 acres, more or less. I further certify that I made this plat by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20120011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D202-D203 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that TRISTAR NORTHEAST OREGON TIMBERLANDS LLC, who took title as GALLATIN NORTHEAST OREGON LAND AND TIMBER LLC, who took title as BOISE NORTHEAST OREGON LAND AND TIMBER LLC, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, TRISTAR NORTHEAST OREGON TIMBERLANDS LLC, pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by JOHN W. DAVIS, an appointed representative.

JOHN W. DAVIS
Representative of TRISTAR NORTHEAST OREGON TIMBERLANDS LLC

PARCEL LEGAL DESCRIPTIONS

PARCEL 1

- IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN
- Section 7: The S 1/2 of the SE 1/4 of the SW 1/4,
- Section 16: The N 1/2 of the NE 1/4, the SW 1/4 of the NE 1/4, the NW 1/4, the N 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4,
- Section 17: All, EXCEPT the N 1/2 of the NW 1/4,
- Section 18: All, EXCEPT the N 1/2 of the NE 1/4 of the NE 1/4, also EXCEPT, Government Lots One and Two (the W 1/2 of the NW 1/4).
- Section 19: All,
- Section 20: All, EXCEPT the South 1/2 of the SW 1/4, also EXCEPT the NW 1/4 of the SW 1/4,
- Section 21: The W 1/2,
- Section 29: The W 1/2 of the NW 1/4 and the SE 1/4 of the NW 1/4,
- Section 30: All,
- Section 31: All, EXCEPT a parcel of land described as commencing at a point which is 997 feet East and 1511 feet North of the South 1/4 corner of said Section 31; running thence East 330 feet; thence, North 330 feet; thence, West 179 feet to the Southerly edge of the logging road; thence, Southwesterly along the Southerly edge of said logging road 165 feet; thence, South 264 feet to the Point of Beginning, Section 32: The SW 1/4, the S 1/2 of the NW 1/4, and the W 1/2 of the SE 1/4,
- Section 32: The SW 1/4, the S 1/2 of the NW 1/4, and the W 1/2 of the SE 1/4

PARCEL 2

- IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN
- Section 1: All,
- Section 2: The NE 1/4 of the NE 1/4 (Government Lot 1),
- Section 10: The E 1/2 of the E 1/2, the SW 1/4 of the SE 1/4, the SE 1/4 of the SW 1/4 and that portion of the W 1/2 of the NE 1/4 and of the NW 1/4 of the SE 1/4 lying Northeasterly of a line 20 feet Southwesterly of the centerline of vacated county road no. 611, except as modified by mutual boundary agreement, recorded in microfilm document no. 131484, deed records of Union County,
- Section 11: All, EXCEPT the E 1/2 of the NE 1/4,
- Section 12: The E 1/2, the E 1/2 of the NW 1/4, the S 1/2 of the SW 1/4 and the NW 1/4 of the NW 1/4,
- Section 13: The NW 1/4, the W 1/2 of the NE 1/4 and the NE 1/4 of the NE 1/4,
- Section 14: All,
- Section 15: The E 1/2 and the E 1/2 of the W 1/2,
- Section 22: All,
- Section 23: All,
- Section 24: All,
- Section 25: All,
- Section 26: The NE 1/4 and the N 1/2 of the SE 1/4,
- Section 36: All.
- IN TOWNSHIP 1 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN
- Section 25: The W 1/2 of the NE 1/4, the SE 1/4 of the NE 1/4 and the S 1/2,
- Section 26: That part of the NE 1/4 of the SE 1/4 lying Northeasterly of the centerline of the North Fork of Clark's Creek,
- Section 35: The E 1/2 of the SE 1/4,
- Section 36: All.

PARCEL 3

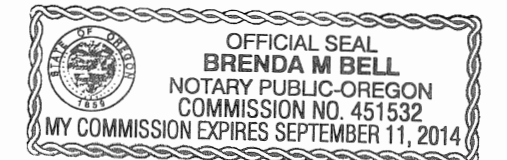
- IN TOWNSHIP 1 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN
- Section 21: The E 1/2,
- Section 26: The NW 1/4,
- Section 27: All,
- Section 28: The E 1/2,
- Section 33: All, EXCEPT the NW 1/4 of the NW 1/4,
- Section 34, All,
- Section 35: The NW 1/4,

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 13 day of December, 2012 before me a Notary Public in and for said State and County, personally appeared JOHN W. DAVIS, a known representative of TRISTAR NORTHEAST OREGON TIMBERLANDS LLC, who is known 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

APPROVALS

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 2012-2013 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, Union County Assessor/Tax Collector Date: 12/18/12

Union County Planning Commission

Approved this 15th day of December, 2012.

Hanley Jenkins, Union County Planning Director

Union County Surveyor

Approved this 6th day of December, 2012.

Gregory T. Blackman, Union County Surveyor

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 18th day of December, 2012, at 11:05 o'clock A.M., and recorded in Plat Cabinet No. D202-D203 Union County records. Microfilm Number 2012446T

Robin A. Church, Union County Clerk by Shailata Kenworthy, Deputy Clerk