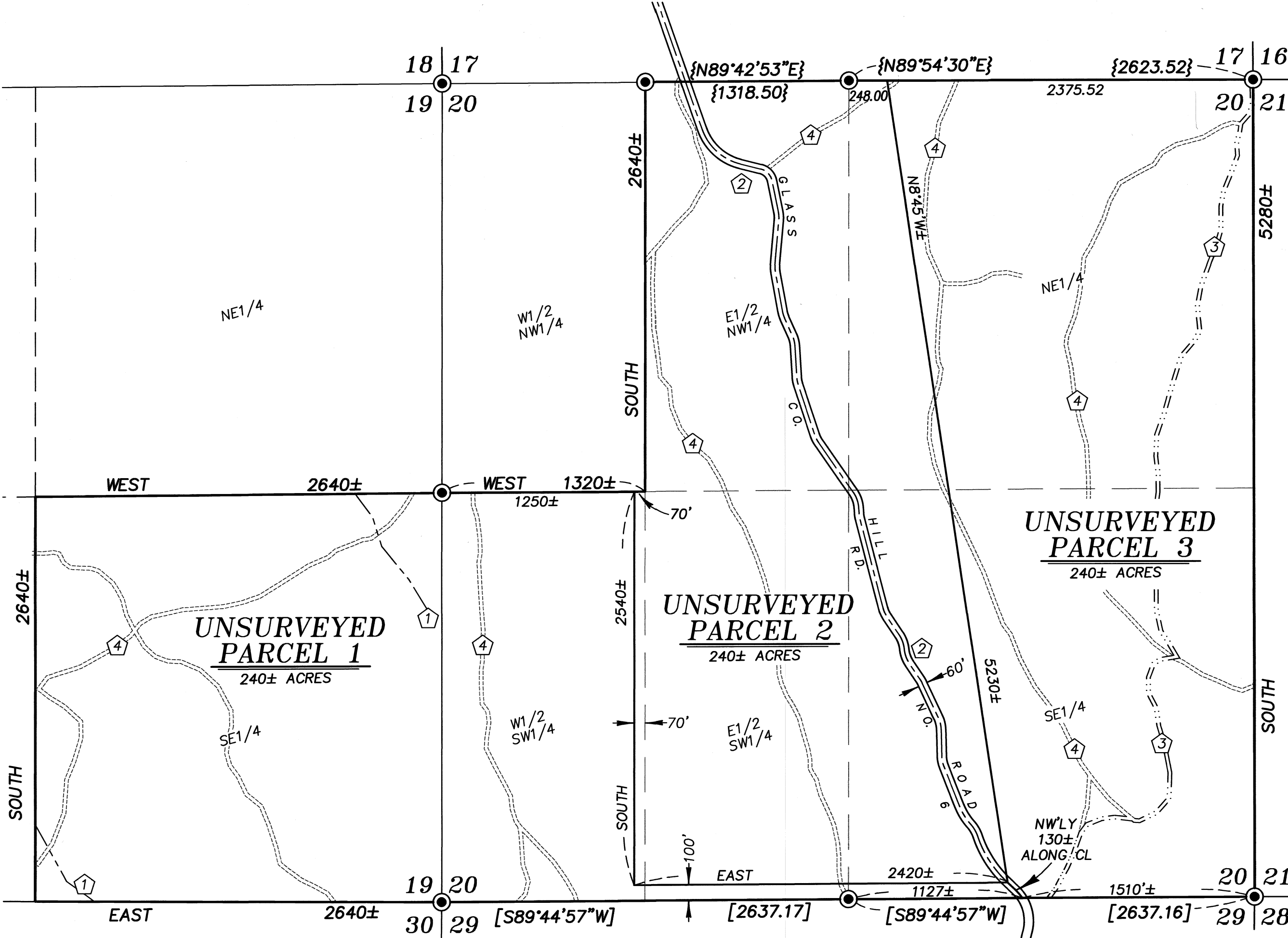


PARTITION PLAT NUMBER 2025-0004

A Partition of Parcel 1 of Partition Plat 2008-0015
Situated in the Southeast quarter of Section 19 and Section 20, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon



SCALE: 1"=600'

LEGEND

- Monument of record as per Union County Monumentation Records, not tied
- Road
- Centerline
- Creek
- Easement Line
- [] Record measurement as per Survey 018-2016
- { } Record measurement as per Survey 021-2016

REFERENCE MATERIAL

Union County Monumentation Records
Survey 013-1991
Survey 018-2016
Survey 021-2016
Minor Partition Plat 2007-0041
Minor Partition Plat 2008-0015

DEED REFERENCES

Microfilm Document Number 20240627
Microfilm Document Number 20240105
Microfilm Document Number 20150861
Microfilm Document Number 20164166
Microfilm Document Number 20134321
Microfilm Document Number 20164167
Microfilm Document Number 20240106
Microfilm Document Number 20240628

Partition Plat Report 25-38710, dated March 3, 2025, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This UNSURVEYED partition was done at the request of Al Bayme, representative for the owners of the land within. Mr. Bayme wanted to divide the property as shown and I place the dividing lines at his direction. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

NOTES AND EASEMENTS

- 1 Rights of the public and of governmental bodies in and to those portions lying below the high-water mark of creeks, if any. Creeks shown hereon are placed by USGS topographic map
- 2 Rights of the public in and to that portion of the land lying within the right-of-way of County Road No. 6 (Glass Hill Road), 60 ft. wide as per Survey 013-1991
- 3 Easement, 60 feet in width, created by Minor Partition Plat 20070041T
- 4 Reciprocal Access Easement Agreement, between Hancock Timberland X, Inc., Hancock Timberland XI, inc., Boston Timber Opportunities LLC, Golden Pond Timberlands Inc., System Global Timberlands, LLC, John Hancock Life Insurance Company, for and to the extent of its Separate Account No. 72, John Hancock Life Insurance Company (USA), and Tristar Northeast Oregon Timberlands LLC, recorded as Microfilm Document No. 20134321, deed records of Union County, Oregon. Specifies 60 foot wide easement for access and utilities over existing roads that are the 'most direct and commercially reasonable routes'. Roads as shown hereon are based on aerial photo dated 2022. No field verification made of the location of these roads or their status as the commercially viable routes..
- 5 Assignment and Assumption Agreement for Access Rights, between SFG HCK Timber Partnership and Green Diamond Resource Company, recorded as Microfilm Document No. 20164167, deed records of Union County, Oregon
- 6 Assignment and Assumption Agreement for Access Rights, recorded as Microfilm Document No. 20240106, deed records of Union County, Oregon
- 7 Assignment and Assumption Agreement for Access Rights, recorded as Microfilm Document No. 20240628, deed records of Union County, Oregon

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. 2025-0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E640 E641 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2025-0004

Microfilm Number 20250773
Plat Cabinet Number E640 E641

A Partition of Parcel 1 of Partition Plat 2008-0015
Sited in the Southeast quarter of Section 19 and Section 20, Township 4 South, Range 38 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 parcels in this UNSURVEYED partition, being a partition of UNSURVEYED Parcel 1 of Partition Plat No. 20080015, filed as Microfilm No. 20082660 and stored in Slides 11 and 12, Plat Cabinet 'D', Plat records of Union County, Oregon, being situated in the Southeast quarter of Section 19 and Section 20, Township 4 South, Range 38 East, of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

In Township 4 South, Range 38 East of the Willamette Meridian, Union County, described as follows:

Section 19: The Southeast quarter,

Section 20: The East Half, the East half of the West half, and the West half of the Southwest quarter.

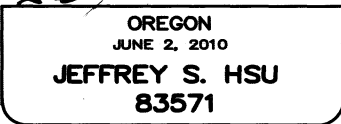
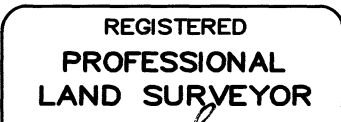
Containing 720 acres, more or less

Subject to the rights of the public in Glass Hill Road

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

Jeffrey S. Hsu, OPLS 83571

Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850



Renewal Date: June 30, 2025.

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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

LEGAL DESCRIPTION PARCEL 1

In Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon:

Section 19: The Southeast quarter,

Section 20: The West half of the Southwest quarter, EXCEPTING THEREFROM, that portion of the East 70 feet lying North of a line running parallel with and 100 feet North of the South line of said Section, ALSO INCLUDING, the South 100 feet of the East half of the Southwest quarter and that portion of the Southeast quarter lying West of the centerline of Glass Hill Road.

Containing 240 acres, more or less.

LEGAL DESCRIPTION PARCEL 2

In Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon:

Section 20: The East 70 feet of the West half of the Southwest quarter, the East half of the West half, and that portion of the East half lying Westerly of the following described line:

Beginning at the intersection of a line parallel with and 100 feet North of the South line of Section 20 and the centerline of Glass Hill Road,

Thence: North 8°45' West, a distance of 5,230 feet, more or less, to a point on the North line of said Section 20 that falls 248.00 feet East of the quarter corner common to Section 17 and 20 of said Township and Range.

EXCEPTING THEREFROM, any portion of the above description lying within the South 100 feet of the South half of Section 20 lying West of the centerline of Glass Hill Road

Containing 240 acres, more or less.

DECLARATION

Know all People by these presents that MONARCH TIMBERLANDS, LLC, a Georgia Limited Liability Company, and FUTURE TIMBERLAND, LLC, a Georgia Limited Liability Company, are the owners of the land within this Partition, 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 O.R.S. Chapter 92. In witness whereof, MONARCH TIMBERLANDS, LLC, pursuant to its operating agreement, has caused these presents to be signed by ALVIN STEWART BAYME, and FUTURE TIMBERLAND, LLC, pursuant to its operating agreement, has caused these presents to be signed by FE MOODY III.

FE MOODY III
FUTURE TIMBERLAND, LLC

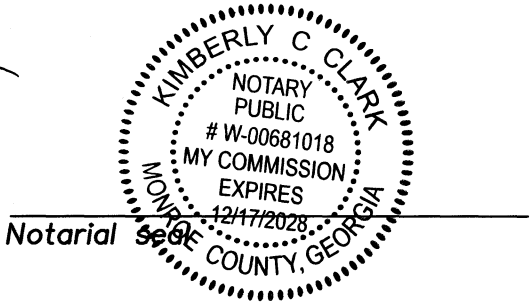
ALVIN STEWART BAYME
MONARCH TIMBERLANDS LLC

ACKNOWLEDGMENTS

State of Georgia SS
County of Monroe

Know all people by these presents, on this 21st day of March, 2025 before me a Notary Public in and for said State and County, personally appeared ALVIN STEWART BAYME, 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.

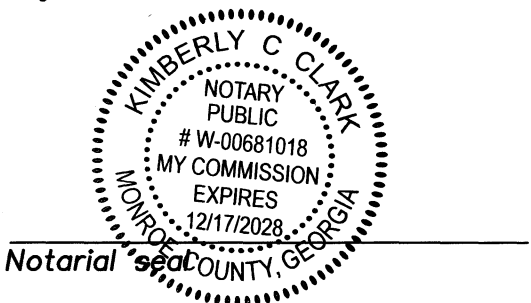
Notary Public for the State of Georgia
Commission No. W-00681018
Expires 12/17/2028



State of Georgia SS
County of Monroe

Know all people by these presents, on this 21st day of March, 2025 before me a Notary Public in and for said State and County, personally appeared FE MOODY III, 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 Georgia
Commission No. W-00681018
Expires 12/17/2028



LEGAL DESCRIPTION PARCEL 3

In Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon:

Section 20: That portion of the East half lying Easterly of the following described line:

Beginning at the intersection of the centerline of Glass Hill Road and the South line of said Section,

Thence: Northwesterly, along said centerline, 130 feet, more or less, to its intersection of a line parallel with and 100 feet North of the South line of said Section 20,

Thence: North 8°45' West, a distance of 5,230 feet, more or less, to a point on the North line of said Section 20 that falls 248.00 feet East of the quarter corner common to Section 17 and 20 of said Township and Range.

Containing 240 acres, more or less.

APPROVALS

Union County Surveyor

Approved this 10 day of March, 2025.

By Grant County Surveyor Michael C. Springer

Union County Planning

Approved this 8th day of April, 2025.

Inga Williams
Union County Planning Director

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 2024-2025 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 Ellen Wilhelm, Chief Deputy Date: 4-8-2025
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 8th day of April, 2025, at 3:52 o'clock P. M. and recorded in Union County Records.

Union County Clerk by Tommie Williams, Deputy Clerk