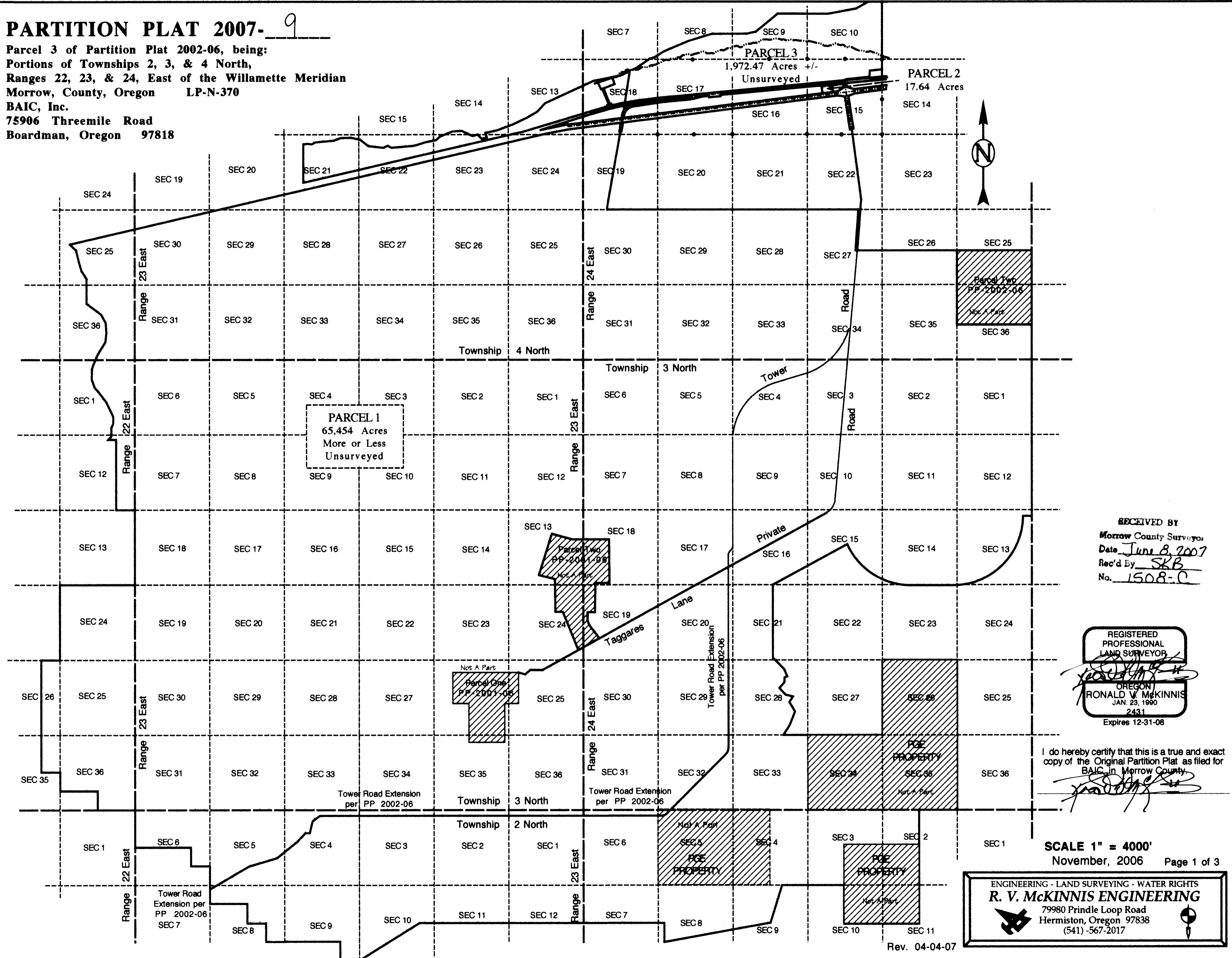


PARTITION PLAT 2007-9

Parcel 3 of Partition Plat 2002-06, being:
 Portions of Townships 2, 3, & 4 North,
 Ranges 22, 23, & 24, East of the Willamette Meridian
 Morrow, County, Oregon LP-N-370
 BAIC, Inc.
 75906 Threemile Road
 Boardman, Oregon 97818



RECEIVED BY
 Morrow County Surveyor
 Date June 8, 2007
 Rec'd By SKB
 No. 1508-C

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1980
 2431
 Expires 12-31-08

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for BAIC in Morrow County.

SCALE 1" = 4000'
 November, 2006 Page 1 of 3

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017

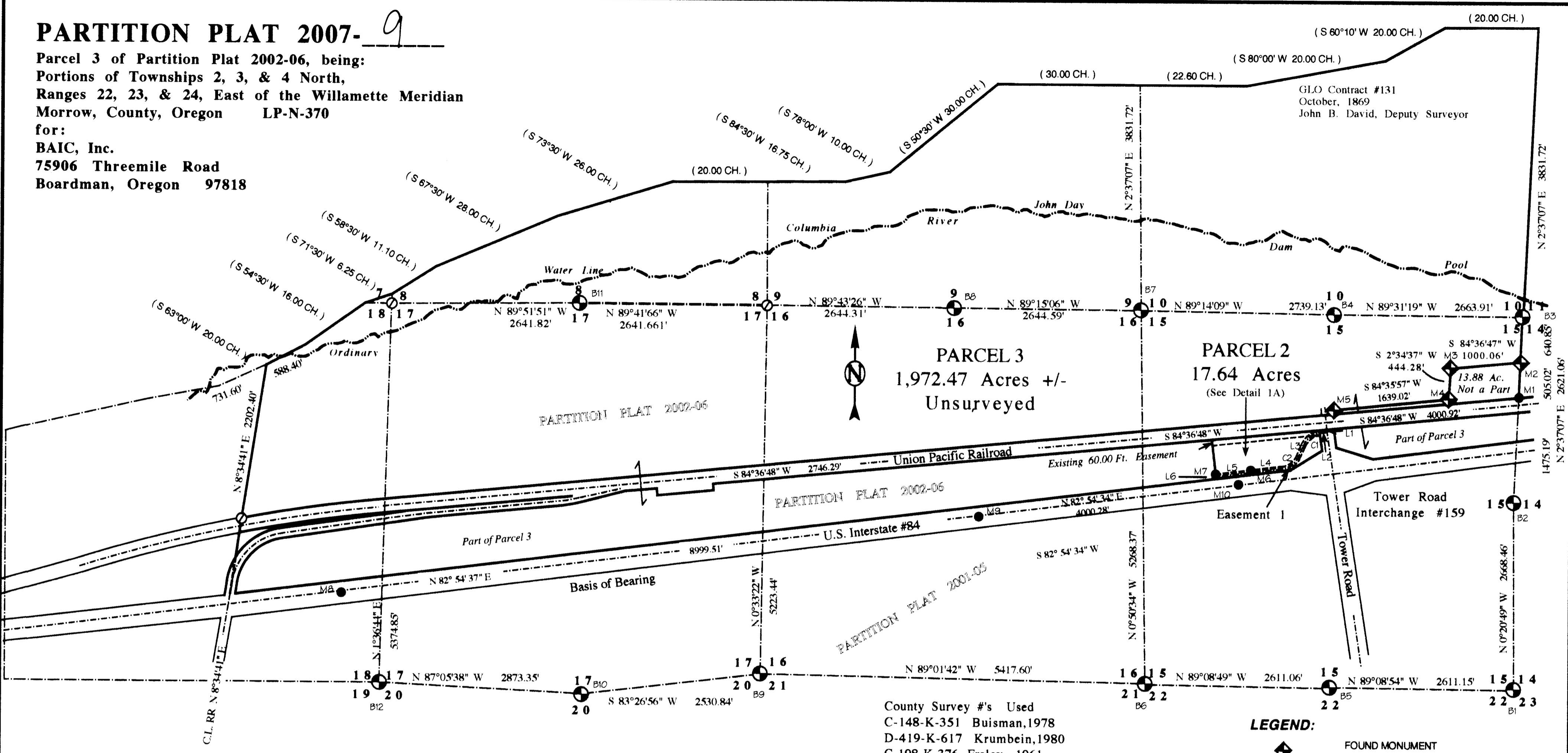
Rev. 04-04-07

PARTITION PLAT 2007-9

Parcel 3 of Partition Plat 2002-06, being:
 Portions of Townships 2, 3, & 4 North,
 Ranges 22, 23, & 24, East of the Willamette Meridian
 Morrow, County, Oregon LP-N-370

for:
BAIC, Inc.
 75906 Threemile Road
 Boardman, Oregon 97818

GLO Contract #131
 October, 1869
 John B. David, Deputy Surveyor



Monument	Description	A Part of Survey #
B1	3" Brass Cap in Grout #1637	C-644-K-488
B2	5/8" Rebar W/Plast. Cap #951	C-1266-E-1039
B3	Brass Cap Ref. in	C-644-K-488
B4	3" Alum. Cap #1637	C-644-K-488
B5	3" Brass Cap in Grout #1637	C-644-K-488
B6	3" Alum. Cap #1637	C-644-K-488
B7	ACOE 1" IP W/BS&W	ACOE JL-1956
B8	ACOE 1" IP W/BS&W	ACOE JL-1956
B9	ACOE 1" IP W/BS&W	ACOE JL-1956
B10	ACOE 1" IP W/BS&W	ACOE JL-1956
B11	ACOE 1" IP W/BS&W	ACOE JL-1956
B12	ACOE 1" IP W/BS&W	ACOE JL-1956
M1	5/8" Rebar W/ Ribbon	Unknown
M2	ACOE 3" Alum. Cap # 1637	C-644-K-488
M3	ACOE 3" Alum. Cap # 1637	C-644-K-488
M4	ACOE 3" Alum. Cap # 1637	C-644-K-488
M5	ACOE 3" Alum. Cap # 1637	C-644-K-488
M6	5/8" Rebar in Concrete	Unknown
M7	5/8" Rebar W/Plast. Cap #976	Unknown
M8	ODOT Brass Cap 1010+00.00 POT	None
M9	ODOT Brass Cap 1100+00.00 POT	None
M10	ODOT Brass Cap 1140+00.70 POT	None

Line	Bearing	Distance
L1	S 07°08'43" E	30.00'
L2	S 84°36'48" W	100.00'
L3	S 24°36'48" W	193.12'
L4	S 82°54'34" W	915.09'
L5	N 82°54'15" E	500.02'
L6	S 07°05'26" E	59.94'

No.	Length	Radius	Δ Angle	CHORD Length	Bearing
C1	314.16'	300.00'	60°00'00"	300.00'	S54°36'48"W
C2	305.24'	300.00'	58°17'45"	292.24'	S53°45'41"W

County Survey #'s Used
 C-148-K-351 Buisman, 1978
 D-419-K-617 Krumbein, 1980
 C-198-K-376 Fraley, 1961
 C-644-K-489 Griffis, 1983
 C-1266-E-1039 Edwards, 2000
 C-1373-M-1373 McKinnis, 2002

- LEGEND:**
- FOUND MONUMENT
3" Aluminum Cap, Corps of Engineers
 - FOUND SECTION MONUMENT,
Corps Survey Tack & Washer or as Noted
 - FOUND MONUMENT, as noted
 - CALCULATED POINT - Not Set
 - SUBDIVISION BOUNDARY
 - GLO RECORD Bearing or Distance
 - Section Line
 - Easement Line
 - Center Line
 - Shore Line

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-08

RECEIVED BY
 Morrow County Surveyor
 Date June 8, 2007
 Rec'd By SKB
 No. 1508-C

I do hereby certify that this is a true and exact copy of the Partition Plat as filed for BAIC, Inc. in Morrow County.

SCALE 1" = 1000 Ft.
 November, 2006

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017

PARTITION PLAT 2007-9

**Parcel 3 of Partition Plat 2002-06, being:
Portions of Townships 2, 3, & 4 North,
Ranges 22, 23, & 24, East of the Willamette Meridian
Morrow, County, Oregon LP-N-370
BAIC, Inc.
75906 Threemile Road
Boardman, Oregon 97818**

PROPERTY DESCRIPTION:

The property being partitioned is Parcel 3 of Partition Plat 2002-06 and is a portion of the land described in the Morrow County Deed Records, microfilm M-2002-5399 as filed on 09-10-2002.

PARCEL 2 PROPERTY DESCRIPTION:

A Tract of land lying in the South Half of the Northwest Quarter of Section 15, Township 4 North, Range 24 East of the Willamette Meridian, Morrow County, State of Oregon, said tract of land being more particularly described as follows:

Beginning on the northerly right of way line of Relocated Interstate 84 (80-N) (U.S. 30), said point lying 150.0 feet northerly and opposite, when measured at right angles from the centerline Station 1134+63.85 P.O.T. of said Relocation Interstate 84 (80-N) (U.S. 30);

Thence North 82° 54' 28" East along the North right of way line of Interstate 84 a distance of 1091.84 feet;
Thence North 56° 48' 43" East along the North right of way line of Interstate 84 a distance of 494.83 feet;
Thence North 07° 08' 43" West along the East right of way line of Interstate 84 a distance of 291.18 feet to the South right of way line of the Union Pacific railroad Mainline - Portland to Hinkle Sub;
Thence South 84° 36' 48" West along the South right of way line of the Union Pacific Railroad Mainline, a distance of 1,536.62 feet;
Thence South 07° 05' 26" East, a distance of 554.55 feet to the North right of way line of Interstate 84 and the Point of Beginning.

The Tract of land above described contains 17.64 acres, more or less.

PARCEL 3 PROPERTY DESCRIPTION:

That Portion of Parcel 3 of Partition Plat 2002-06 in Township 4 North, Range 24, East of the Willamette Meridian, Fractional Sections 7, 8, 9, 10, & 18 and Sections 15, 16 & 17 lying North of the North right of way of U. S. Interstate No. 84 and East of the projected centerline of the P.G.E. Railroad Spur located in Sections 18 & 19 of said Township, Said line being North 08° 34' 41" East from the Centerline of the existing rail Spur as it crosses U.S. Interstate No. 84 to the meander line of the South shore of the Columbia River established prior to the flooding of the John Day Dam Pool.

EXCEPTING THEREFROM:

That tract of land conveyed to the United States of America in Deed recorded May 8, 1972 as M-4709, Microfilm Records of Morrow County;
That tract of land conveyed to the Port of Morrow in Deed recorded February 15, 1991 as M-36263, Microfilm Records of Morrow County;
That tract of land conveyed to the City of Boardman in Deed recorded July 14, 2000 as M-2000-1542, Microfilm Records of Morrow County;

EASEMENT 1: Access/Egress for a Portion of Parcel 3

Centerline description of 60' wide roadway for access, egress, and utilities, being 30.00' on each side of the following description:

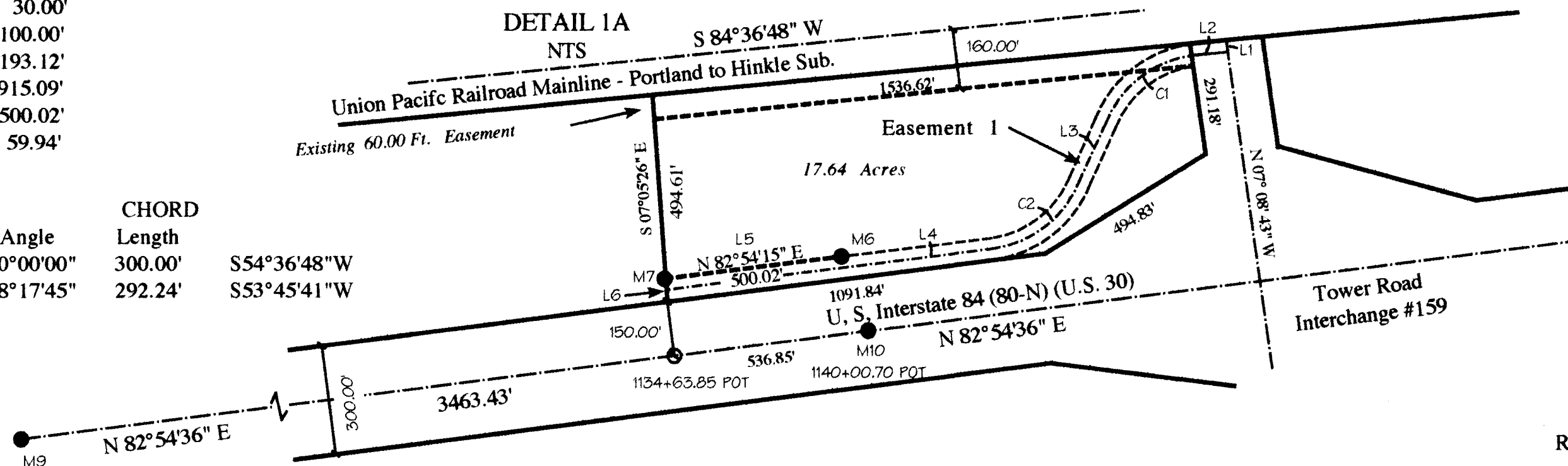
Beginning at a point which is South 07° 08' 43" East 30.00' and South 84° 36' 48" West 100.00' of the intersection of the extension of the centerline of Tower Road and the South right of way line of the Union Pacific Railroad Mainline - Portland / Hinkle sub, said point being on the Northwest right of way line of the Oregon Dept. of Transportation Tower Road Interchange; Said Point being also a point of curve;
Thence along arc. LC = 314.16', R= 300.00', Δ = 60°00'00", CD=S 54°36'48" W 300.00', to PT;
Thence South 24°36'48" West 193.12' to point of curve;
Thence along arc. LC = 305.24', R= 300.00', Δ = 58°17'45", CD=S 53°45'41" W 292.24', to PT;
Thence South 82°54'34" West 915.094' to Point of Terminus of said Easement.

LINE TABLE

Line	Bearing	Distance
L1	S 07°08'43" E	30.00'
L2	S 84°36'48" W	100.00'
L3	S 24°36'48" W	193.12'
L4	S 82°54'34" W	915.09'
L5	N 82°54'15" E	500.02'
L6	S 07°05'26" E	59.94'

CURVE TABLE

CURVE	CHORD			
	No.	Length	Radius	Δ Angle
C1	314.16'	300.00'	60°00'00"	300.00'
C2	305.24'	300.00'	58°17'45"	292.24'



SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands as divided and portrayed on this Plat according to all standards set forth by ORS Chapter 92 of the State of Oregon.
This survey is based on a number of surveys performed in this portion of the Township. The Basis of Bearing of this survey was not according to any specific one but was generated by my many development surveys for the Port of Morrow on their Airport Property. My Bearing Base is the found monuments of the centerline of Interstate 84. The survey was completed using a Trimble 4800 RTK GPS Total station. Each monument was occupied with a minimum duration of 10 epoches to maintain sub-centimeter accuracy. The original meander boundaries are now under water as a result of the backwaters of the John Day Dam and were established from the found section corners and projected by the original GLO meander bearings and distances. The original GLO was completed in 1869 by John B. David under contract #131. The existing shore of the Columbia river was recorded as a continuous survey using a maximum 75' distance between records as the rivers edge was traversed with the RTK rover. The river's edge was surveyed to determine the acreages of both dry and submerged lands within the partitioned Parcel 3. The Parcels were divided according to an agreement between BAIC, Inc. and the Port of Morrow for the segregation of this property from the Other Lands of BAIC for creation of a Subdivision.

DEDICATION / ACKNOWLEDGEMENT:

We, the undersigned owners of the lands shown on this plat, do hereby acknowledge that we have caused this plat to be created and we recognize this Plat as the Official Plat and Map of the Subdivision as filed in the County of Morrow, State of Oregon. We also Dedicate the Roadways and Easements as depicted on the face of the Plat to the intent indicated on the face of the Plat.

[Signature]
Representative, BAIC, Inc.

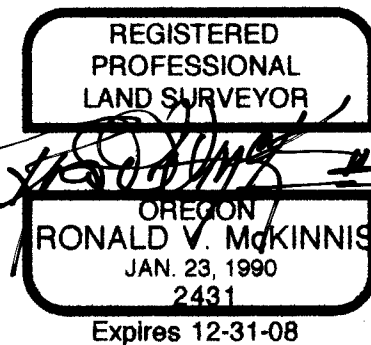
On this 5th day of April, 2007, the above individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me *[Signature]*
Notary Public for Oregon

My Printed Name is Kathleen McGowan

My Commission Number is 410879

My Commission Expires October 16, 2010



I do hereby certify that this is a true and exact copy of the Partition Plat as filed for BAIC, Inc. in Morrow County.

[Signature]

APPROVALS:

I certify that I have examined and approved this Partition Plat on this 10th day of May, 2007

[Signature]
Morrow County Planning Director

I certify that I have examined and approved this Partition Plat on this 25 day of May, 2007

[Signature]
Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 25 day of May, 2007

[Signature]
Morrow County Assessor

I certify that Taxes are Current on the Land Portrayed in this Partition 25 day of May, 2007

[Signature]
Morrow County Tax Collector

Morrow County Clerk
Recording Information
Seal
STATE OF OREGON

County of Morrow } SS

I certify that this instrument was received and recorded in the book of records of said county.

BOBBI CHILDERS,
Morrow County Clerk

by: _____ Deputy.

DOC #: 2007-19421
RCPT:
04/25/07 3:29 PM
05

RECEIVED BY

Morrow County Surveys
Date June 8, 2007
Rec'd By SKB
No. 1508-C

SCALE: As Shown
November, 2006

