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PARTITION PLAT NO. P2019-008

WITHIN THE E 1/2 OF THE SW 1/4 AND THE S 1/2 OF THE SE 1/4 OF SECTION 1, NE 1/4, SE 1/4, SW 1/4 OF SECTION 12, NE 1/4, N 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 40 EAST W.M. AND GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 10 SOUTH, RANGE 41 EAST W.M. BAKER COUNTY, OREGON

Call 48 Hours before digging: 811 or call811.com Common Ground Alliance

SUBJECT TO THE FOLLOWING

AN EASEMENT FOR ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EASTERN OREGON DEVELOPMENT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: DECEMBER 31, 1927 BOOK: 109, PAGE: 341 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT FOR PIPELINE INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: APRIL 19, 1956 BOOK: 165, PAGE: 743 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT FOR TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: MAY 6, 1942 BOOK: 131, PAGE: 434 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

LIMITED ACCESS PROVISIONS CONTAINED IN "FINAL JUDGMENT AND ORDER OF TAKING" TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTING PROPERTY, FILED: JUNE 18, 1959, CASE NO.: L-2471, CIRCUIT COURT FOR BAKER COUNTY LIMITS ACCESS FROM THE PROJECT PREMISES TO U.S. HIGHWAY NO. 1-84.

AN EASEMENT FOR TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: MAY 6, 1942 BOOK: 131, PAGE: 440 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT FOR ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: MAY 31, 1960 BOOK: 170, PAGE: 920 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT FOR ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EASTERN OREGON LIGHT AND POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: APRIL 2, 1945 BOOK: 136, PAGE: 421 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT FOR PIPELINE INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: NORTHWEST PIPELINE CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: JULY 29, 1981 INSTRUMENT NO.: 8130088 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: CALIFORNIA-PACIFIC UTILITIES COMPANY, A CORPORATION RECORDED: NOVEMBER 22, 1946 BOOK: 141, PAGE: 1 THE INSTRUMENT DOES NOT CONTAIN A WIDTH OR PROVIDE A SURVEYABLE DESCRIPTION. THE EASEMENT IS NOT SHOWN.

AN EASEMENT FOR COMMUNICATION LINES INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: JULY 14, 1988 INSTRUMENT NO.: 8829084 FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

ASSIGNMENT AND ASSUMPTION OF RIGHT OF WAY INTEREST, INCLUDING THE TERMS AND PROVISIONS THEREOF, ASSIGNED TO: TESORO LOGISTICS NORTHWEST PIPELINE LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED: JUNE 28, 2013 INSTRUMENT NO.: 13260038 SEE NO. 6

AN EASEMENT FOR COMMUNICATIONS INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: LEVEL 3 COMMUNICATIONS, LLC, ITS SUCCESSORS AND ASSIGNS RECORDED: AUGUST 9, 1999 INSTRUMENT NO.: 9932193 THE INSTRUMENT DOES PROVIDE A SURVEYABLE DESCRIPTION. THE EASEMENT IS NOT SHOWN.

AN EASEMENT FOR PIPELINES INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: AUGUST 26, 1955 BOOK: 164, PAGE: 889 THE INSTRUMENT DOES NOT CONTAIN A WIDTH OR PROVIDE A SURVEYABLE DESCRIPTION. THE EASEMENT IS NOT SHOWN.

LEGEND

- POH POWER OVERHEAD
RIGHT OF WAY
DENOTES FOUND MONUMENT
SET IRON MONUMENT 5/8 INCH X 3/32 INCH ORANGE CAPPED PS# 87134
SECTION LINE
BOUNDARY LINE
EASEMENT LINE
FOUND MONUMENT PER ODOT STRIP MAP 88-9-4
FOUND MONUMENT PER RECORD 10-40-16 AND RECORD MAP 10-40-17

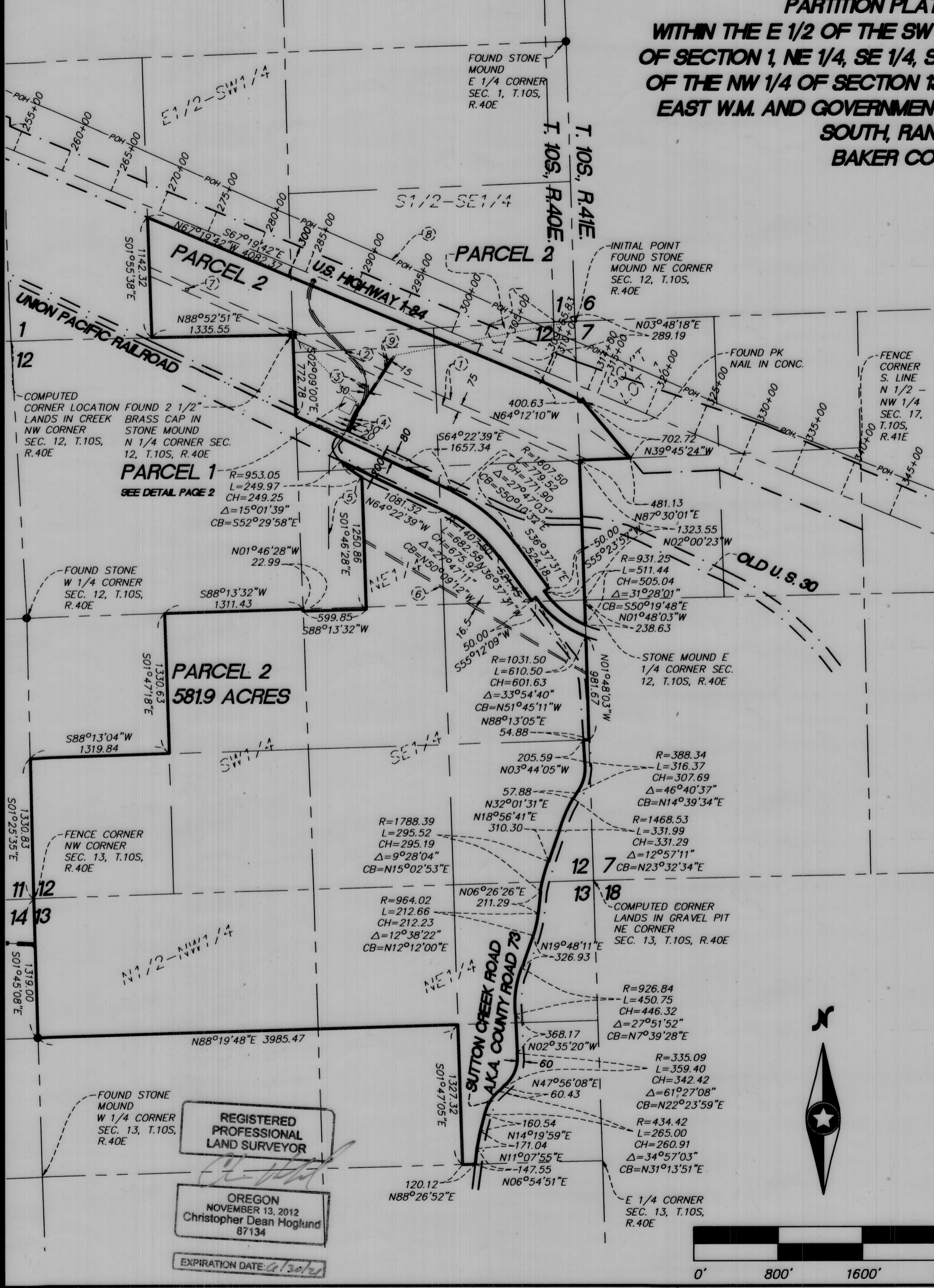
COVENANT NOT TO SUE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: OCTOBER 1, 1999 INSTRUMENT NO.: 9940027 THE INSTRUMENT DOES PROVIDE A SURVEYABLE DESCRIPTION. THE EASEMENT IS NOT SHOWN.

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF. LESSOR: HAT BRAND LAND & LIVESTOCK LLC, AN OREGON LIMITED LIABILITY COMPANY LESSEE: ENERPARC INC., A DELAWARE CORPORATION DISCLOSED BY: MEMORANDUM OF LEASE OPTION AGREEMENT DATE: SEPTEMBER 30, 2015 RECORDED: DECEMBER 1, 2015 INSTRUMENT NO.: 15480046 THE LEASE INCLUDES ALL OF THE SUBJECT PROPERTY DESCRIBED IN TITLE NO. 159106AM, AND IS BLANKET IN NATURE.

SURVEYOR'S EXACT COPY STATEMENT

I, CHRIS HOGLUND REGISTERED OREGON SURVEYOR NO. 87134, DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE PARTITION PLAT NO. AND THAT THE ANNEXED TRACING IS AND EXACT COPY OF SAID PARTITION PLAT AS THE SAME IS ON FILE IN THE PLAT RECORDS OF BAKER COUNTY.

CHRIS HOGLUND, OPLS 87134 Date: 9/10/19 Sheet: 1 OF 3 0011672FPF01.dwg



SUBJECT TO THE FOLLOWING

1. AN EASEMENT FOR PIPELINES INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: NOVEMBER 21, 1955 BOOK: 164, PAGE: 1378

2. A ROAD EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: BAIRD RANGELAND, LLC, LARRY MORRIS, ANNA MORRIS, AND BERTHA BALES, D/B/A MORRIS RANCH, THEIR HEIRS, SUCCESSORS AND ASSIGNS RECORDED: JUNE 12, 2003 INSTRUMENT NO.: 03230292

3. AN INGRESS AND EGRESS EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: BAIRD RANGELAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED: JULY 14, 2014 INSTRUMENT NO.: 14280093

4. AN EASEMENT FOR ACCESS INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EL PASO NATURAL GAS COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: APRIL 19, 1962 BOOK: 172, PAGE: 881

5. AN EASEMENT FOR ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EASTERN OREGON LIGHT AND POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: APRIL 2, 1945 BOOK: 136, PAGE: 420

6. AN EASEMENT FOR PIPELINES INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: SALT LAKE PIPE LINE COMPANY, A NEVADA CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: MARCH 23, 1950 BOOK: 152, PAGE: 603

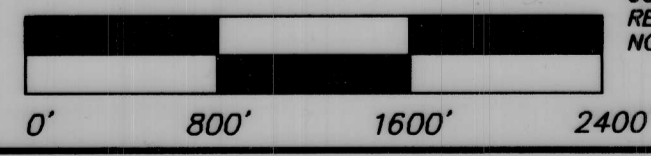
7. AN EASEMENT FOR PIPELINE EQUIPMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: APRIL 19, 1956 BOOK: 165, PAGE: 740

8. AN EASEMENT FOR ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: MARCH 15, 1950 BOOK: 152, PAGE: 519

9. AN EASEMENT FOR ELECTRICAL TRANSMISSION INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: IDAHO POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: DECEMBER 21, 2018 DOCUMENT: B18520045

A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. LESSOR: R. R. PALMER AND H. E. DENHAM, OF BAKER, OREGON LESSEE: STATE OF OREGON, THROUGH ITS STATE HIGHWAY COMMISSION DATED: MAY 25, 1926 RECORDED: JUNE 19, 1926 BOOK: J, PAGE: 146, BAKER COUNTY LEASE AND AGREEMENT RECORDS LEASE FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN

AN EASEMENT FOR TRANSMISSIONS LINES INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: EASTERN OREGON DEVELOPMENT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED: JUNE 7, 1927 BOOK: 108, PAGE: 103 NO SURVEYABLE DESCRIPTION PROVIDED NOT SHOWN



Westwood

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Westwood Professional Services, Inc.

Drawn:
Checked:
Designed:
Record Drawing by/dtate:

Prepared for:

Enerparc, Inc.
Lake Merritt Plaza
1999 Harrison Street, Suite 830
Oakland, CA 94612

Baker City Solar
Baker County, Oregon

FILED November 18, 2019
BAKER COUNTY SURVEYOR
SURVEY NO. 10-40-39
10-41-16