



Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301
503-986-5200

CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

HORSE HEAVEN, CROOK COUNTY, OR — 78.33 ACRES*



LOCATION: Township 16 South, Range 19 East, Section 16, Tax Lot 1100.

ZONING: Exclusive Farm Use (EFU-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Horse Heaven Road nearby – no direct connection

DESCRIPTION: Steep slopes with scattered brush and Juniper.

ODFW COMMENTS: Critical deer winter range. NE corner touches Elk range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

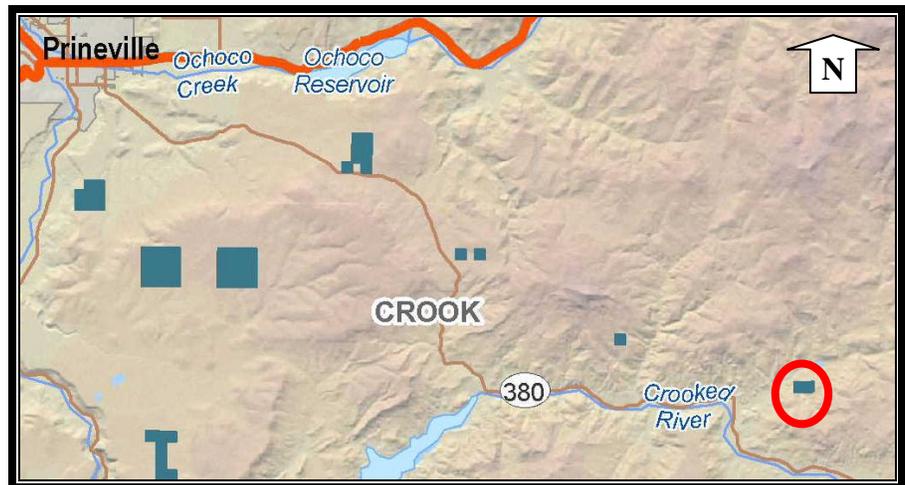
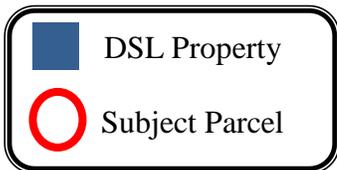
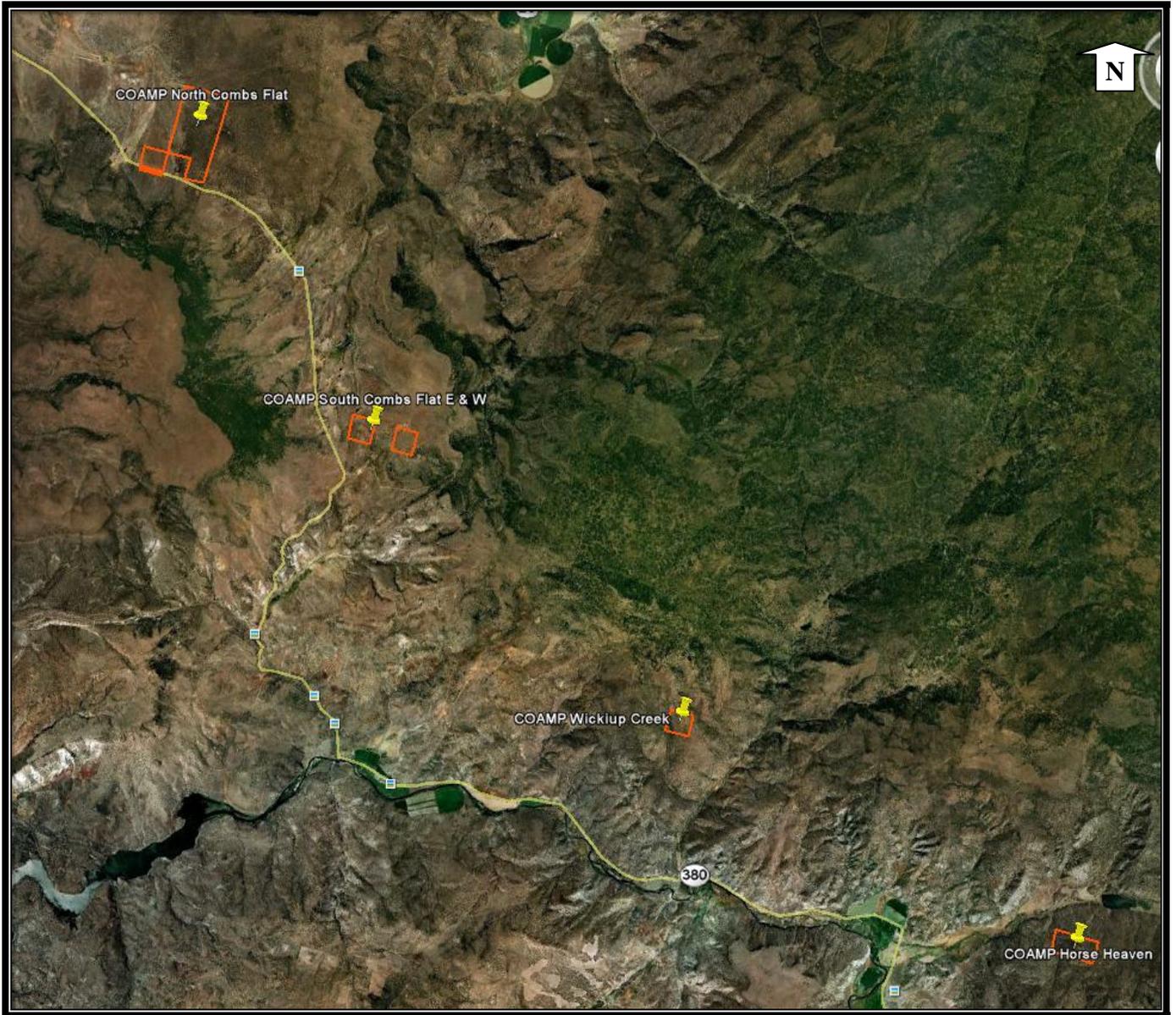
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Horse Heaven
County Assessor's Acct #: 5158

Parcel ID: 20
DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 507
Lat/Long: 44°10'50.64"N 120°27'27.73"W



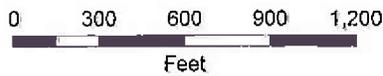
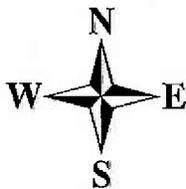
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LAS Parcel #: 507
 Lat/Long: 44°10'50.64"N 120°27'27.73"W

COAMP Cultural 2010 HORSE HEAVEN



1 inch = 667 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 20

Parcel Name: Horse Heaven

County: Crook

LAS Parcel #: 507

DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 16S19E16; Tax Lot 1100

GIS Acres: 78.33

Co. Acct. # 5158

County Assessor's Acres: 80

County Assessor RMV (2009): \$160,000

Multiple Parcel site? No

Highest and Best Use: Sell/Trade

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU -1

Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Critical Deer Winter Range, NE corner touches Elk Winter Range

Buildable Parcel? Unknown

Lot of Record? Yes, Sec 16

Property Boundaries/Corner Stakes/Survey Markers? None

Access/ Road name: Horse Heaven Road nearby, no direct connection

Legal Access: Note: no field inventory conducted as site is not accesible to DSL field staff

Unimproved Trails/roads located on-site? No

Identified Hazards? Access very challenging - steep slopes

Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: None

Water Features On-site or nearby? Minor drainage through southwest corner of site, Horse Heaven

Creek 1/4 mile to northwest; creek water impoundment approx. 1/2 mile due north

Known water/irrig rights? No

Water Well? No

View site/other amenities: No

Soils: No field inventory

Vegetation Cover Types: No field inventory

Vegetation Condition/Impact: No field inventory

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Steep slopes

Site Use/trespass/dumping/noxious weeds: No

Current Uses: Inactive

Adjacent property: occupied? No

Evidence of Site Trespass or Encroachment? No

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: No access

ORBIC Listing: No

Other: Possible no access - physical or legal

Income Strategies/Highest & Best Use Prospects: Sell/Trade

Final highest & best use determination: Sell/Trade

Other comments, notes, considerations, actions/efforts needed: Procure access

ODFW Comments

Parcel embedded in critical deer winter range, at the edge of elk winter range, and in an area used heavily year around by elk. Riparian areas along Horse Heaven Creek and upland springs and meadows heavily used by elk for calving and rearing. Horse Heaven Creek contains Red Banded Trout. Continued use of this parcel for range and grazing activities would not be a concern for wildlife; development for residential or recreation activities would be a concern with significant detrimental impacts which ODFW could not support.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within this parcel, 8 surveys have been done within a 2 mile radius, but most of the lands in a 1 mile radius of this parcel have not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: based on the proximity of water, but also the general terrain within and surrounding the parcel, and though 3 lithic scatters are to the NE~ 1.5 miles away, the chance of cultural resources of being on this parcel of land is moderate

Cultural Resources within 2 mi. of Parcel: Isolates: 2 Sites: 6 (1H, 5PH) Description: 5LS, 1RS

Cultural Resource Reports Available within 2 mi. of Parcel: 8

Recommendations: no pre or post-sale notice for cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

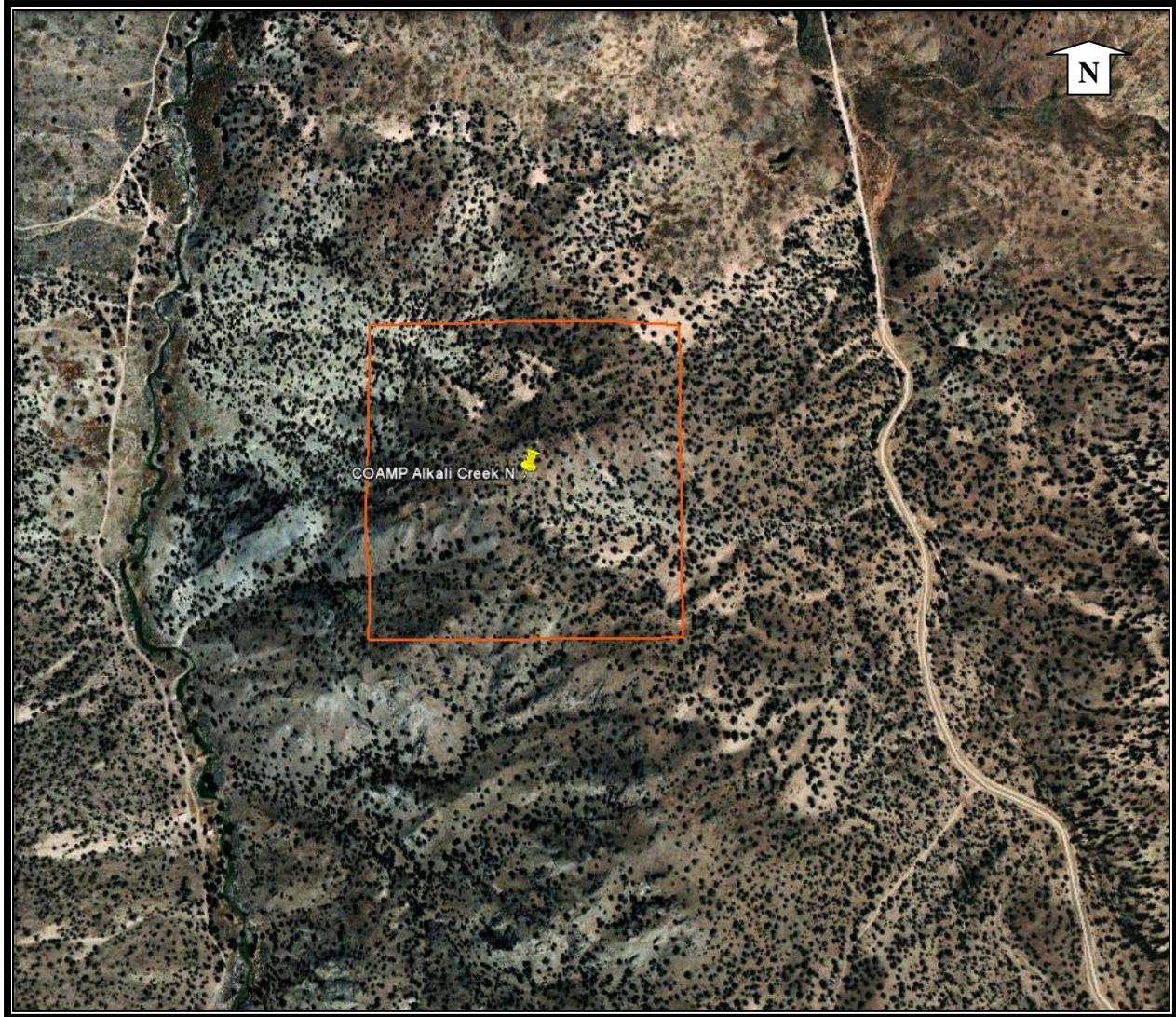
Legend: H – Historic LS – Lithic Scatter PH - Prehistoric RS – Refuse Scatter



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

ALKALI CREEK NORTH, CROOK COUNTY, OR — 39.85 ACRES*



LOCATION: Township 17 South, Range 17 East, Section 16, Tax Lot 2300

ZONING: Exclusive Farm Use (EFU-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Roberts Road

DESCRIPTION: View of Prineville Reservoir. Steep slopes with shrubs and Juniper.

ODFW COMMENTS: Critical deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

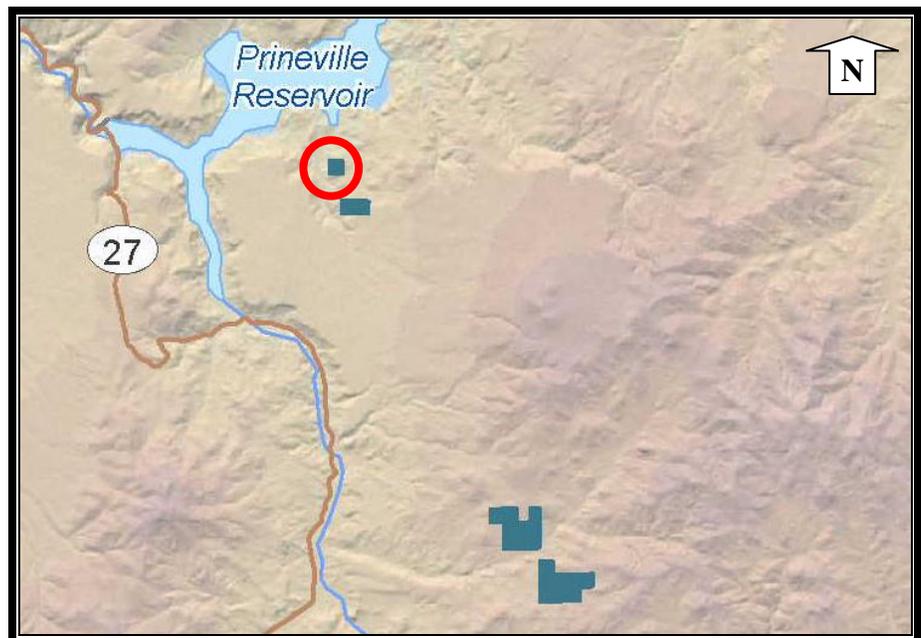
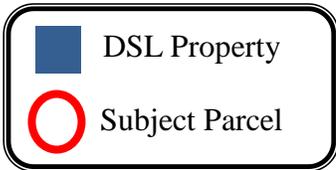
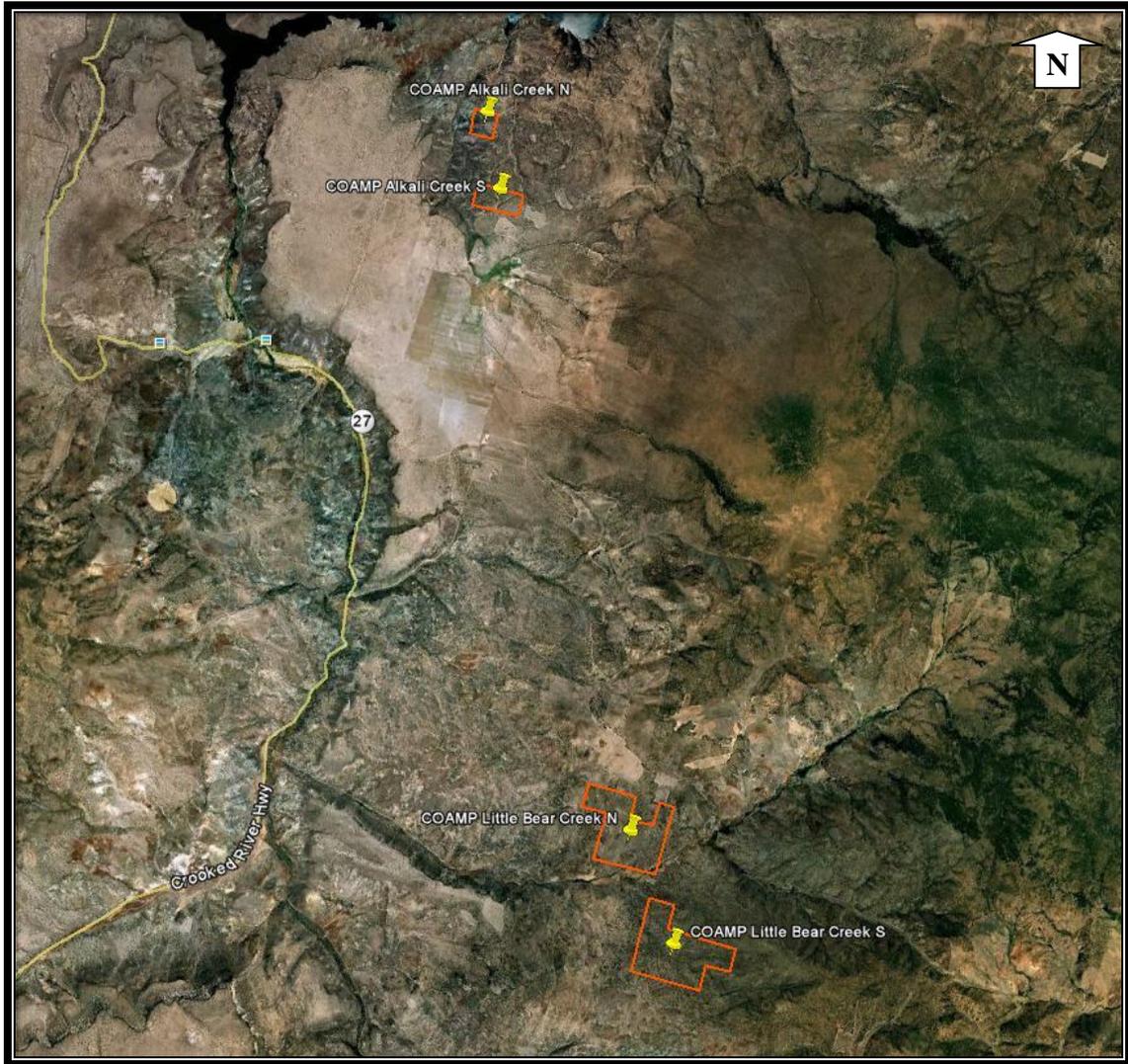
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Alkali Creek North
County Assessor's Acct #: 5546

Parcel ID: 21
DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 137
Lat/Long: 44° 6'4.14"N 120°42'0.93"W



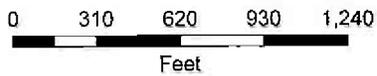
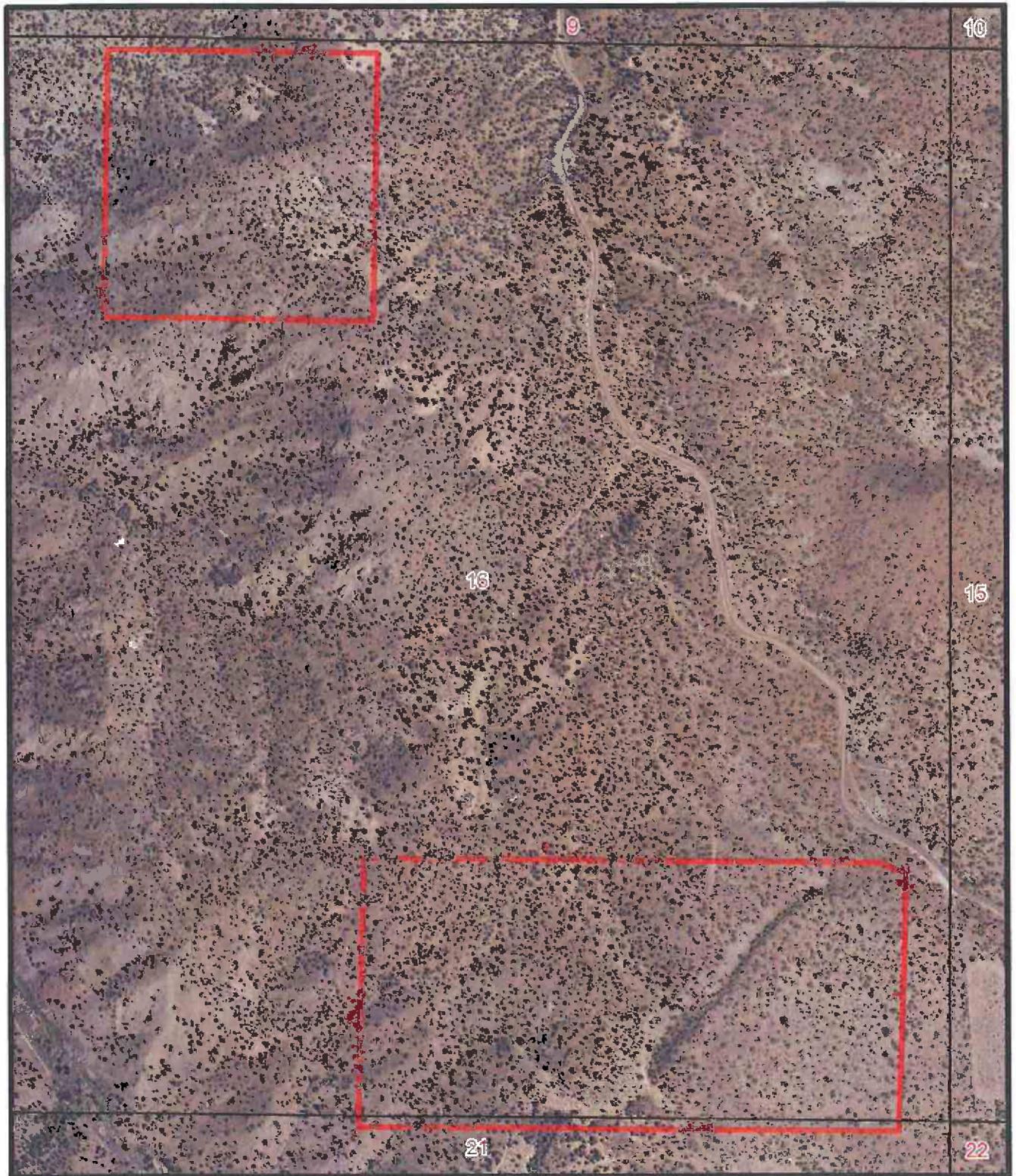
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COAMP Cultural 2010 ALKALI CREEK



1 inch = 707 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 21 Parcel Name: Alkali Creek North County: Crook

LAS Parcel #: 137 DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 17S17E16; Tax Lot 2300 GIS Acres: 39.85

Co. Acct. # 5546 County Assessor's Acres: 40 County Assessor RMV (2009): \$234,000

Multiple Parcel site? No **Highest and Best Use: Sell**

Ownership: Surface: DSL Subsurface: DSL

Zoning: EFU -1 Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Critical Deer Winter Range

Buildable Parcel? Yes Lot of Record? Yes, Sec 16

Property Boundaries/Corner Stakes/Survey Markers? None

Access/ Road name: SE Roberts Rd. Good condition gravel road, maintained regularly

Legal Access: Uncertain

Unimproved Trails/roads located on-site? No

Identified Hazards? None Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: None

Water Features On-site or nearby? Alkali Creek - 1/4 mil to west; Prineville Reservoir within view shed; <1 mile north

Known water/irrig rights? No

Water Well? No

View site/other amenities: Prineville Reservoir

Soils: Clayey with sandy/ash complex

Vegetation Cover Types: Sandburgs Bluegrass, Wyoming Big Sagebrush, Horsebrush, Bitterbrush, Juniper (some old growth, many juveniles throughout phase 2), very open canopy

Vegetation Condition/Impact: Good, some wolfy grasses, Juniper encroachment

Agricultural potential? No Possible Crop Activity? Too rocky

Forestry potential? No

Wildfire Fuel Type/History: No evident burn scars

Significant Physical/Terrain Features: Parcel at top of rimrock plateau with steeper north slopes

Site Use/trespass/dumping/noxious weeds: No apparent use of any kind. No noxious weeds observed

Current Uses: Inactive

Adjacent property: occupied? No

Evidence of Site Trespass or Encroachment? No

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: No

ORBIC Listing: No

Other: Very near Prineville Reservoir, view, access too uncertain, hilltop site - highest elevation in area

Final highest & best use determination: Sell

Other comments, notes, considerations, actions/efforts needed: Typical shrub steppe vegetation with JUOC encroachment, very rocky, no timber.

ODFW Comments

Area of critical concern for maintaining winter habitat for mule deer. This parcel is in the Maury WMU which is a Mule Deer Initiative Unit and maintaining mule deer habitat is a priority issue. ODFW is working with Bureau of Reclamation on their lands around Prineville Res. to implement habitat improvements for mule deer. Additionally, ODFW has worked with the Bureau of Land Management to restrict motorized access, and implement a winter closure to motorized access on BLM lands around these DSL parcels in an effort to protect this key mule deer winter range. Private development of the 2 DSL parcels in this area could seriously jeopardize the effort to protect wintering mule deer in this area.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within these parcels, 10 surveys have been done within a 2 mile radius, mainly to the NW, N, NE & E. Most of the land within a 1.5 to 2 mile radius to W, SW, S & SE the have not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: although both parcels are in close proximity to water, taking into consideration a number of factors (slope, aspect, known resources, topography, etc.), the NW parcel is moderately low, the SE parcel moderate for cultural resources being present.

Cultural Resources within 2 mi. of Parcel: Isolates: 40+ Sites: 50+ (H, PH) Description: LS, RS, etc.

Cultural Resource Reports Available within 2 mi. of Parcel: 10

Recommendations: no pre or post-sale notice of cultural resources is necessary; if this parcel is kept & developed a pedestrian survey will be required

Legend: H - Historic LS - Lithic Scatter PH - Prehistoric RS - Refuse Scatter



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

ALKALI CREEK SOUTH, CROOK COUNTY, OR — 79.91 ACRES*



LOCATION: Township 17 South, Range 17 East, Section 16, Tax Lot 2400

ZONING: Exclusive Farm Use (EFU-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Salt Creek Road

DESCRIPTION: Steep slopes with shrubs and Juniper. Less than 1 mile from Prineville Res.

ODFW COMMENTS: Critical deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

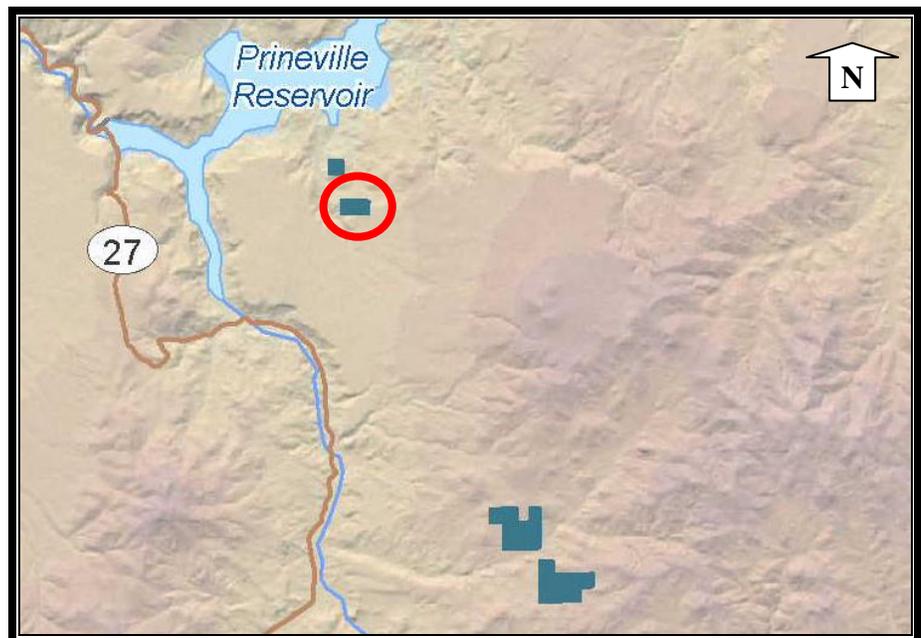
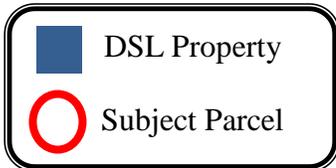
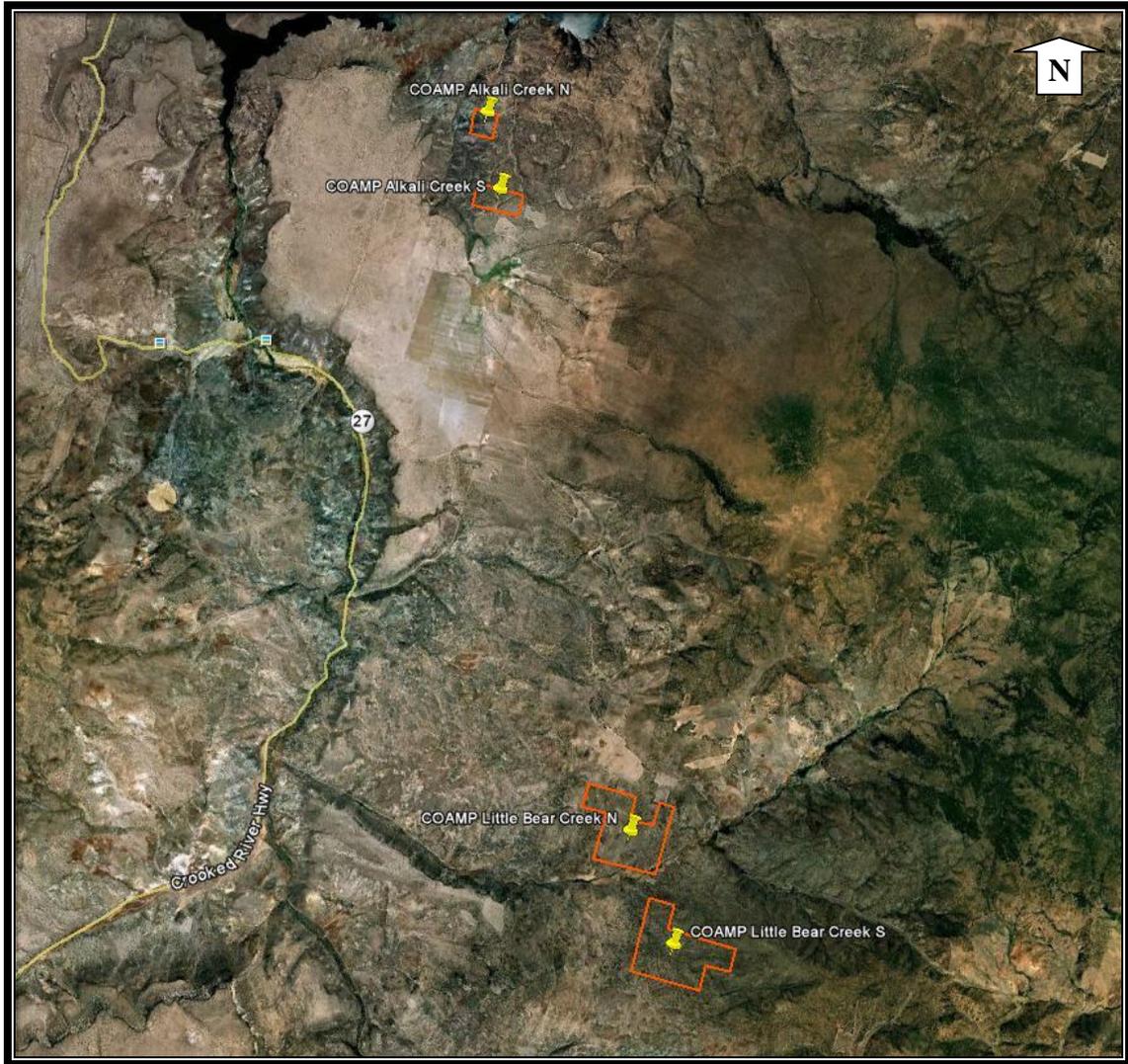
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Alkali Creek South
County Assessor's Acct #: 5547

Parcel ID: 21
Land Class: Rangeland (Unleased)

LAS Parcel #: 30
Lat/Long: 44° 5'24.84"N 120°41'35.84"W



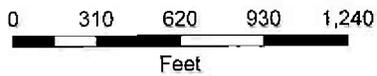
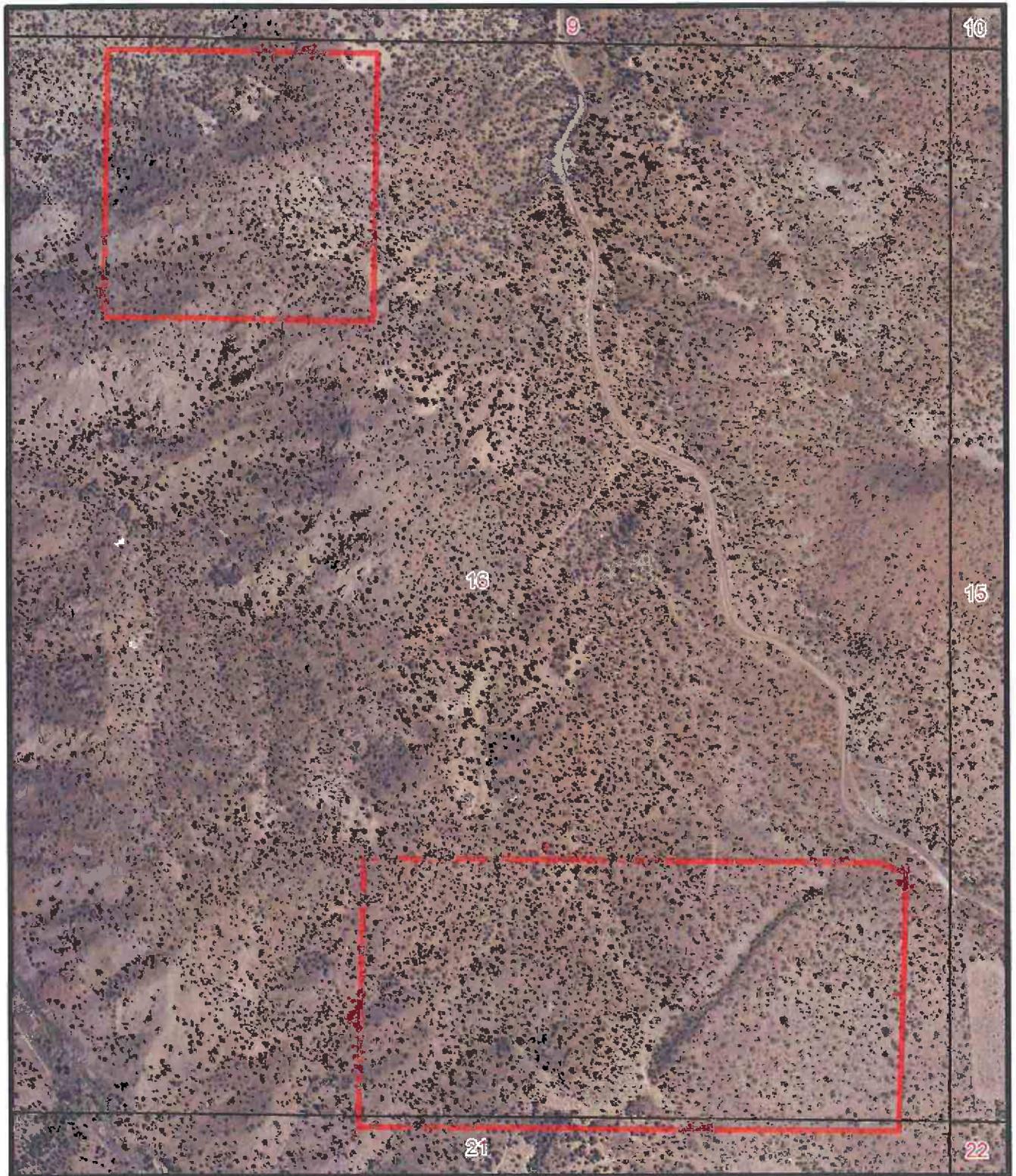
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COAMP Cultural 2010 ALKALI CREEK



1 inch = 707 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 21

Parcel Name: Alkali Creek South

County: Crook

LAS Parcel #: 30

DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 17S17E16; Tax Lot 2400

GIS Acres: 79.91

Co. Acct. # 5547

County Assessor's Acres: 79.76

County Assessor RMV (2009): \$312,000

Multiple Parcel site? No

Highest and Best Use: Sell

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU -1

Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Critical Deer Winter Range

Buildable Parcel? Yes

Lot of Record? Yes, Sec 16

Property Boundaries/Corner Stakes/Survey Markers? No

Access/ Road name: Salt Creek Rd abuts NE corner of site

Legal Access: Uncertain

Unimproved Trails/roads located on-site? No

Identified Hazards? No

Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: None

Water Features On-site or nearby? Alkali Creek to west 1/4 mile

Known water/irrig rights? No

Water Well? No

View site/other amenities: Alkali Creek

Soils: Clayey with sandy/ash complex

Vegetation Cover Types: Very open canopy - shrubs/Juniper steep slopes

Vegetation Condition/Impact: Good, some wolfy grasses, Juniper encroachment

Agricultural potential? No

Possible Crop Activity? Too rocky

Forestry potential? No

Wildfire Fuel Type/History: No evident burn scars

Significant Physical/Terrain Features: Parcel at top of rimrock plateau with steeper north slopes

Site Use/trespass/dumping/noxious weeds: No apparent use of any kind. No noxious weeds observed

Current Uses: Inactive

Adjacent property: occupied? No

Evidence of Site Trespass or Encroachment? No

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: None

ORBIC Listing: No

Final highest & best use determination: Sell

Other comments, notes, considerations, actions/efforts needed: Typical shrub steppe vegetation with Juniper encroachment, very rocky, no timber

ODFW Comments

Area of critical concern for maintaining winter habitat for mule deer. This parcel is in the Maury WMU which is a Mule Deer Initiative Unit and maintaining mule deer habitat is a priority issue. ODFW is working with Bureau of Reclamation on their lands around Prineville Res. to implement habitat improvements for mule deer. Additionally, ODFW has worked with the Bureau of Land Management to restrict motorized access, and implement a winter closure to motorized access on BLM lands around these DSL parcels in an effort to protect this key mule deer winter range. Private development of the 2 DSL parcels in this area could seriously jeopardize the effort to protect wintering mule deer in this area.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within these parcels, 10 surveys have been done within a 2 mile radius, mainly to the NW, N, NE & E. Most of the land within a 1.5 to 2 mile radius to W, SW, S & SE the have not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: although both parcels are in close proximity to water, taking into consideration a number of factors (slope, aspect, known resources, topography, etc.), the NW parcel is moderately low, the SE parcel moderate for cultural resources being present.

Cultural Resources within 2 mi. of Parcel: Isolates: 40+ Sites: 50+ (H, PH) Description: LS, RS, etc.

Cultural Resource Reports Available within 2 mi. of Parcel: 10

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

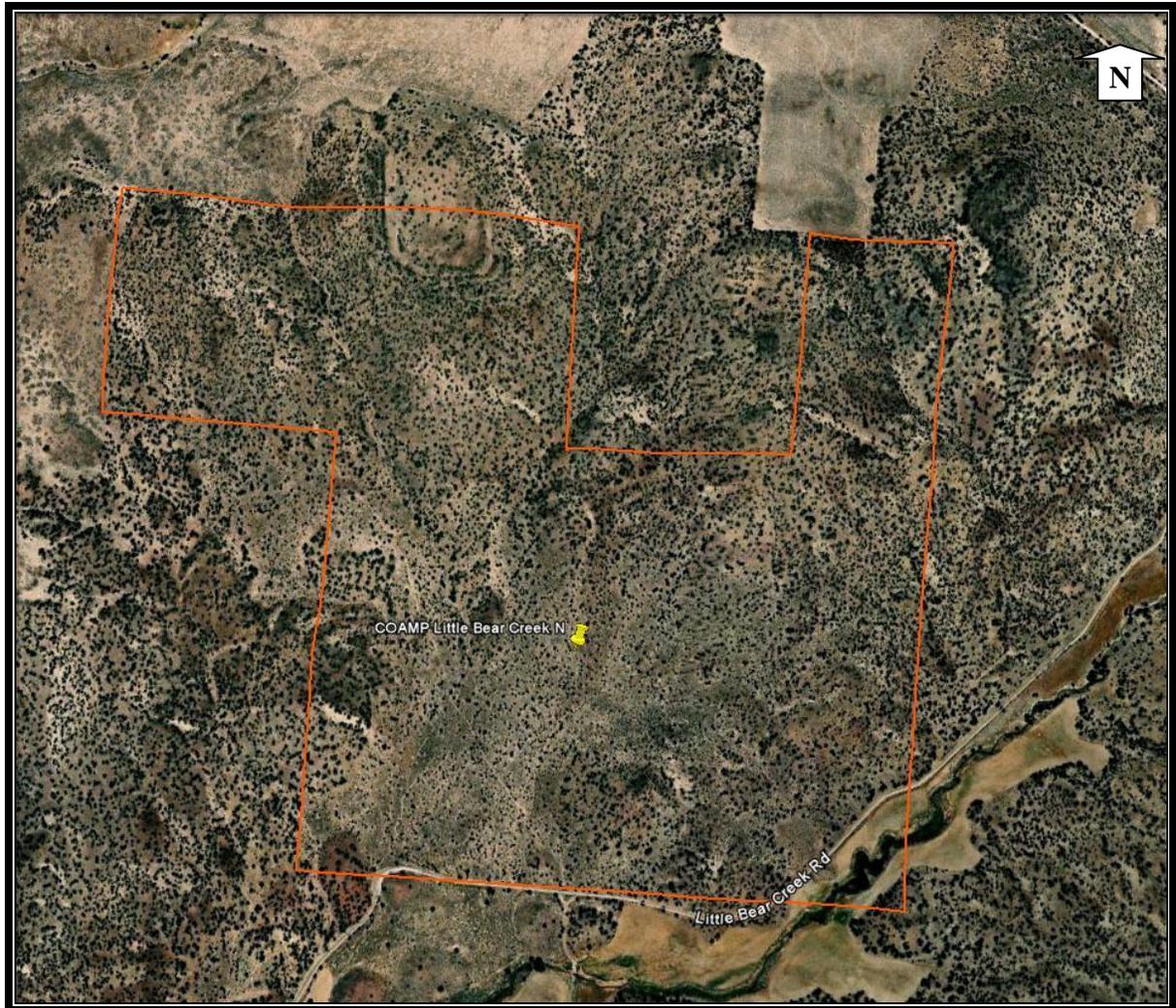
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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

LITTLE BEAR CREEK NORTH, CROOK COUNTY, OR — 316.43 ACRES*



LOCATION: Township 18 South, Range 17 East, Section 13 & 24, Tax Lot 1300

Township 18 South, Range 18 East, Section 18 & 19, Tax Lot 1700

ZONING: Exclusive Farm Use (EFU-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Little Bear Creek Road

DESCRIPTION: Steep slopes with shrubs and Juniper.

ODFW COMMENTS: Critical deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: Forage Lease FL-16350

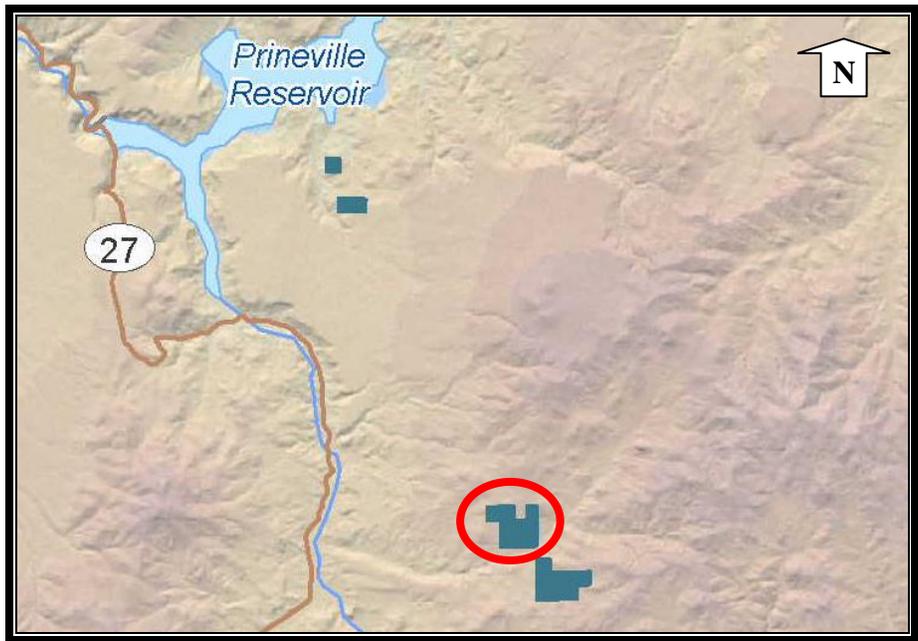
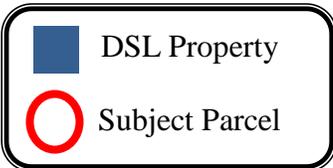
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Little Bear Creek North
County Assessor's Acct #: 6487,6520

Parcel ID: 22
DSL Land Class: Rangeland (Leased)

LAS Parcel #: 577,578,579,580
Lat/Long: 44° 0'6.28"N 120°37'52.70"W



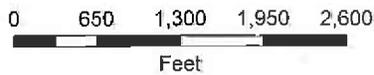
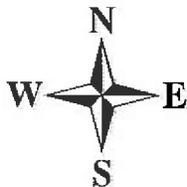
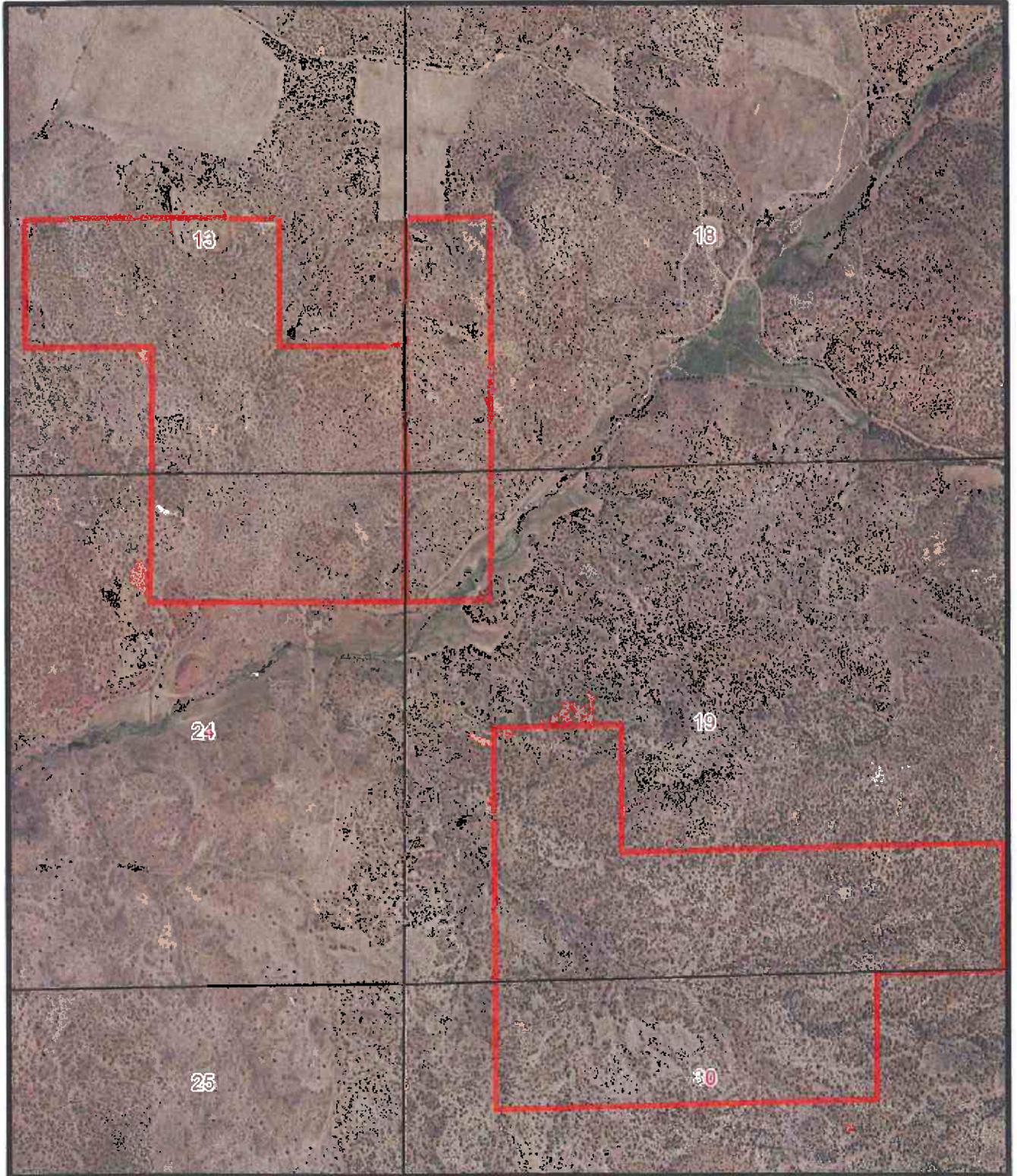
Reference Information

Parcel Name: Little Bear Creek North
 County Assessor's Acct #: 6487,6520

Parcel ID: 22
 DSL Land Class: Rangeland (Leased)

LAS Parcel #: 577,578,579,580
 Lat/Long: 44° 0'6.28"N 120°37'52.70"W

COAMP Cultural 2010 LITTLE BEAR CR. N & S



1 inch = 1,493 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 22 Parcel Name: Little Bear Creek North County: Crook

LAS Parcel #: 577-580 DSL Land Class: Rangeland (Leased)

TRS Tax Lot: 18S17E13 & 24; Tax Lot 1300 and 18S18E18 & 19; Tax Lot 1700

GIS Acres: 316.43 Co. Acct. # 6487, 6520 County Assessor's Acres: 319.21

County Assessor RMV (2009): \$745,720

Multiple Parcel site? Yes

Highest and Best Use: Hold - Range Lease

Ownership: Surface: DSL Subsurface: DSL and other (Mineral Interest in TL1300)

Zoning: EFU -1 Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Critical Deer Winter Range

Buildable Parcel? Possibly

Property Boundaries/Corner Stakes/Survey Markers? No boundary fence

Access/ Road name: Little Bear Creek Road right-of-way (county road) cuts across southeast corner of site, but actual road condition or usage uncertain Legal Access: Yes

Unimproved Trails/roads located on-site? 2-track through parcel

Identified Hazards? No Fire District: Brothers/Hampton RFD

On-site Services or Utility Services Provider(s): Single phase power line along south boundary

Electrical Transmission Lines/Corridor: on-site? Yes Nearby/how far? Adjacent

Structures/Site Improvements: Stock tank, developed spring

Water Features On-site or nearby? Little Bear Creek crosses SE corner of site, spring close to property line-north

Known water/irrig rights? No

Water Well? No

View site/other amenities: None

Soils: Heavy clay/clay loam complex

Vegetation Cover Types: Typical shrub steppe, phase 3 Juniper, few Pine, Wyoming Big Sagebrush, Bitterbrush, Bluebunch Wheatgrass, Idaho Fescue, Thickspike

Vegetation Condition/Impact: Heavy Juniper and grazing impacts

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Heavy fuels - burn scars (Juniper-same age class)

Significant Physical/Terrain Features: Base of slope - steep terrain

Site Use/trespass/dumping/noxious weeds: Grazing use, no trespass, good condition, no noxious weeds

Current Uses: Forage Lease FL-16350

Adjacent property: occupied? No

Evidence of Site Trespass or Encroachment? No

Any existing leases? Yes, FL-16350 Forage Lease

Any existing easements? No

Known Encumbrances/Liabilities: Mineral interest TL1300

ORBIC Listing: No

Income Strategies/Highest & Best Use Prospects: Retain current forage lease. Consider selling parcel prior to lease renewal

Final highest & best use determination: Retain in current lease until 2015, evaluate options prior to renewing lease

Other comments, notes, considerations, actions/efforts needed: Gullies through parcel due to Juniper and loss of shrub species in this location, retain current lease for livestock grazing, revisit prior to lease renewal, Juniper-grazing management.

ODFW Comments

Area used year around by deer and elk and is identified critical deer winter range. Within the Maury Unit, is part of the Mule Deer Initiative, and restoration of mule deer and their habitat is a major priority. Disposal of these parcels and conversion from existing grazing and range uses to uses not compatible for mule deer could have serious resource consequences with ODFW could not support.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented on these parcels of land, 2 surveys have been done within a 2 mile radius, but most of the land surrounding these parcels has not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: NW parcel - based on the proximity of water & the general terrain within and surrounding the parcel the probability of cultural resources is moderate for the northern 1/2 of the parcel. It is moderately high for the southern 1/2 of the parcel except for the area around Little Bear Creek which is high. For the SE parcel the probability of cultural resources is moderate

Cultural Resources within 2 mi. of Parcel: Isolates: 1 Sites: 4 (2H, 2PH) Description: 2 corrals, 2 LS

Cultural Resource Reports Available within 2 mi. of Parcel: 2

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

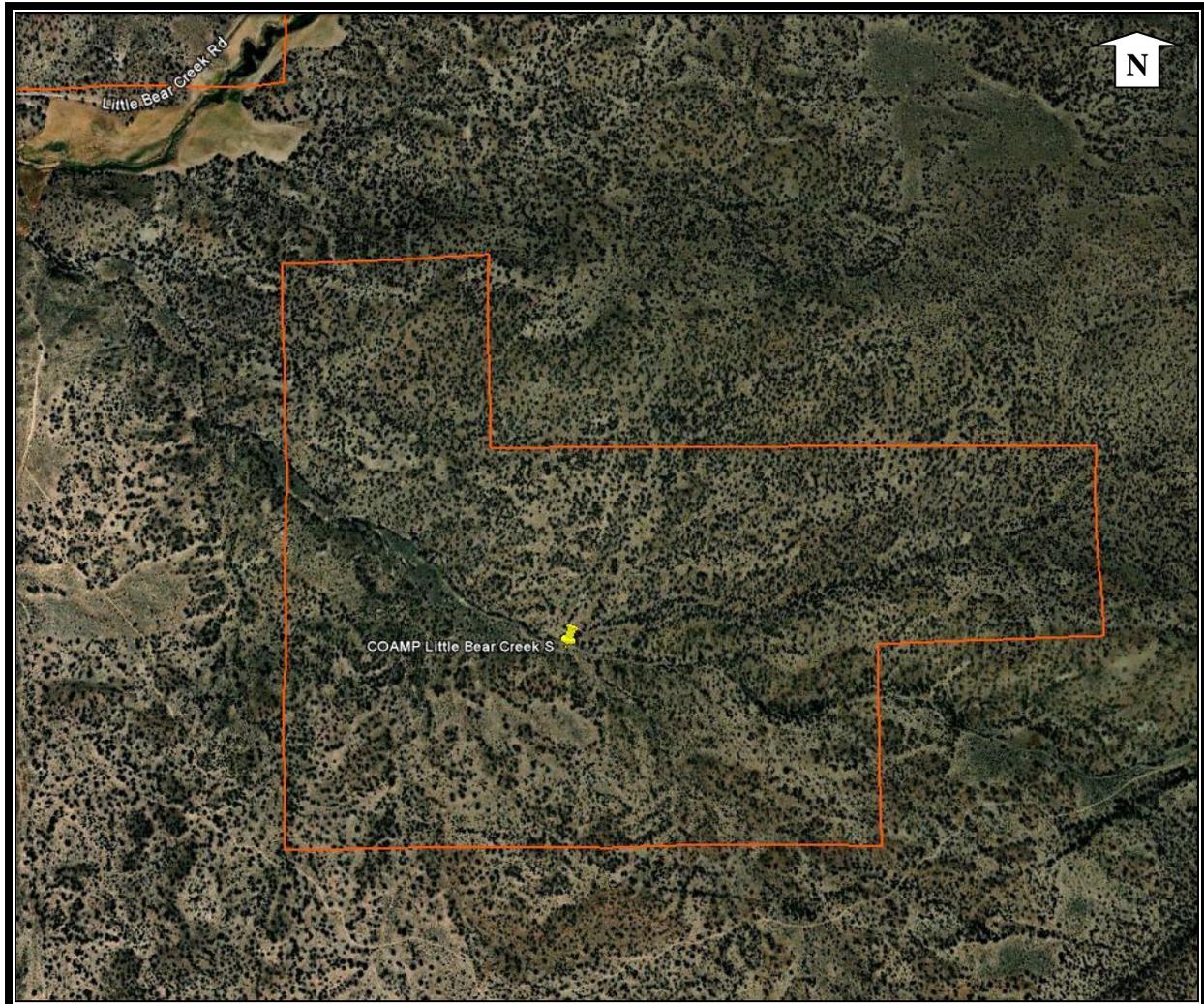
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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

LITTLE BEAR CREEK SOUTH, CROOK COUNTY, OR — 316.43 ACRES*



LOCATION: Township 18 South, Range 18 East, Section 19 & 30, Tax Lot 2100

ZONING: Exclusive Farm Use (EFU-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: No apparent access

DESCRIPTION: Fairly open canopy with shrubs and Juniper. Drainage way through site to Little Bear Creek.

ODFW COMMENTS: Critical deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: Forage Lease FL-16350

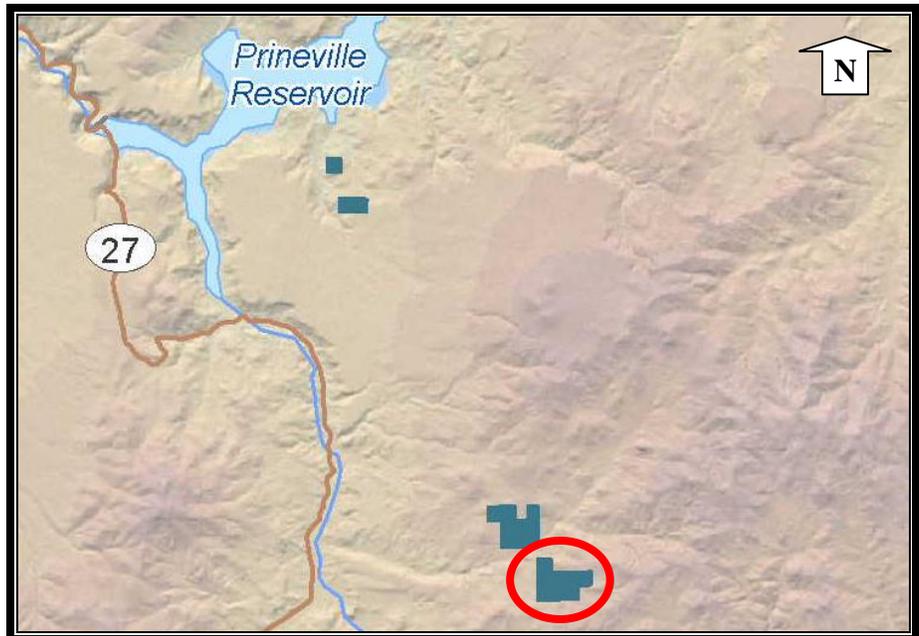
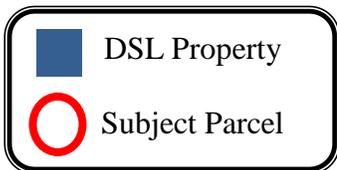
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Little Bear Creek South
County Assessor's Acct #: 320

Parcel ID: 23
DSL Land Class: Rangeland (Leased)

LAS Parcel #: 581,582
Lat/Long: 43°59'13.11"N 120°36'59.23"W



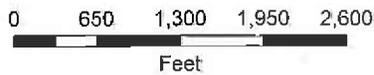
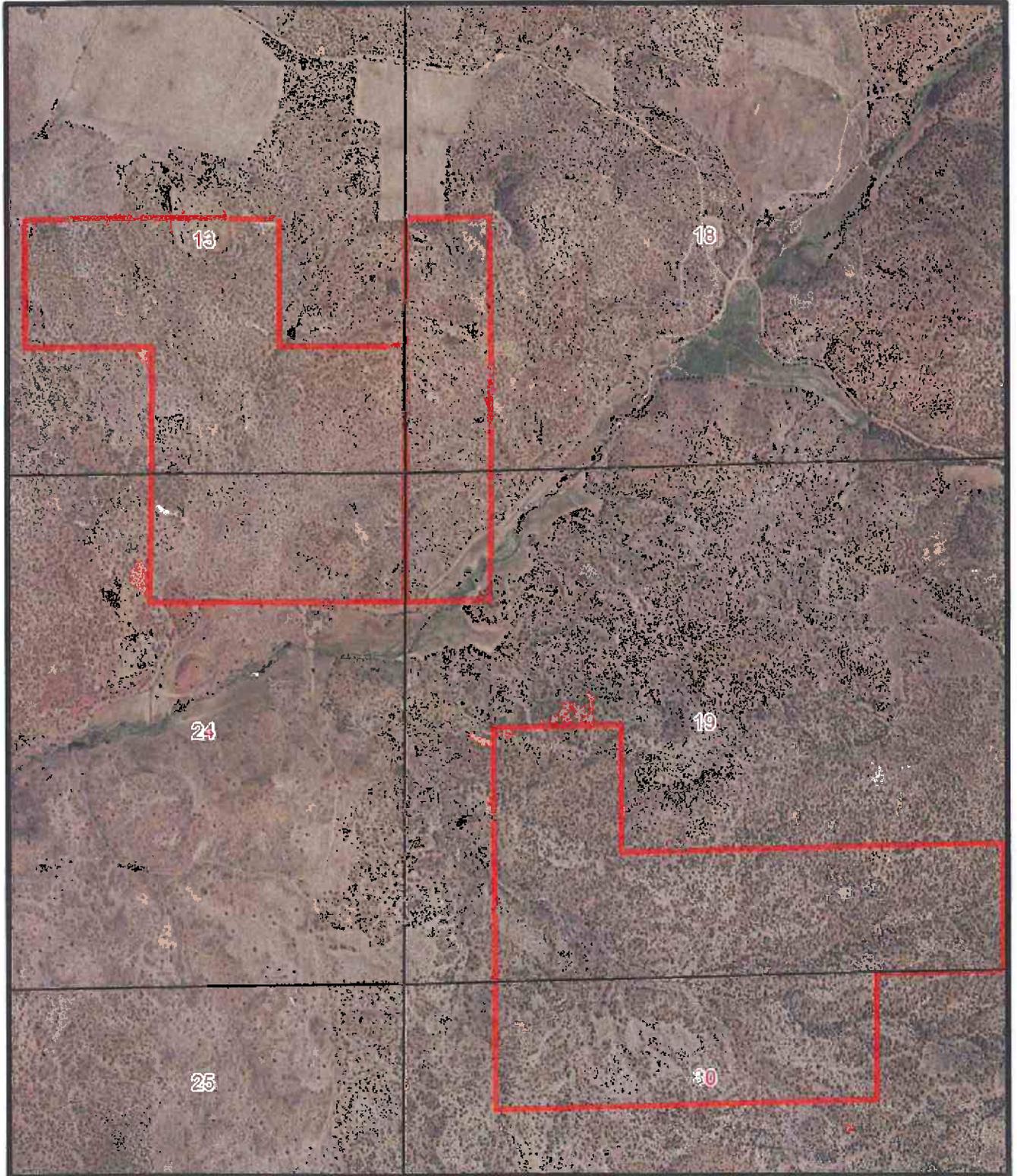
Reference Information

Parcel Name: Little Bear Creek South
 County Assessor's Acct #: 320

Parcel ID: 23
 DSL Land Class: Rangeland (Leased)

LAS Parcel #: 581,582
 Lat/Long: 43°59'13.11"N 120°36'59.23"W

COAMP Cultural 2010 LITTLE BEAR CR. N & S



1 inch = 1,493 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 23 Parcel Name: Little Bear Creek South County: Crook

LAS Parcel #: 581,582 DSL Land Class: Rangeland (Leased)

TRS Tax Lot: 18S18E19 & 30; Tax Lot 2100 GIS Acres: 316.52

Co. Acct. # 320 County Assessor's Acres: 320 County Assessor RMV(2010): \$511,040

Multiple Parcel site? Yes **Highest and Best Use: Hold - Range Lease**

Ownership: Surface: DSL Subsurface: DSL

Zoning: EFU -1 Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Critical Deer Winter Range

Buildable Parcel? Possibly

Property Boundaries/Corner Stakes/Survey Markers? No

Access/ Road name: No apparent road access Legal Access: Uncertain

Unimproved Trails/roads located on-site? No apparent on aerial photography

Identified Hazards? No Fire District: Brothers/Hampton RFD

On-site Services or Utility Services Provider(s): Single phase power line along north boundary

Electrical Transmission Lines/Corridor: on-site? Yes Nearby/how far? Adjacent

Structures/Site Improvements: No

Water Features On-site or nearby? Drainage way thru site on way to Little Bear Creek

Known water/irrig rights? No

Water Well? No

View site/other amenities: None

Soils: Heavy clay/clay loam complex

Vegetation Cover Types: Typical shrub steppe, phase 3 Juniper, few Pine, Wyoming Big Sagebrush,

Bitterbrush, Bluebunch Wheatgrass, Idaho Fescue, Thickspike

Vegetation Condition/Impact: Heavy Juniper and grazing impacts

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Heavy fuels - burn scars (Juniper-same age class)

Significant Physical/Terrain Features: Base of slope - steep terrain

Site Use/trespass/dumping/noxious weeds: Grazing use, no trespass, good condition, no noxious weeds

Current Uses: Forage lease FL-16350

Adjacent property: occupied? No

Evidence of Site Trespass or Encroachment? No

Any existing leases? Yes, FL-16350 Forage lease

Any existing easements? No

Known Encumbrances/Liabilities: None

ORBIC Listing: No

Income Strategies/Highest & Best Use Prospects: Retain current forage lease. Consider selling parcel prior to lease renewal

Final highest & best use determination: Retain in current lease until 2015, evaluate options prior to renewing lease

ODFW Comments

Area used year around by deer and elk and is identified critical deer winter range. Within the Maury Unit, is part of the Mule Deer Initiative, and restoration of mule deer and their habitat is a major priority. Disposal of these parcels and conversion from existing grazing and range uses to uses not compatible for mule deer could have serious resource consequences with ODFW could not support.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented on these parcels of land, 2 surveys have been done within a 2 mile radius, but most of the land surrounding these parcels has not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: NW parcel - based on the proximity of water & the general terrain within and surrounding the parcel the probability of cultural resources is moderate for the northern 1/2 of the parcel. It is moderately high for the southern 1/2 of the parcel except for the area around Little Bear Creek which is high. For the SE parcel the probability of cultural resources is moderate

Cultural Resources within 2 mi. of Parcel: Isolates: 1 Sites: 4 (2H, 2PH) Description: 2 corrals, 2 LS

Cultural Resource Reports Available within 2 mi. of Parcel: 2

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

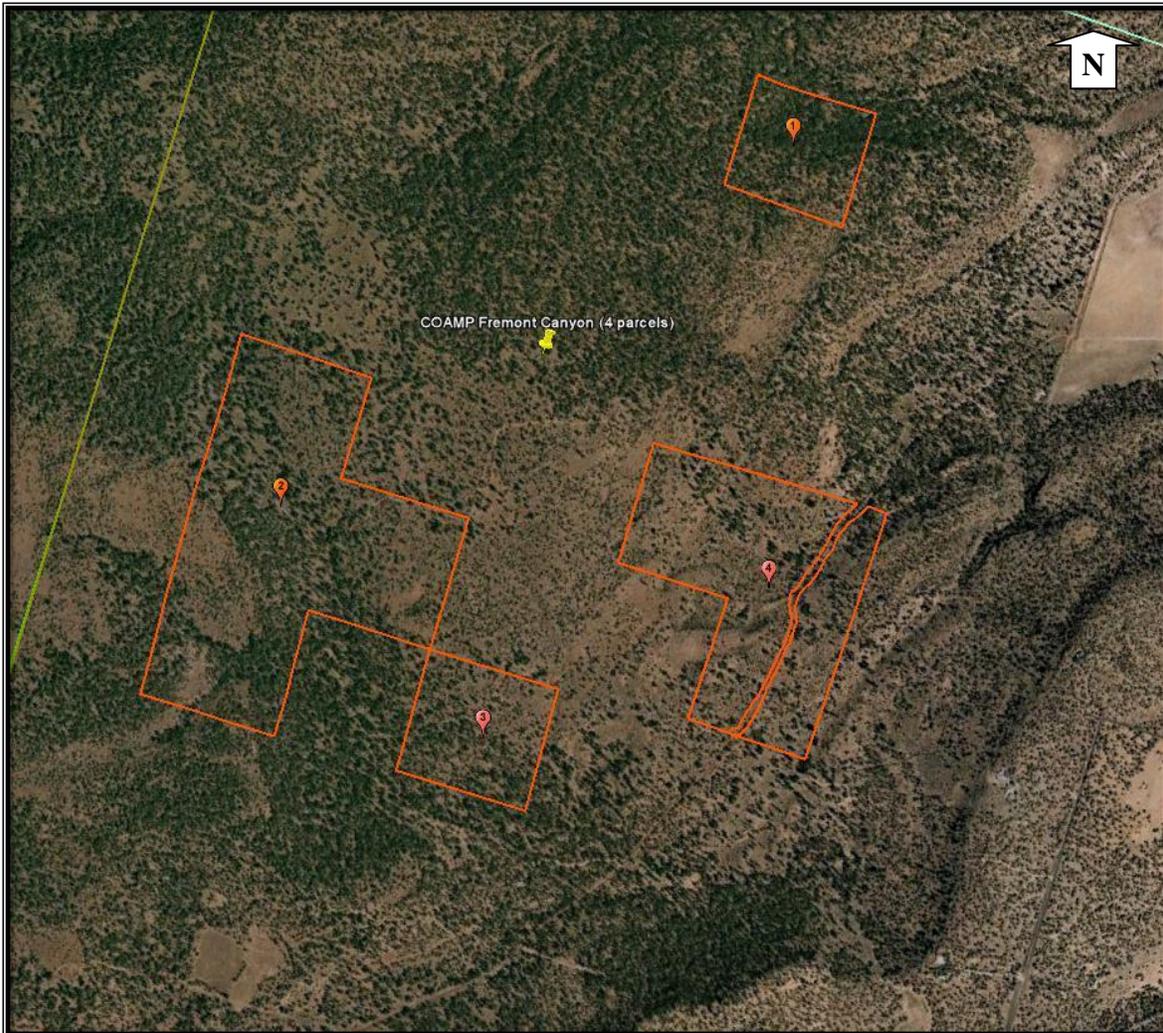
Legend: H - Historic LS - Lithic Scatter PH - Prehistoric



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775 Summer Street NE, Suite 100
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503-986-5200

CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

FREMONT CANYON ROAD, DESCHUTES COUNTY, OR — 355.81 ACRES*



LOCATION: Township 14 South, Range 11 East, Section 5,7,8, Tax Lot 400,300,600,200.

ZONING: Exclusive Farm Use (EFU-SC)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Wilt Road cuts through TL200

DESCRIPTION: Dense forest cover with some steep slopes and rocky outcrops.

ODFW COMMENTS: Metolius Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: Road easement to Deschutes Cnty and Munro, CEC power lines, fiber optic, Wuthrich road easement

EXISTING LEASES: None

*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

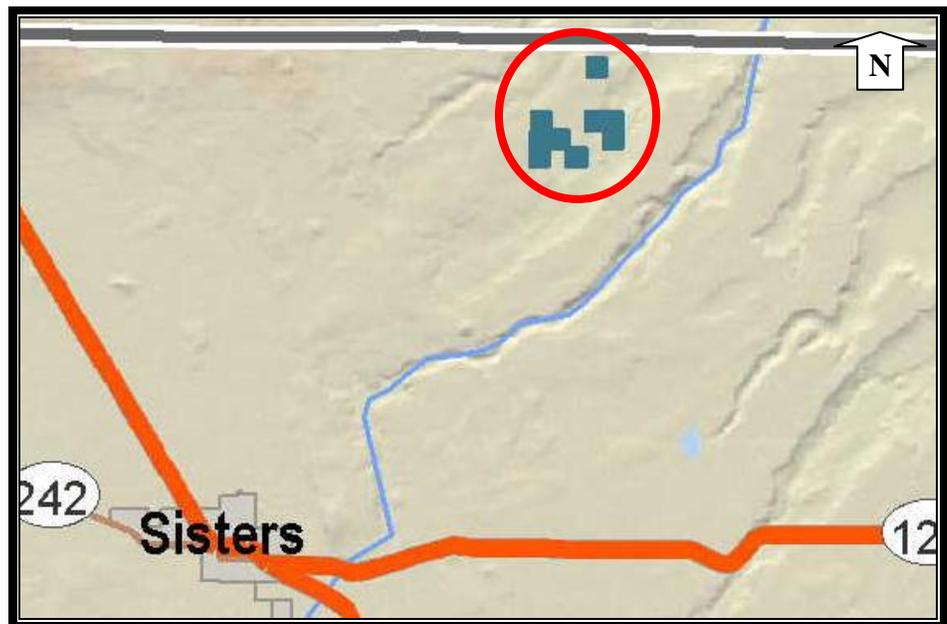
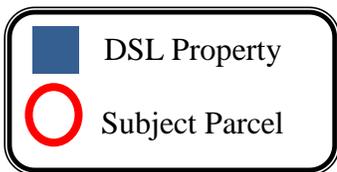
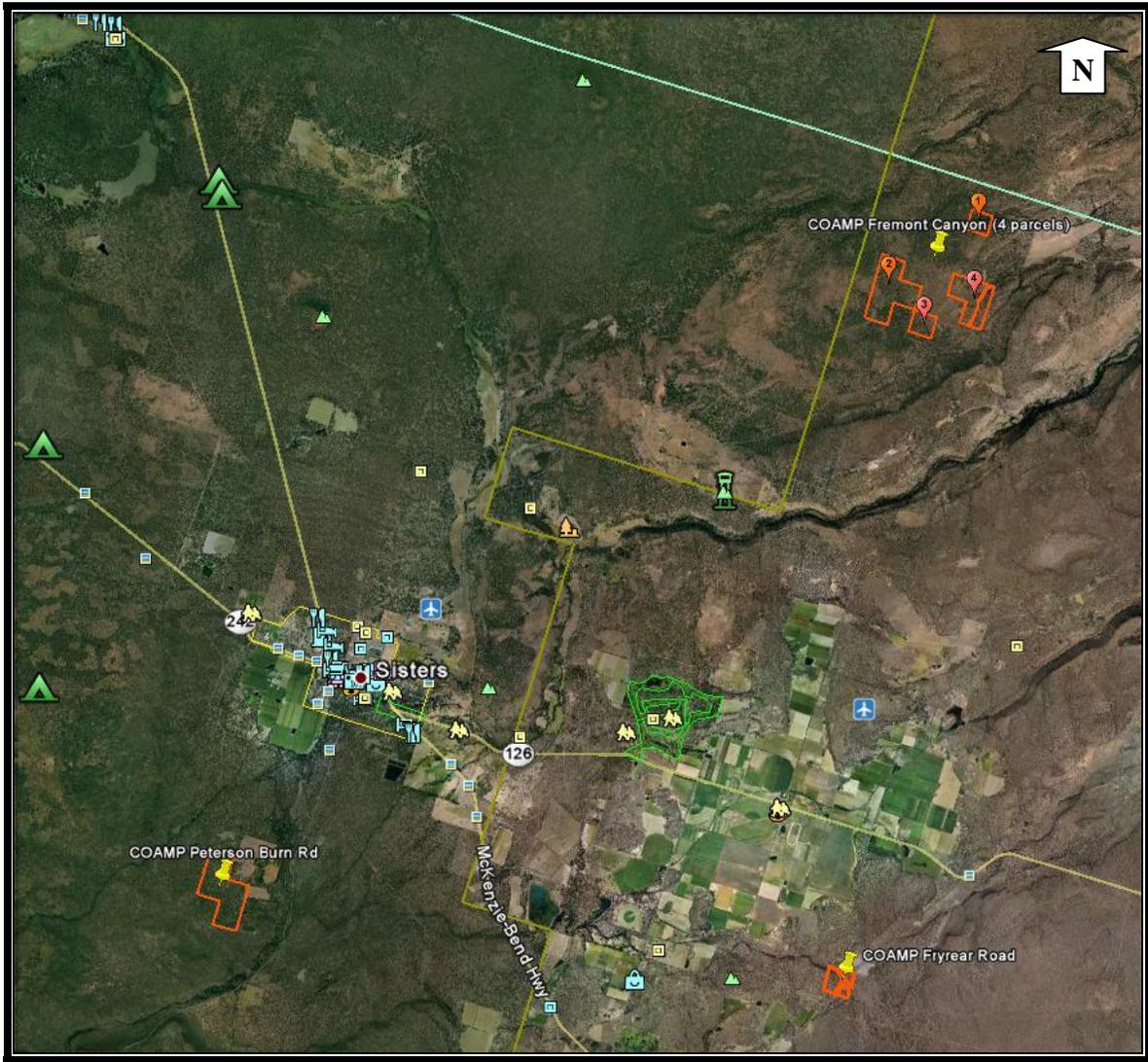
Parcel Name: Fremont Canyon Road

Parcel ID: 24

LAS Parcel #: 101,271,400,272

County Assessor's Acct #: 150291,285,167212,213 DSL Land Class: Forest Land

Lat/Long: 44°22'48.04"N 121°27'26.82"W



Reference Information

Parcel Name: Fremont Canyon Road

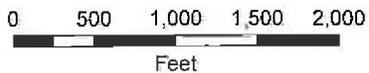
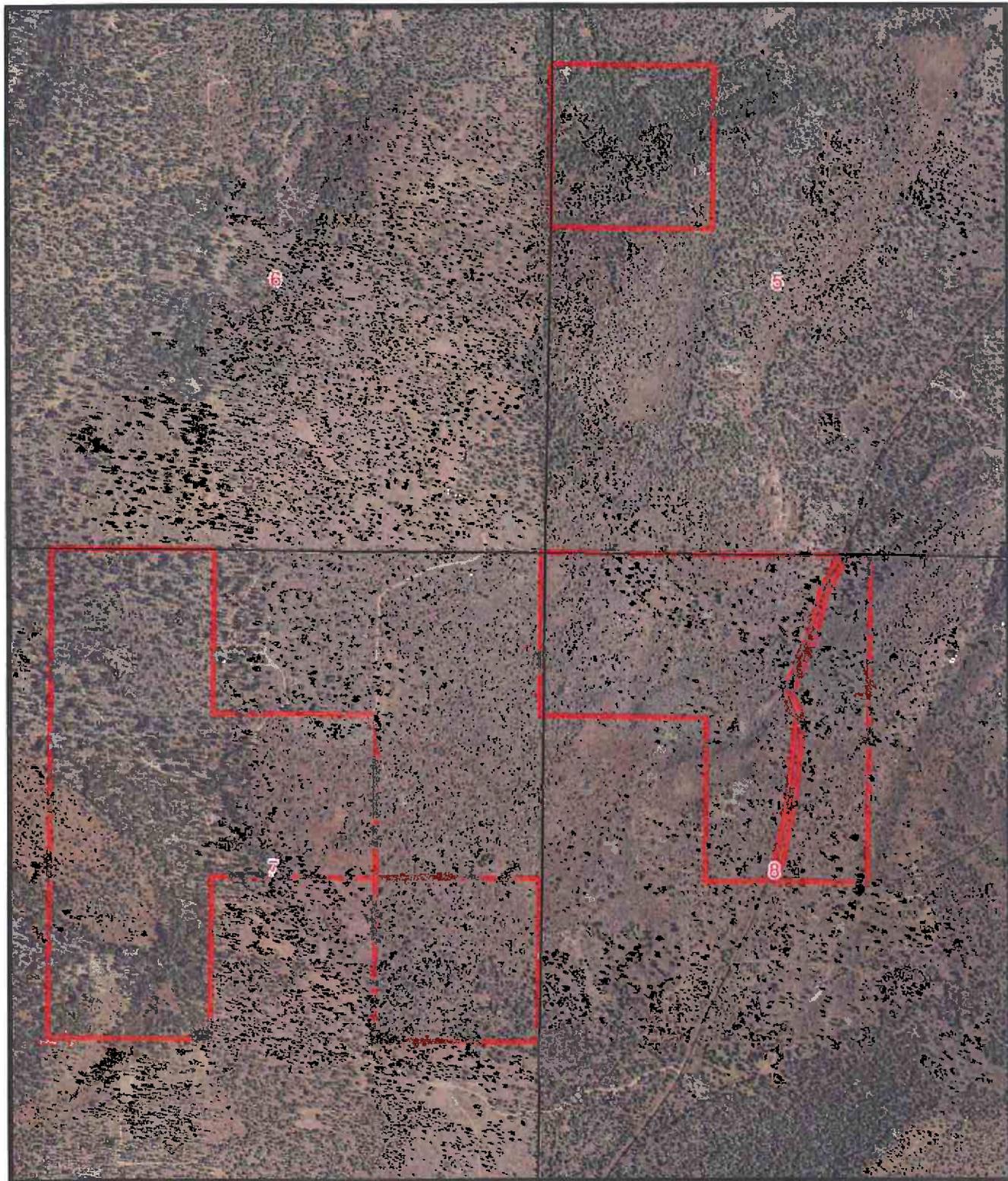
Parcel ID: 24

LAS Parcel #: 101,271,400,272

County Assessor's Acct #: 150291,285,167212,213 DSL Land Class: Forest Land

Lat/Long: 44°22'48.04"N 121°27'26.82"W

COAMP Cultural 2010 FREEMONT CANYON



1 inch = 1,172 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 24 **Parcel Name: Fremont Canyon Road** **County: Deschutes**

LAS Parcel #: 101,271,400,272 DSL Land Class: Forest Land

TRS Tax Lot: 14S11E5, 7, 8; Tax Lot 400; 300 & 600; 200 (respectively) GIS Acres: 355.81

Co. Acct. # 150291,150285,167212,167213 County Assessor's Acres: 357.42

County Assessor RMV (2009): \$810,250

Multiple Parcel site? Yes

Highest and Best Use: Sell/Trade

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU-SC Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Wildlife Area Combining Zone

Buildable Parcel? Possible

Property Boundaries/Corner Stakes/Survey Markers? No

Access/ Road name: Wilt Rd cuts through TL200, no apparent access to other tax lots

Legal Access: Wilt Road - TL200

Unimproved Trails/roads located on-site? Few

Identified Hazards? None

Fire District: Unknown

On-site Services or Utility Services Provider(s): CEC power lines

Electrical Transmission Lines/Corridor: on-site? Yes

Structures/Site Improvements: None

Water Features On-site or nearby? Whychus Creek to east

Known water/irrig rights? No

Water Well? No

View site/other amenities: Forest cover

Soils: Shallow sandy, pumice, R006XB002OR Juniper-Pine-Fescue

Vegetation Cover Types: Ponderosa Pine, Juniper, Bitterbrush, Sagebrush, Rabbitbrush, Cheatgrass, Bluebunch and Squirreltail

Vegetation Condition/Impact: Dense understory, tree density

Agricultural potential? No

Forestry potential? Unlikely Evidence? Trees present but not merchantable size and quantity

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Some steep slopes, rocky outcrops

Site Use/trespass/dumping/noxious weeds: Minimal trespass, no site dumping, some noxious weeds

Current Uses: Inactive

Adjacent property: occupied? Yes-private

Evidence of Site Trespass or Encroachment? No

ORBIC Listing Peck's Pestemon off-site, 1/3 mile away

Any existing leases? No

Any existing easements? Yes If yes, to whom or from whom and what type? Road easement to Deschutes County and Munro, CEC power lines, Fiber optic, Wuthrich Road easement

Known Encumbrances/Liabilities: Access constraints to all but TL200

Income Strategies/Highest & Best Use Prospects: Rural Residential

Final highest & best use determination: Sell/Trade

ODFW Comments

Parcel located within the County designated Metolius Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards. Deschutes county has this property zoned as EFU and WA.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within the boundaries of these parcels of land. 6 surveys have been done within a 2 mile radius, but most of the land around these parcels has not been surveyed for cultural resources except to the NW

Probability of Cultural Resources in Parcel: although there is a scarcity of close permanent water, based on the general terrain within & surrounding area the probability of cultural resources for these parcels of land are moderately high

Cultural Resources within 2 mi. of Parcel: Isolates: 10 Sites: 16 (H, PH) Description: N/A

Cultural Resource Reports Available within 2 mi. of Parcel: 6

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

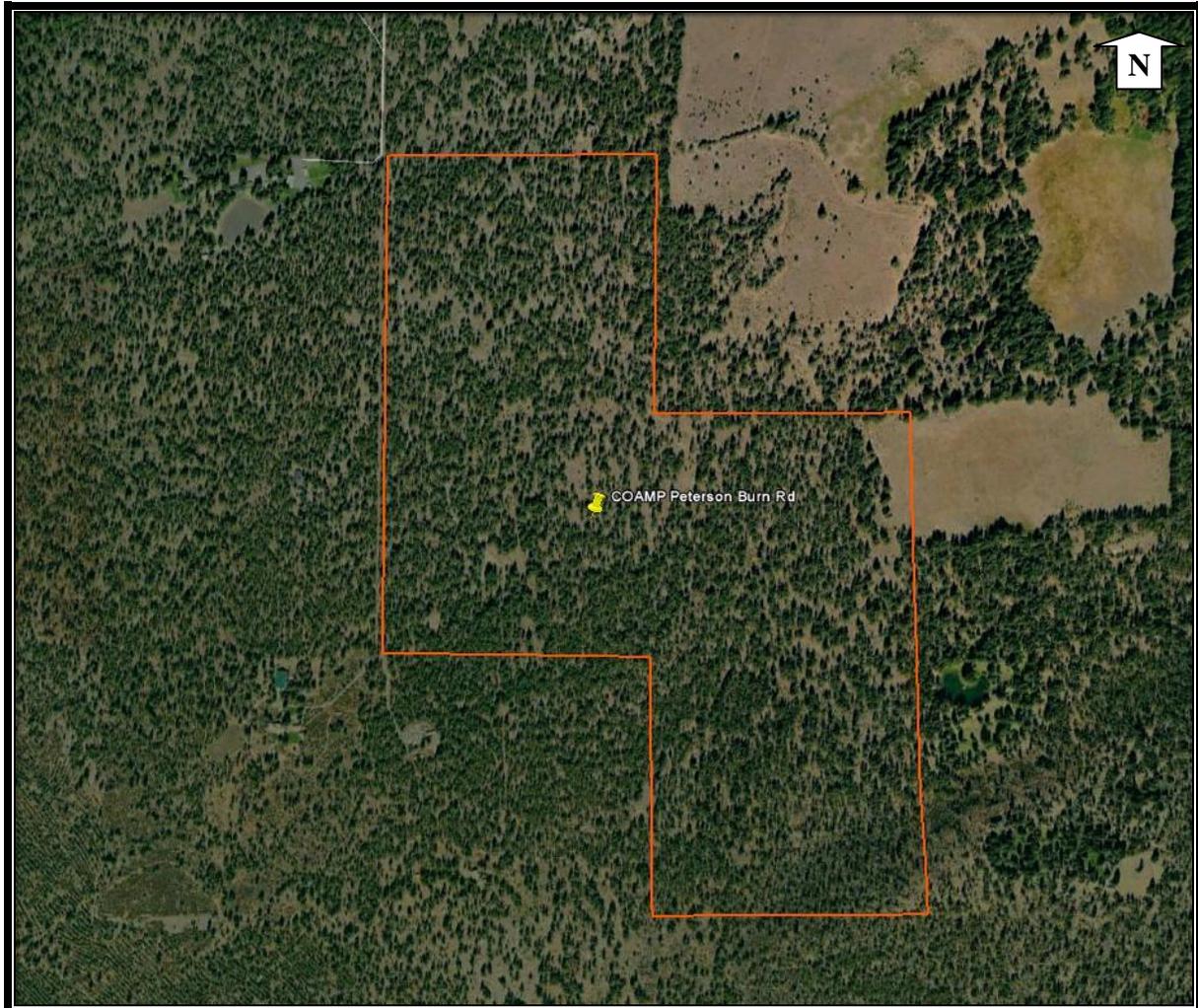
Legend: H - Historic PH - Prehistoric



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503-986-5200

CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

PETERSON BURN ROAD, DESCHUTES COUNTY, OR — 158.57 ACRES*



LOCATION: Township 15 South, Range 10 East, Section 20, Tax Lot 400.

ZONING: Forestry (F2-WA)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Peterson Burn Road via Pole Creek Road

DESCRIPTION: Near residential homes with moderate tree coverage and shallow sandy soils.

ODFW COMMENTS: Tumalo Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

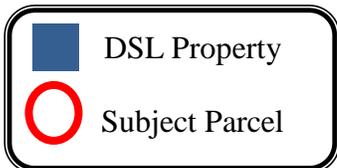
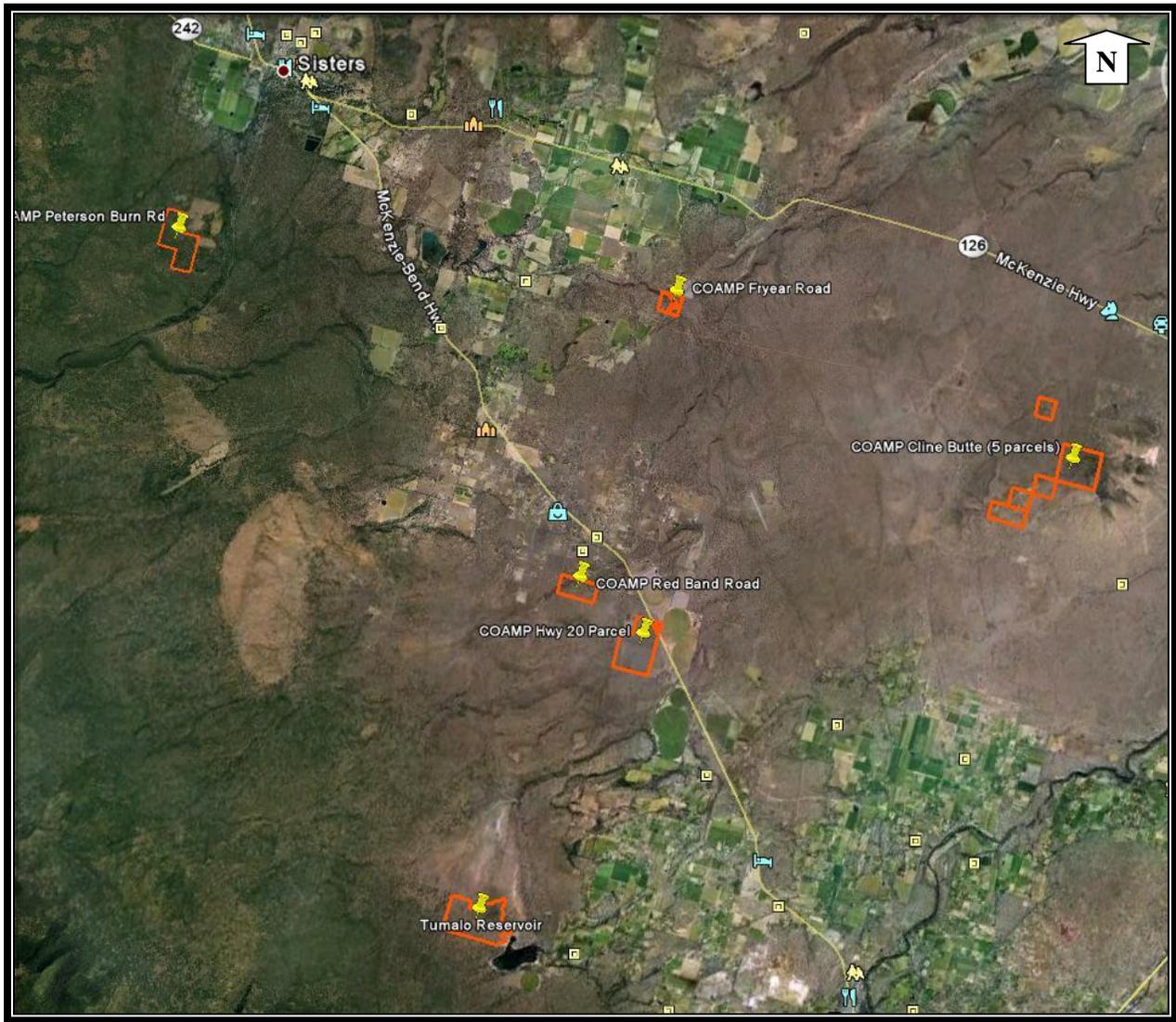
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Peterson Burn Road
County Assessor's Acct #: 150451

Parcel ID: 25
DSL Land Class: Ind/Comm/Res

LAS Parcel #: 264
Lat/Long: 44°15'12.55"N 121°33'53.56"W



Reference Information

Parcel Name: Peterson Burn Road
 County Assessor's Acct #: 150451

Parcel ID: 25
 DSL Land Class: Ind/Comm/Res

LAS Parcel #: 264
 Lat/Long: 44°15'12.55"N 121°33'53.56"W

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 25 **Parcel Name: Peterson Burn Road** **County: Deschutes**

LAS Parcel #: 264 DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 15S10E20; Tax Lot 400 GIS Acres: 158.57

Co. Acct. # 150451 County Assessor's Acres: 160 County Assessor RMV(2009): \$635,840

Multiple Parcel site? No

Highest and Best Use: Sell

Ownership: Surface: DSL

Subsurface: DSL

Zoning: F2-WA

Comprehensive Plan Designation: Forestry

Wildlife Overlay zone: Wildlife Area Combining Zone

Buildable Parcel? Yes

Property Boundaries/Corner Stakes/Survey Markers? Unknown

Access/ Road name: Peterson Burn Rd via Pole Creek Rd-runs thru site

Legal Access: Yes

Unimproved Trails/roads located on-site? Yes, multiple

Identified Hazards? None Fire District: Unknown

On-site Services or Utility Services Provider(s): None

Electrical Transmission Lines/Corridor: on-site? No Nearby/how far? Within 1/4 mile

Structures/Site Improvements: None

Water Features On-site or nearby? Whychus Creek nearby to east

Known water/irrig rights? No

Water Well? No

View site/other amenities: Nearby residential homes

Soils: Shallow sandy soils

Vegetation Cover Types: Forest canopy - not harvested; Ponderosa Pine, Bitterbrush, Cheatgrass, native grasses

Vegetation Condition/Impact: Dense understory in some areas, moderate tree coverage

Agricultural potential? No

Forestry potential? Possibly - Thinning Evidence? Decertified by forestry on 2/10/1998

Wildfire Fuel Type/History: None

Significant Physical/Terrain Features: None, flat

Site Use/trespass/dumping/noxious weeds: Some trespass earlier, but have been brought under easements, trash dumping

Current Uses: Vacant - standing timber. Possibly clearing & activity in southwest section

Adjacent property: occupied? Yes-private

Direct access? Yes

Any existing leases? No

Any existing easements? Yes If yes, to whom or from whom and what type? Two road easements to adjacent private lands; one utility easement

Known Encumbrances/Liabilities: None

ORBIC Listing: Peck's Penstemon off-site, 1/2 mile away

Income Strategies/Highest & Best Use Prospects: Possible maintenance thinning

Final highest & best use determination: Sell

ODFW Comments

Parcel located within the County designated Tumalo Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards.

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented on this parcel, however there have been 23 surveys to date that completely surround this parcel of property

Probability of Cultural Resources in Parcel: although there is a scarcity of water on the parcel itself, the parcel is in close proximity to water on both the east & west sides. Nevertheless, taking into consideration the general terrain within and surrounding the parcel, even though there are cultural resource sites nearby (to the W & SE), the probability of cultural resources is low

Cultural Resources within 2 mi. of Parcel: Isolates: 30+ Sites: 25+ (H, PH) Description: N/A

Cultural Resource Reports Available within 2 mi. of Parcel: 23

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

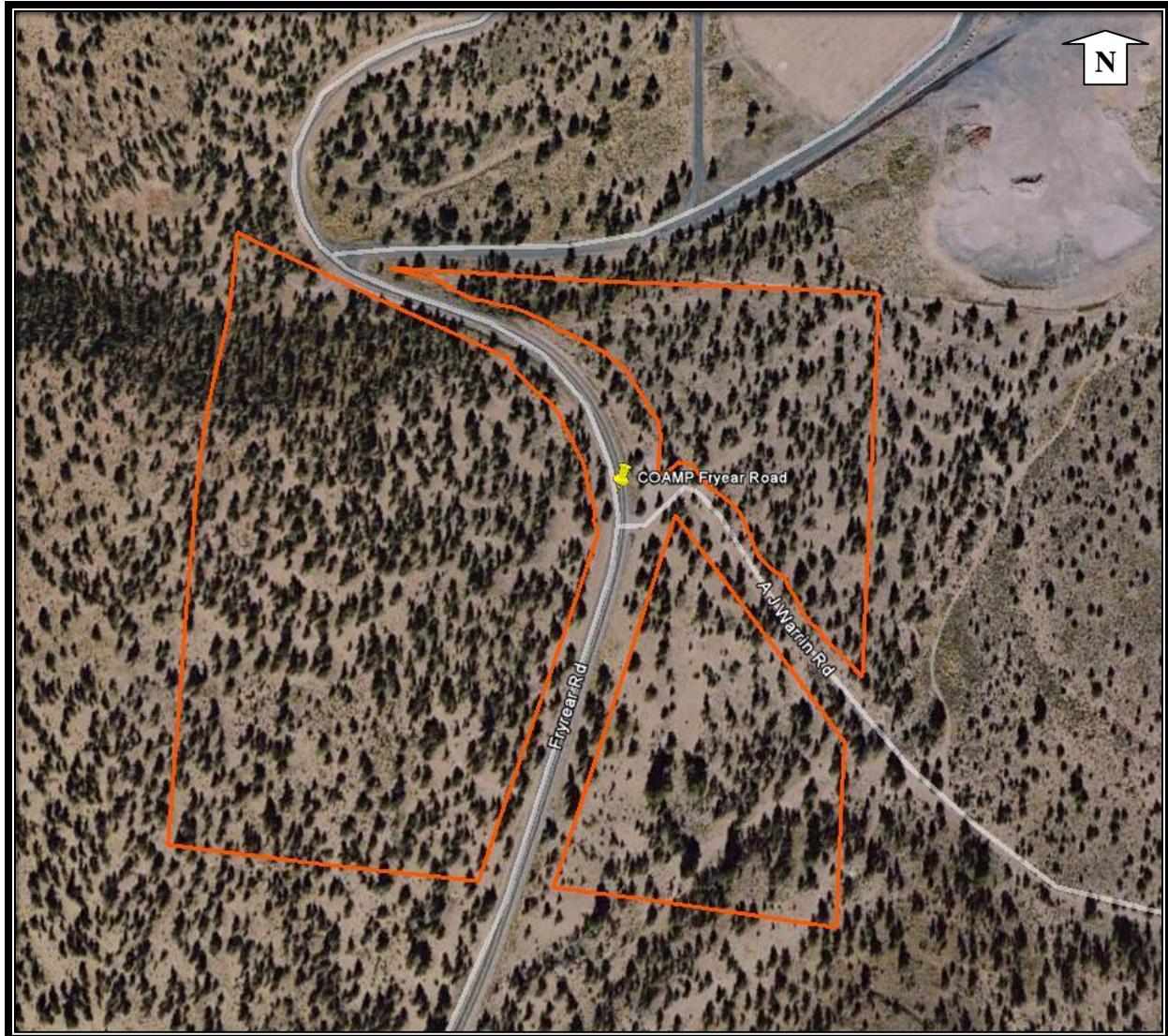
Legend: H - Historic PH - Prehistoric



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

FRYREAR ROAD ROAD, DESCHUTES COUNTY, OR — 40.02 ACRES*



LOCATION: Township 15 South, Range 11 East, Section 16, Tax Lot 3000

STRUCTURES/SITE IMPROVEMENTS: BLM parking and trailhead

ACCESS: Fryear Road and Warrin Road run through site

DESCRIPTION: Mountain views with recreational trailhead and BLM parking.

ODFW COMMENTS: Sensitive bird and mammal habitat combining zone

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

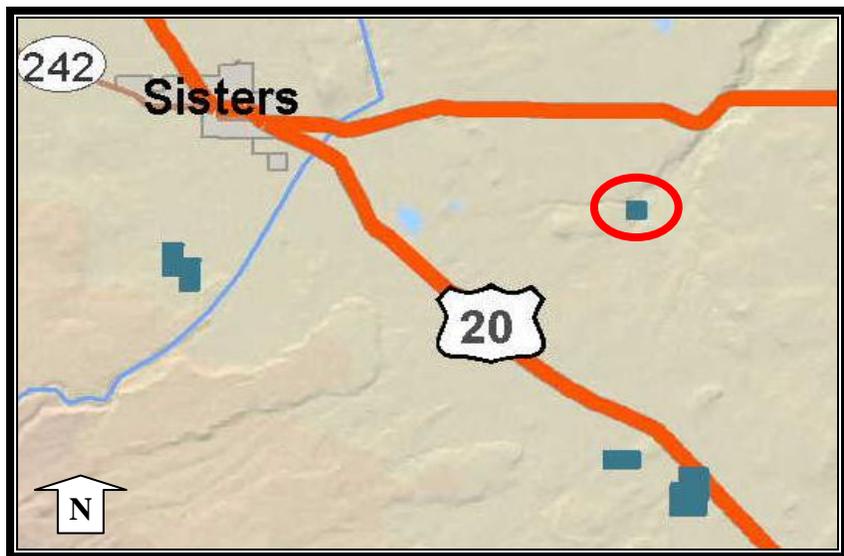
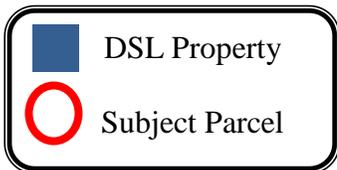
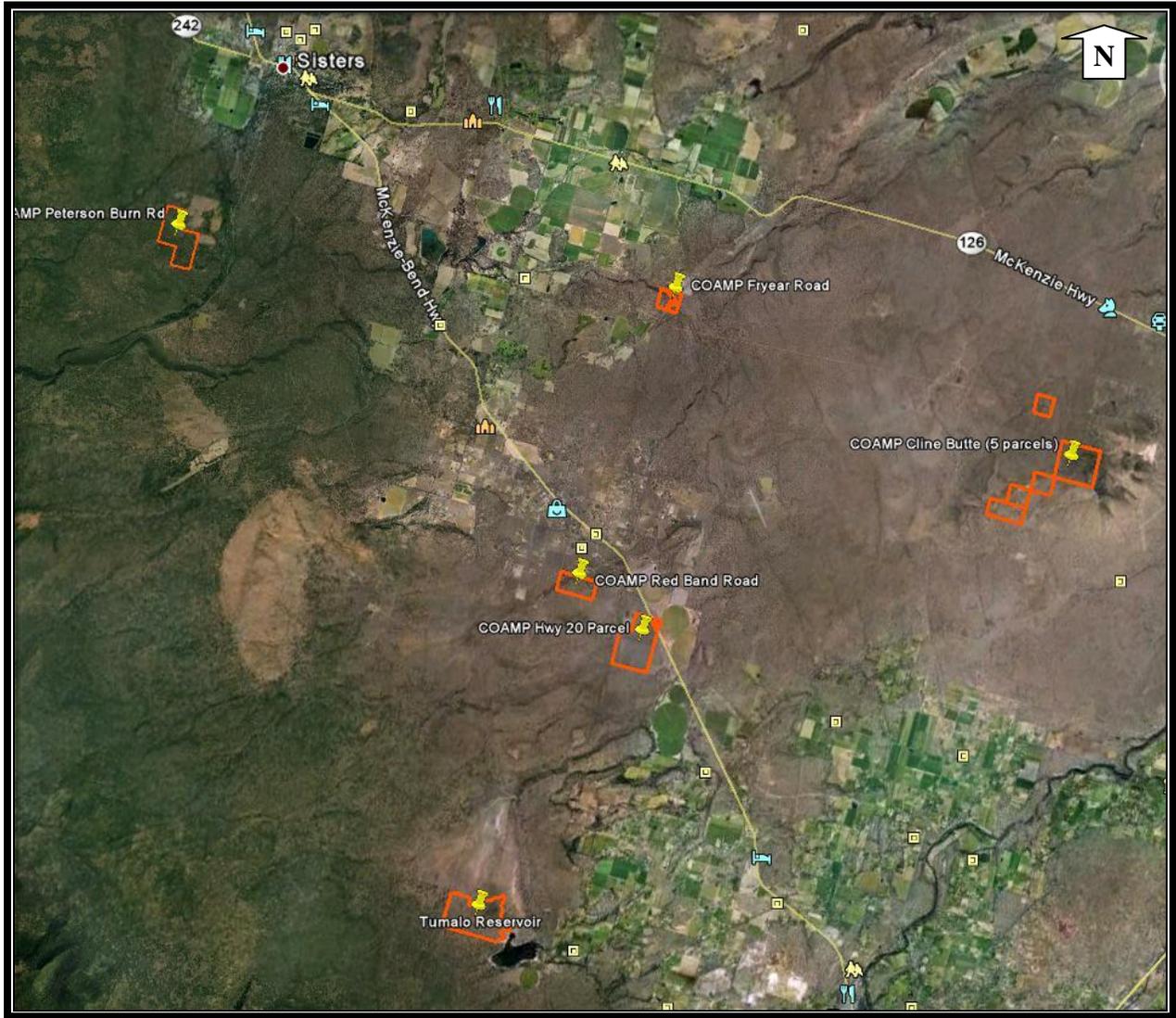
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Fryrear Road
County Assessor's Acct #: 150499

Parcel ID: 26
DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 260
Lat/Long: 44°16'5.82"N 121°25'46.99"W



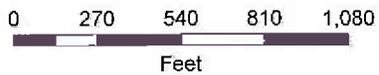
Reference Information

Parcel Name: Fryrear Road
 County Assessor's Acct #: 150499

Parcel ID: 26
 DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 260
 Lat/Long: 44°16'5.82"N 121°25'46.99"W

COAMP Cultural 2010 FRYREAR ROAD



1 inch = 617 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 26

Parcel Name: Fryrear Road

County: Deschutes

LAS Parcel #: 260

DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 15S11E16; Tax Lot 3000

GIS Acres: 40.02

Co. Acct. # 150499

County Assessor's Acres: 40

County Assessor RMV (2009): \$37,490

Multiple Parcel site? No

Highest and Best Use: Sell

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU-SCSpecial Mgmt Area: Surface Mining Impact Area (SMIA)

Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: Sensitive Bird and Mammal Habitat combining zone (SBMH)

Buildable Parcel? Uncertain

Lot of Record? Yes, original Sec 16

Property Boundaries/Corner Stakes/Survey Markers? Yes (NE 1/4 corner and NW 1/4 corner)

Access/ Road name: Fryrear Rd & Warrin Rd run through site

Legal Access: Yes

Unimproved Trails/roads located on-site? Yes, multiple

Identified Hazards? Former landfill site nearby

Fire District: Cloverdale RFPD

On-site Services or Utility Services Provider(s): None

Electrical Transmission Lines/Corridor: on-site? None

Structures/Site Improvements: BLM parking area/trailhead

Water Features On-site or nearby? No

Known water/irrig rights? No

Water Well? No

View site/other amenities: Mountain views

Soils: Shallow, sandy, 50% R010XA009OR Pumice Flat 10-12pz, 30% R010XA019OR Droughty 8-12pz, 20% R010XA007R Pumice South 10-12pz

Vegetation Cover Types: Sagebrush, Juniper, Rabbitbrush, Squirreltail, Bluebunch Wheatgrass, Cheatgrass, Mustard

Vegetation Condition/Impact: Small area near trailhead has heavy impact from users

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: None

Significant Physical/Terrain Features: None

Site Use/trespass/dumping/noxious weeds: Some site dumping, some noxious weeds, Cheatgrass and Mustard

Current Uses: Vacant - recreational trailhead - BLM

Adjacent property: occupied? Yes

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: 1. BLM trailhead use - proposed to be relocated off-site. 2. Former Golden Eagle nest site nearby/off-site. Removed from Deschutes County Goal 5 Inventory

ORBIC Listing: None

Other: Phase 1 ESA report 9/30/09 - LAS

Final highest & best use determination: Sell

ODFW Comments

Located within biological mule deer winter range. Does not have any county protection standards for winter range. It is located within the Sensitive Bird and Mammal zone because the parcel or a portion of the parcel is within a quarter mile of a Golden Eagle nest site. No partitioning of the property is allowed within this area, a site plan is required for development, and any home site would need to be outside of this quarter mile zone if practical. The site is covered under an ESEE analysis done by the county for site DE0003-01.

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within this parcel. 4 surveys have been done within a 2 mile radius, however the majority of land surrounding this parcel has not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: although there is a general scarcity of water, based on the unique land form and the general terrain surrounding the parcel, & the several intermittent / ephemeral drainages around the parcel, the probability of cultural resources being on this parcel is moderate

Cultural Resources within 2 mi. of Parcel: Isolates: 6 Sites: 4 (PH) Description: RA, LS, rockshelter, overhang with flakes

Cultural Resource Reports Available within 2 mi. of Parcel: 4

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

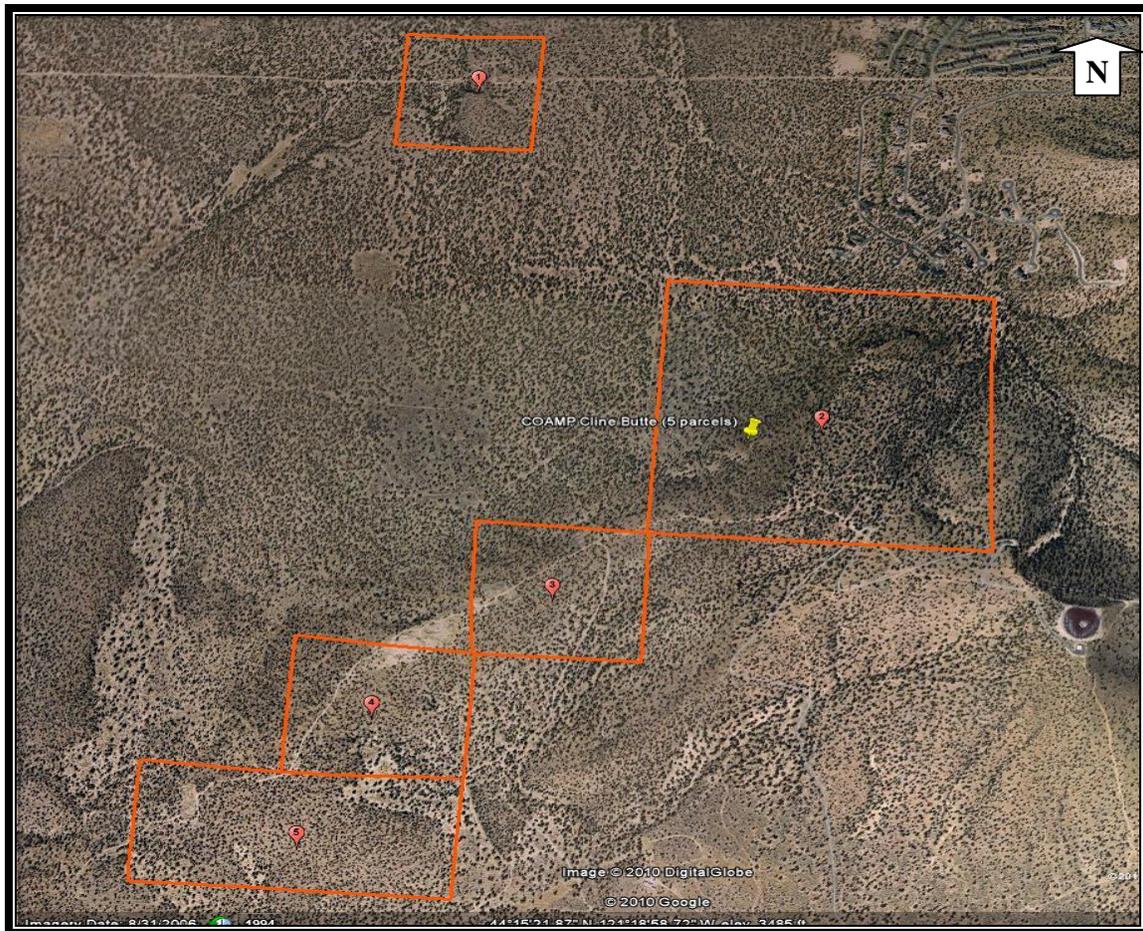
Legend: H - Historic PH – Prehistoric RA - Rock Art



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

CLINE BUTTES, DESCHUTES COUNTY, OR — 403.89 ACRES*



LOCATION: Township 15 South, Range 12 East, Section 17,20,21,29,30, Tax Lot 5101-5104,5200,5300.

ZONING: Exclusive Farm Use (EFU-SC)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Private Road

DESCRIPTION: Great views of Cascades with rocky outcrops and some steep slopes.

ODFW COMMENTS: Biological Mule Deer winter range, but no county protection for this designation

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: Thornburgh-Delashmutt Lease

*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

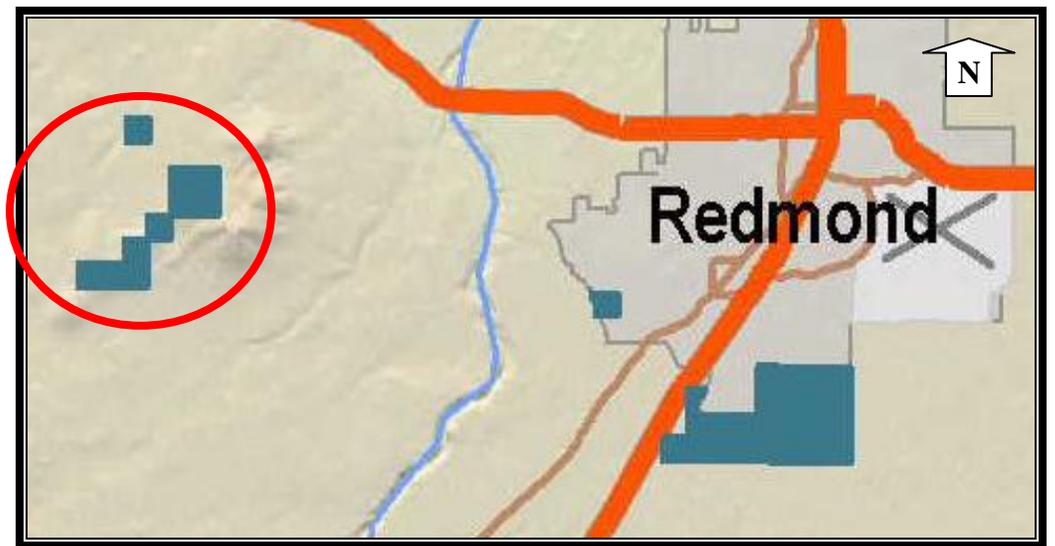
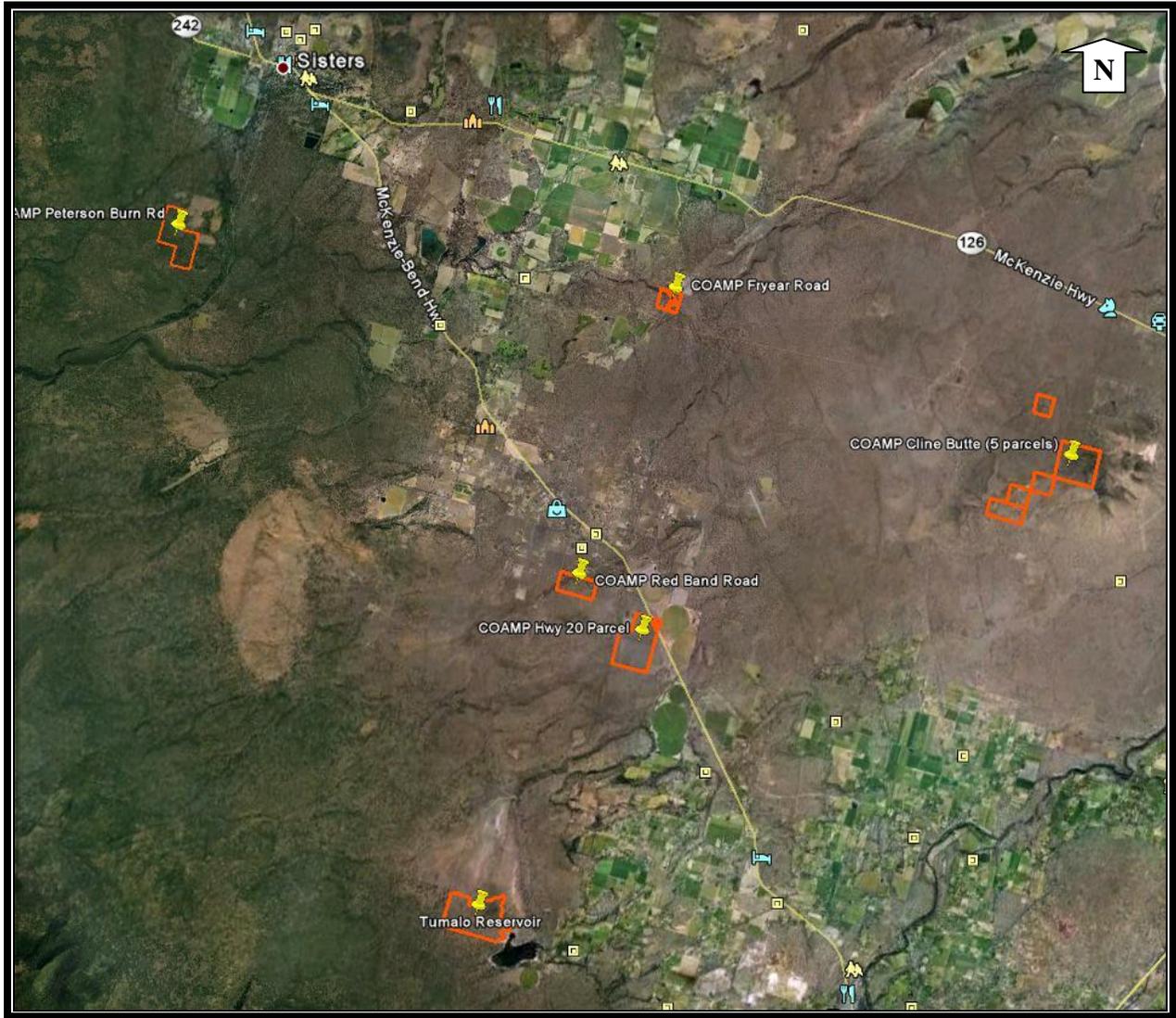
Parcel Name: Cline Buttes

Parcel ID: 27

County Assessor's Acct #: 261914-917,150528-529

Lat/Long: 44°15'26.24"N 121°18'48.87"W

LAS Parcel #: 2943,2947,2951,2623,2949,2950
DSL Land Class: Industrial/Commercial/Residential



DSL Property
 Subject Parcel

Reference Information

Parcel Name: Cline Buttes
 County Assessor's Acct #: 261914-917,150528-529
 Lat/Long: 44°15'26.24"N 121°18'48.87"W

Parcel ID: 27

LAS Parcel #: 2943,2947,2951,2623,2949,2950
 DSL Land Class: Industrial/Commercial/Residential

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 27 Parcel Name: Cline Buttes County: Deschutes

LAS Parcel #: 2943,2947,2951,2623,2949,2950 DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 15S12E17,20,21,29,30; Tax Lot 5101-5104,5200,5300 GIS Acres: 403.89

Co. Acct. # 261914-261917,150528-150529 County Assessor's Acres: 400

County Assessor RMV (2009): \$613,350

Multiple Parcel site? Yes

Highest and Best Use: Lease/Sell

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU-SC

Special Mgmt Area: Candidate for destination resort map inclusion

Comprehensive Plan Designation: Agriculture

Wildlife Overlay zone: None

Buildable Parcel? In-lieu selection

Lot of Record? BLM patent conveyance

Property Boundaries/Corner Stakes/Survey Markers? Unknown

Access/ Road name: Private Rd

Legal Access: Yes, through BLM

Unimproved Trails/roads located on-site? Yes, multiple

Identified Hazards? None

Fire District: Deschutes #1 RFPD

On-site Services or Utility Services Provider(s): Unknown

Electrical Transmission Lines/Corridor: on-site? Unknown

Structures/Site Improvements: None

Water Features On-site or nearby? No

Known water/irrig rights? No

Water Well? No

View site/other amenities: Certain areas, great views of Cascades

Soils: Sandy, ashy, Variable soils and lava blisters throughout. R010XA009OR Pumice Flat 10-12pz,

R010XA019OR Droughty 8-12pz, R010XA026OR Pumice North 10-12pz, R010XA007OR Pumice

South 10-12pz

Vegetation Cover Types: Sagebrush, Juniper, Rabbitbrush, Squirreltail, Bluebunch Wheatgrass,

Cheatgrass, Mustard, Bitterbrush

Vegetation Condition/Impact: Lots of Cheatgrass, road impacts, prior cattle use

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Rock outcrops, some steep slopes

Site Use/trespass/dumping/noxious weeds: Cheatgrass, use from ATV's

Current Uses: Leased - allows planning for inclusion in proposed Thornburgh Destination Resort

Adjacent property: occupied? Yes, Eagle Crest, BLM

Any existing leases? Yes, Thornburgh-Delashmutt

Any existing easements? No

Known Encumbrances/Liabilities: Currently not zoned for destination resort use

ORBIC Listing: Deschutes Ochrotrichian Micro Caddisfly was observed once along the Deschutes River near Redmond on July 28, 1939 - only known observation. Consequently, a "possible occurrence area" from west of Cline Buttes to east of Redmond (10+ mile diameter) was established (regardless of terrain, vegetation covers, elevation, moisture or presence of water, etc.)

Other: Non-contiguous aggregation of different tax lots/parcels. Recent BLM rec/trails plan.

Final highest & best use determination: Lease/Sell for Destination Resort usage/development

ODFW Comments

Properties are biological mule deer winter range. No county protection for this designation. Tax Lot 5300 has a wildlife guzzler (watering device) located on it. This was mitigation for Eagle Crest DR, I do not know if they obtained permission from DSL for construction (it is on the border of this tax Lot with BLM, but appears to be on DSL property.)

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within these parcels, However 2 isolates are very close (1 on the SW side of the northern most parcel, & 1 near the next parcel S that's in both Section 20 & 21. Several sites are in close proximity to the northern most parcel to the SW & E. 12 surveys have been done within a 2 mile radius of these parcels, and all of the parcels have been previously surveyed except the 160 acre block that is in both Section 20 & 21

Probability of Cultural Resources in Parcel: although there are only some intermittent / ephemeral water sources in or nearby these parcels, the closest real water source today is 3 miles E. And though the terrain is variable & moderately steep to steep in & around the Cline Buttes area (except for the summits), because there are a significant number of archaeological sites & isolates completely surrounding the parcels under consideration, the probability of finding cultural resources in selected areas is moderately high

Cultural Resources within 2 mi. of Parcel: Isolates: 100+ Sites: 58+ (H, PH) Description: N/A

Cultural Resource Reports Available within 2 mi. of Parcel: 12

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

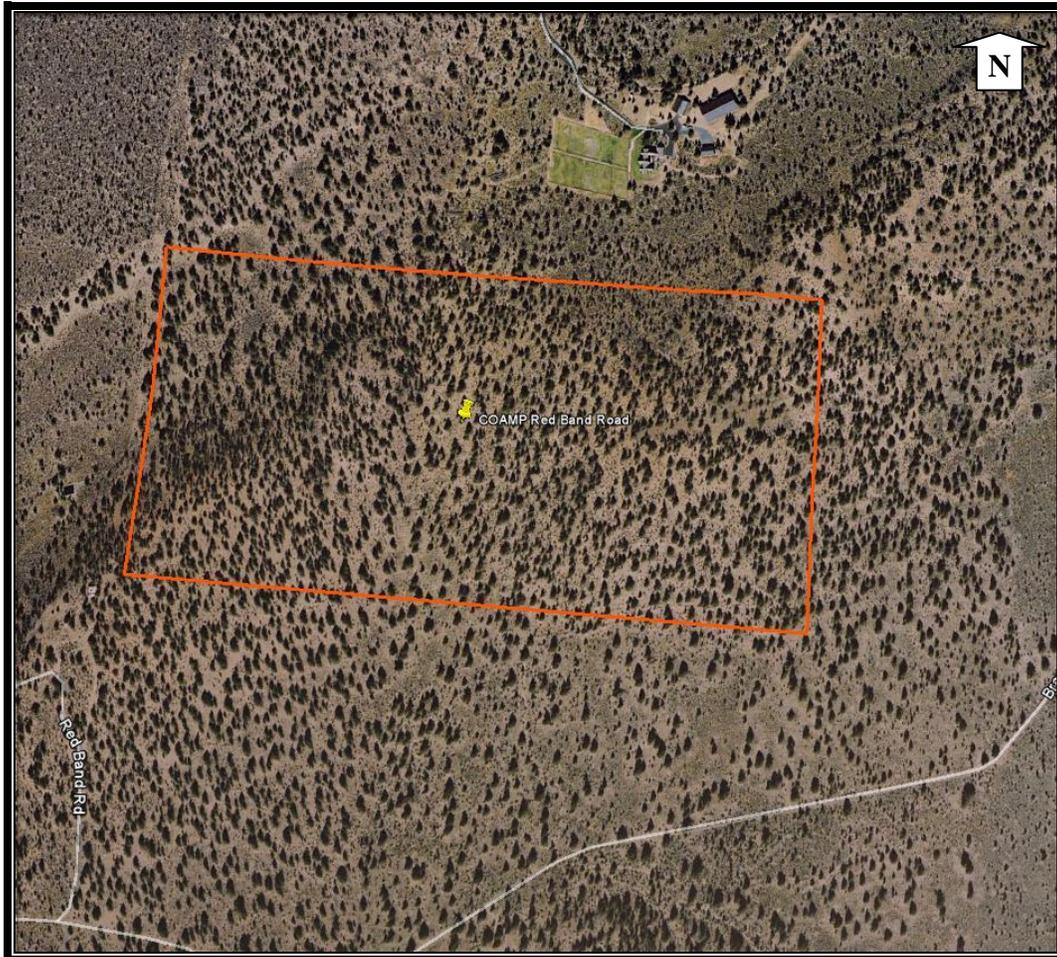
Legend: H - Historic PH – Prehistoric



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

RED BAND ROAD, DESCHUTES COUNTY, OR — 79.72 ACRES*



LOCATION: Township 16 South, Range 11 East, Section 8, Tax Lot 200.

ZONING: Forestry (F2-WA)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Currently no direct access, but possible access easement through adjacent BLM land connecting to Brandywine Street to the south.

DESCRIPTION: Great mountain views.

ODFW COMMENTS: Tumalo Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

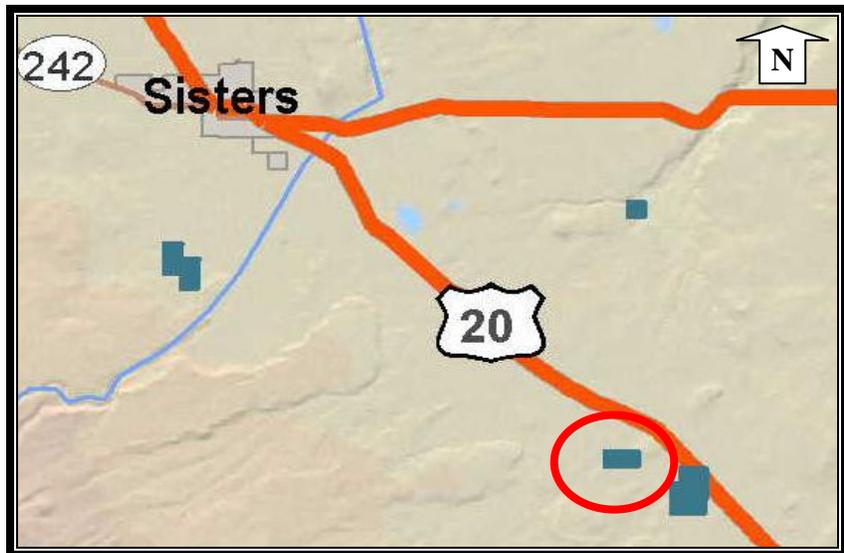
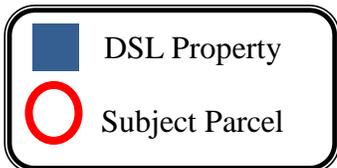
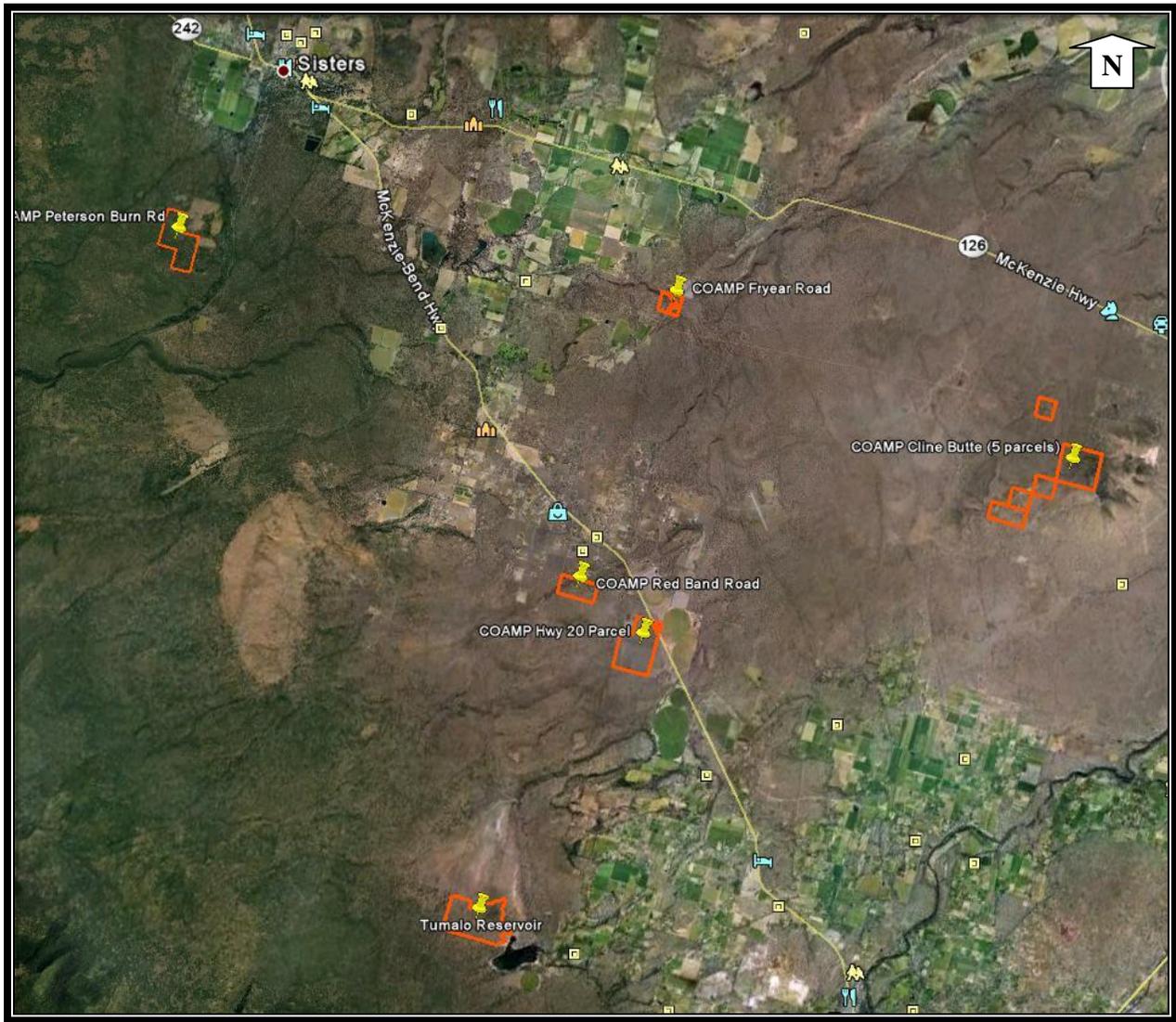
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Red Band Road
County Assessor's Acct #: 150756

Parcel ID: 28
DSL Land Class: Ind/Comm/Res

LAS Parcel #: 556
Lat/Long: 44°12'32.94"N 121°26'1.91"W



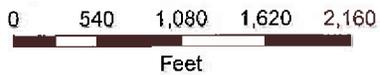
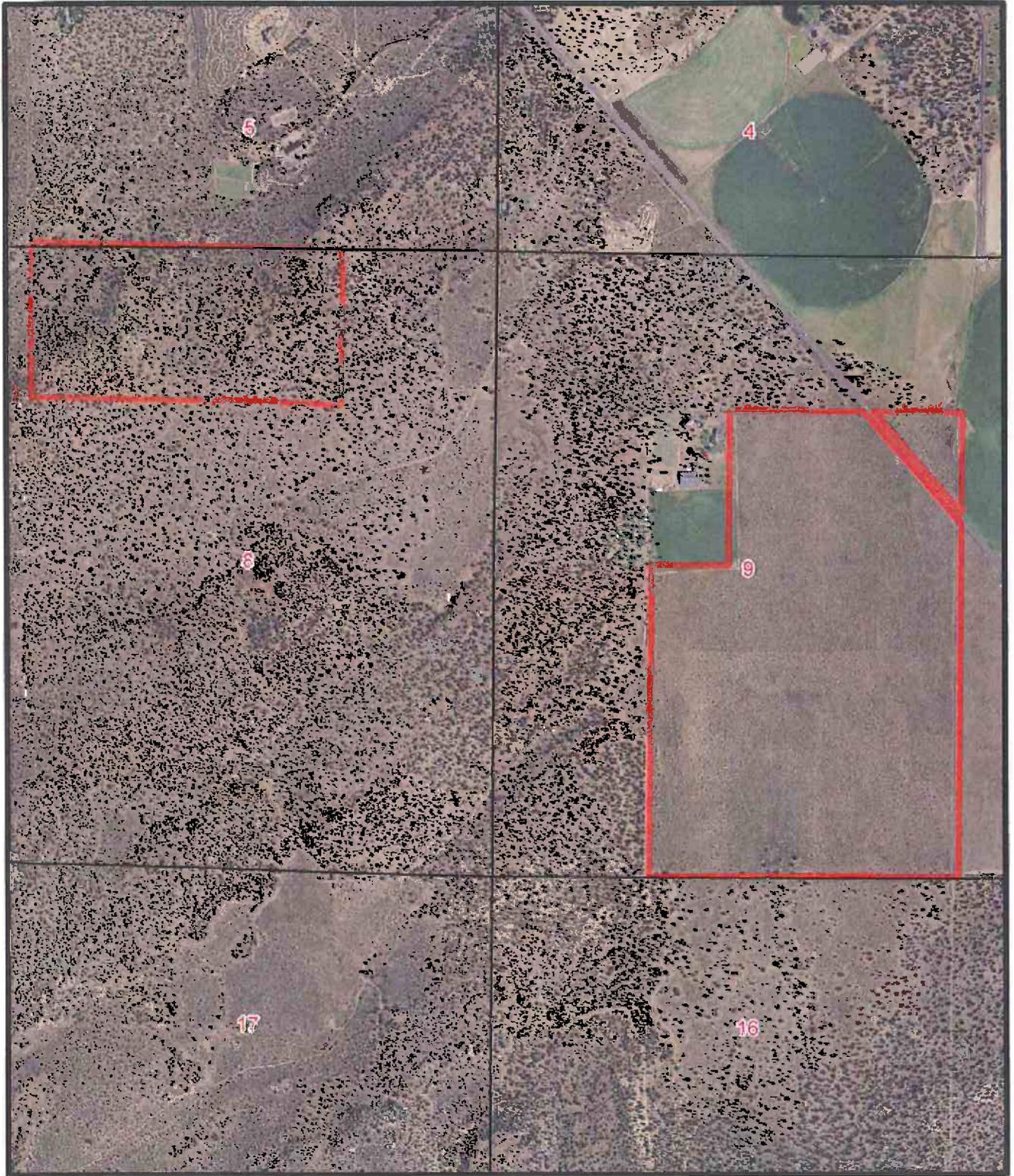
Reference Information

Parcel Name: Red Band Road
 County Assessor's Acct #: 150756

Parcel ID: 28
 DSL Land Class: Ind/Comm/Res

LAS Parcel #: 556
 Lat/Long: 44°12'32.94"N 121°26'1.91"W

COAMP Cultural 2010 RED BAND RD/HWY 20 TRACT



1 inch = 1,226 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 28 **Parcel Name: Red Band Road** **County: Deschutes**

LAS Parcel #: 556 DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 16S11E8; Tax Lot 200 GIS Acres: 79.72

Co. Acct. # 150756 County Assessor's Acres: 80 County Assessor RMV (2009): \$70,290

Multiple Parcel site? No **Highest and Best Use: Sell**

Ownership: Surface: DSL Subsurface: DSL

Zoning: F2-WA Comprehensive Plan Designation: Forestry

Wildlife Overlay zone: WA - Wildlife Area Combining Zone

Buildable Parcel? Possible Lot of Record? unknown

Property Boundaries/Corner Stakes/Survey Markers? Yes, SW, NE and NW

Access/ Road name: Currently no direct access, but possible access easement thru adj BLM
ownership connecting to Brandywine Road to south Legal Access: No

Unimproved Trails/roads located on-site? None

Identified Hazards? None Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No Nearby/how far? Off hwy

Structures/Site Improvements: None

Water Features On-site or nearby? None

Known water/irrig rights? No

Water Well? No

View site/other amenities: Great views in all directions

Soils: Shallow sandy soils, 80% R010XA023OR Lava Blisters 10-12pz, 20%. R010XA009OR Pumice
Flat 10-12pz

Vegetation Cover Types: Sagebrush, Juniper, Rabbitbrush, Squirreltail, Bluebunch Wheatgrass,
Cheatgrass, Tumbleweed Mustard, Bitterbrush, Sandburg's Bluegrass

Vegetation Condition/Impact: Fair condition, not a lot of use

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: None

Significant Physical/Terrain Features: None

Site Use/trespass/dumping/noxious weeds: Not a lot of site use or trespass issues encountered

Current Uses: Vacant

Adjacent property: occupied? Yes, private and BLM

Direct access? No

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: Legal and physical access uncertain

ORBIC Listing: Peck's Milkvetch possible located in southeast corner of parcel

Other: Need to perfect access through easement and demo buildable lot

Final highest & best use determination: Sell

Other comments, notes, considerations, actions/efforts needed: Resolve access issues

ODFW Comments

Parcel located within the County designated Tumalo Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards. This parcel is located on a very well used migration corridor between the Upper Deschutes and Metolius Wildlife Management Units We would be very interested in maintaining the integrity of this migration corridor which would require as much open space as possible.

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within these parcels. 4 surveys have been done within a 2 mile radius, but much of this region has not been surveyed. There is 1 small homestead on flat ground less than a mile from the SW corner of the Hwy 20 Tract parcel.

Probability of Cultural Resources in Parcel: although there is a general scarcity of water on or near these parcels, based on the general terrain in & around the parcels & the fact that the Hwy 20 Tract has been partially developed & there is or should be good ground visibility, the probability of cultural resources being found on these parcel is moderately high

Cultural Resources within 2 mi. of Parcel: Isolates: Ø Sites: 1 (H) Description: HS

Cultural Resource Reports Available within 2 mi. of Parcel: 4

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

Legend: H – Historic HS – Homestead



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

HWY 20 PARCEL, DESCHUTES COUNTY, OR — 217.76 ACRES*



LOCATION: Township 16 South, Range 11 East, Section 9, Tax Lot 600.

ZONING: Forestry (F1-WA)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Highway 20

DESCRIPTION: Special scenic property. View of the Cascades to the west.

ODFW COMMENTS: Tumalo Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

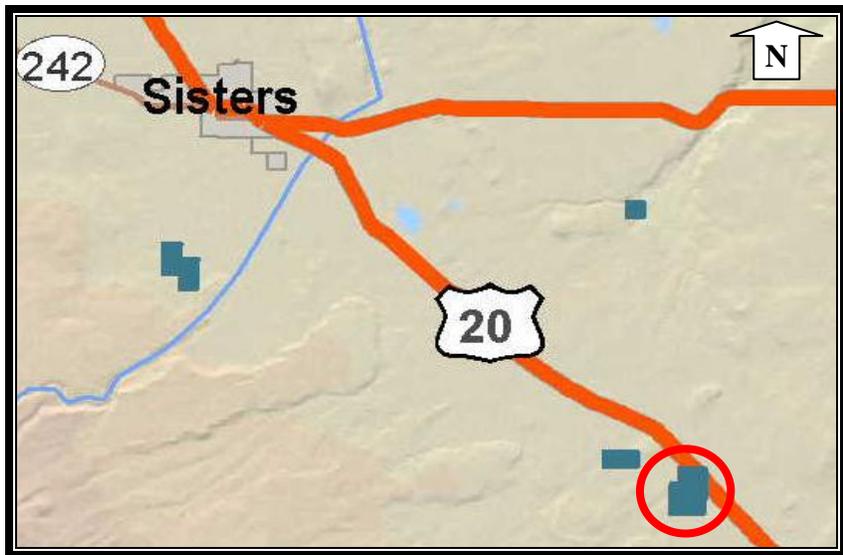
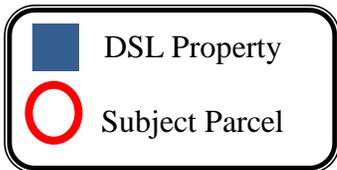
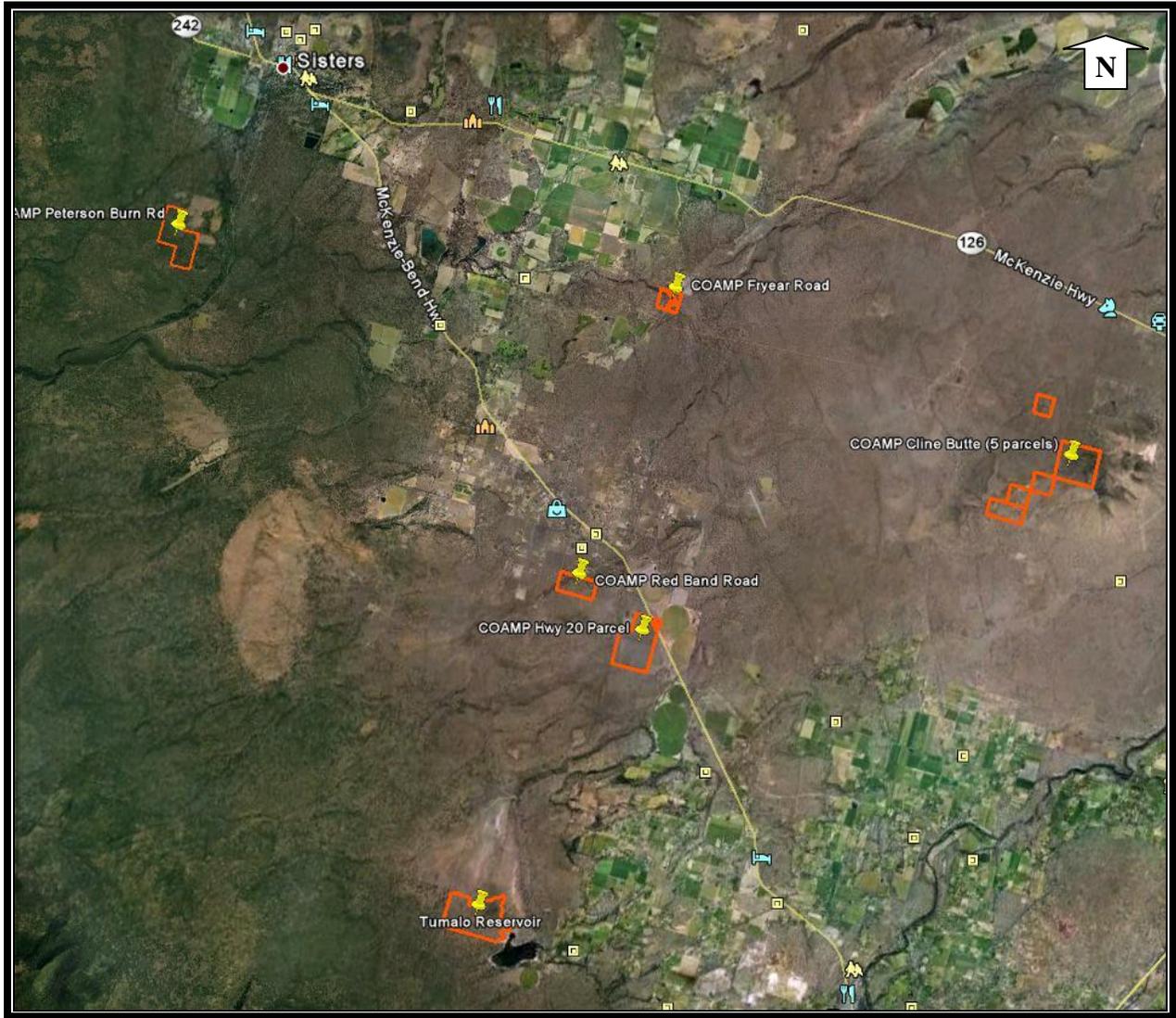
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Hwy 20 Parcel
County Assessor's Acct #: 150770

Parcel ID: 29
DSL Land Class: Ind/Comm/Res

LAS Parcel #: 141
Lat/Long: 44°12'6.61"N 121°24'47.43"W



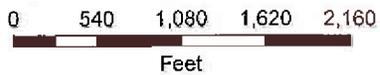
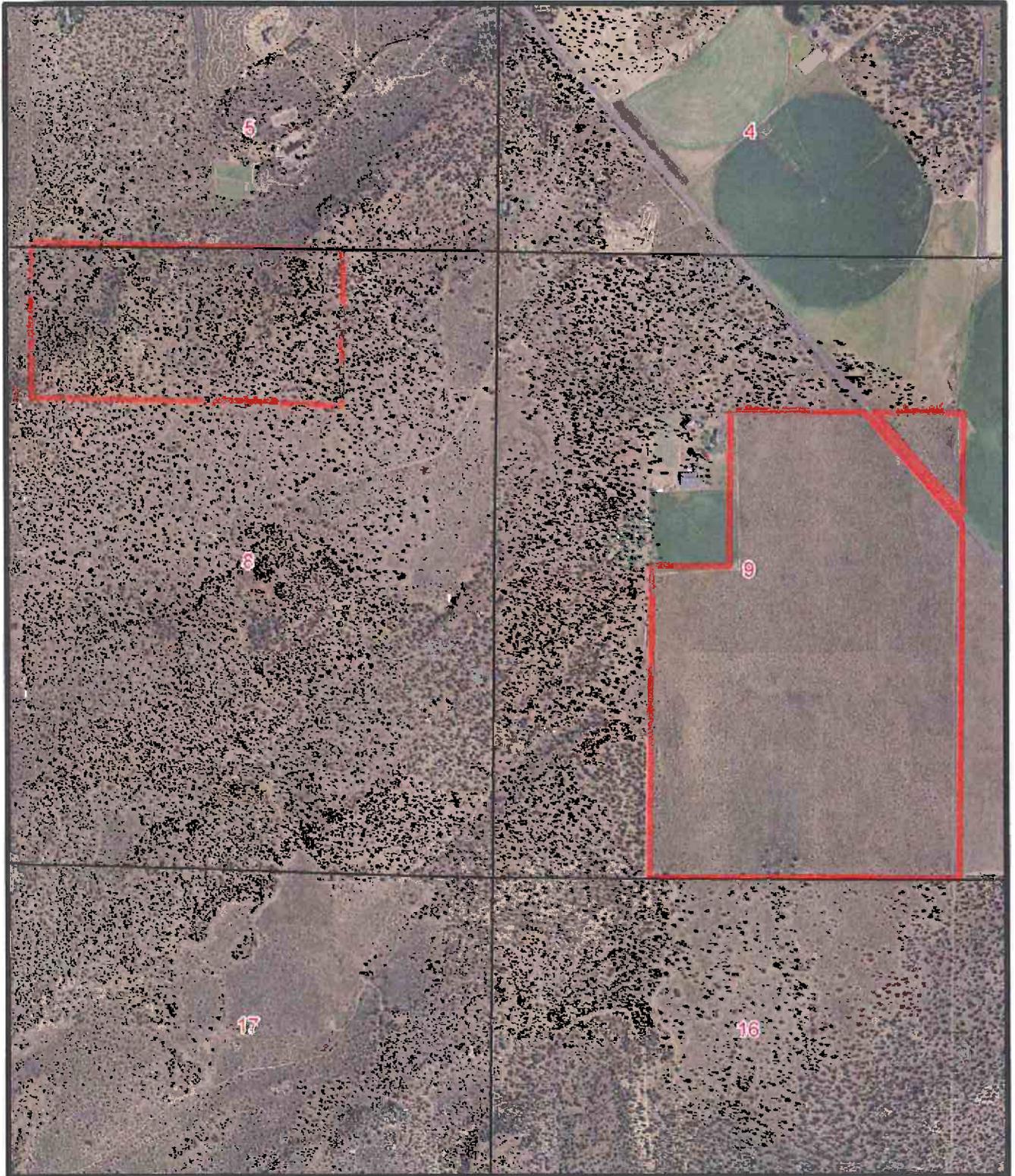
Reference Information

Parcel Name: Hwy 20 Parcel
 County Assessor's Acct #: 150770

Parcel ID: 29
 DSL Land Class: Ind/Comm/Res

LAS Parcel #: 141
 Lat/Long: 44°12'6.61"N 121°24'47.43"W

COAMP Cultural 2010 RED BAND RD/HWY 20 TRACT



1 inch = 1,226 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 29

Parcel Name: Hwy 20 Parcel

County: Deschutes

LAS Parcel #: 141

DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 16S11E9; Tax Lot 600

Co. Acct. # 150770

GIS Acres: 217.76

County Assessor's Acres: 220 County Assessor RMV (2009): \$655,720

Multiple Parcel site? No

Highest and Best Use: Hold-Agriculture use

Ownership: Surface: DSL

Subsurface: DSL

Zoning: F1-WA

Special Mgmt Area: LM - Landscape Management Combining Zone

Comprehensive Plan Designation: Forestry

Wildlife Overlay zone: WA - Wildlife Area Combining Zone

Buildable Parcel? Unknown

Property Boundaries/Corner Stakes/Survey Markers? Yes, all corners

Access/ Road name: Highway 20, Rebecca Ln

Legal Access: Yes, Hwy 20

Unimproved Trails/roads located on-site? Yes

Identified Hazards? No

Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Nearby/how far? Off Hwy 20

Structures/Site Improvements: None

Water Features On-site or nearby? No

Known water/irrig rights? No

Water Well? No

View site/other amenities: Great views of mountains

Soils: Sandy loam, R010XA009OR Pumice Flat 10-12pz

Vegetation Cover Types: Sagebrush, Juniper, Bluebunch Wheatgrass, Bitterbrush, Rabbitbrush,

Buckwheat, Squirreltail, Peck's Milkvetch, (T&E Species)

Vegetation Condition/Impact: Great cover, mostly sagebrush

Agricultural potential? Yes

Possible Crop Activity? Ag pivots to the north, east and southeast of the site

Forestry potential? No

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Relatively flat parcel, some shallow slopes

Site Use/trespass/dumping/noxious weeds: Not significant

Current Uses: Vacant

Adjacent property: occupied?

Yes, private and BLM

Direct access? Yes

Any existing leases? No

Any existing easements? Yes If yes, to whom or from whom and what type? Multiple road easements to private surrounding properties for access

Known Encumbrances/Liabilities: None

ORBIC Listing: Peck's Milkvetch throughout entire site

Other: Hwy 20 divides parcel into two pieces. Special scenic property. Next to Hwy 20 pull-out. View of the Cascades to the west. Next to model airplane park. Very uniform land cover type. Direct highway access may be prohibited.

Income Strategies/Highest & Best Use Prospects: Investigate agriculture development potential including water rights.

Final highest & best use determination: Hold for agricultural development potential

ODFW Comments

Parcel located within the County designated Tumalo Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards.

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within these parcels. 4 surveys have been done within a 2 mile radius, but much of this region has not been surveyed. There is 1 small homestead on flat ground less than a mile from the SW corner of the Hwy 20 Tract parcel.

Probability of Cultural Resources in Parcel: although there is a general scarcity of water on or near these parcels, based on the general terrain in & around the parcels & the fact that the Hwy 20 Tract has been partially developed & there is or should be good ground visibility, the probability of cultural resources being found on these parcel is moderately high

Cultural Resources within 2 mi. of Parcel: Isolates: Ø Sites: 1 (H) Description: HS

Cultural Resource Reports Available within 2 mi. of Parcel: 4

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

Legend: H – Historic HS – Homestead



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

TUMALO RESERVOIR, DESCHUTES COUNTY, OR — 255.95 ACRES*



LOCATION: Township 16 South, Range 11 East, Section 32, Tax Lot 8400.

ZONING: Open Space Conservation (OS&C)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Bull Flat Road

DESCRIPTION: Open space, but subject to possible inundation from reservoir.

ODFW COMMENTS: Tumalo Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: Subject to partial inundation from Tumalo Reservoir high water

EXISTING LEASES: None

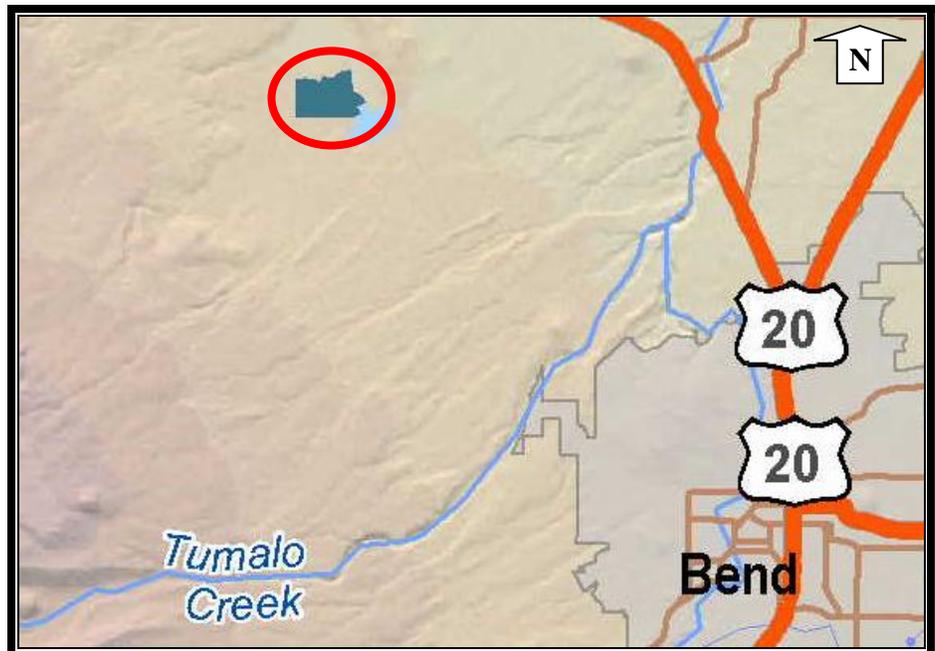
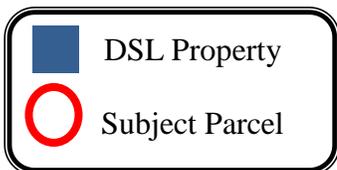
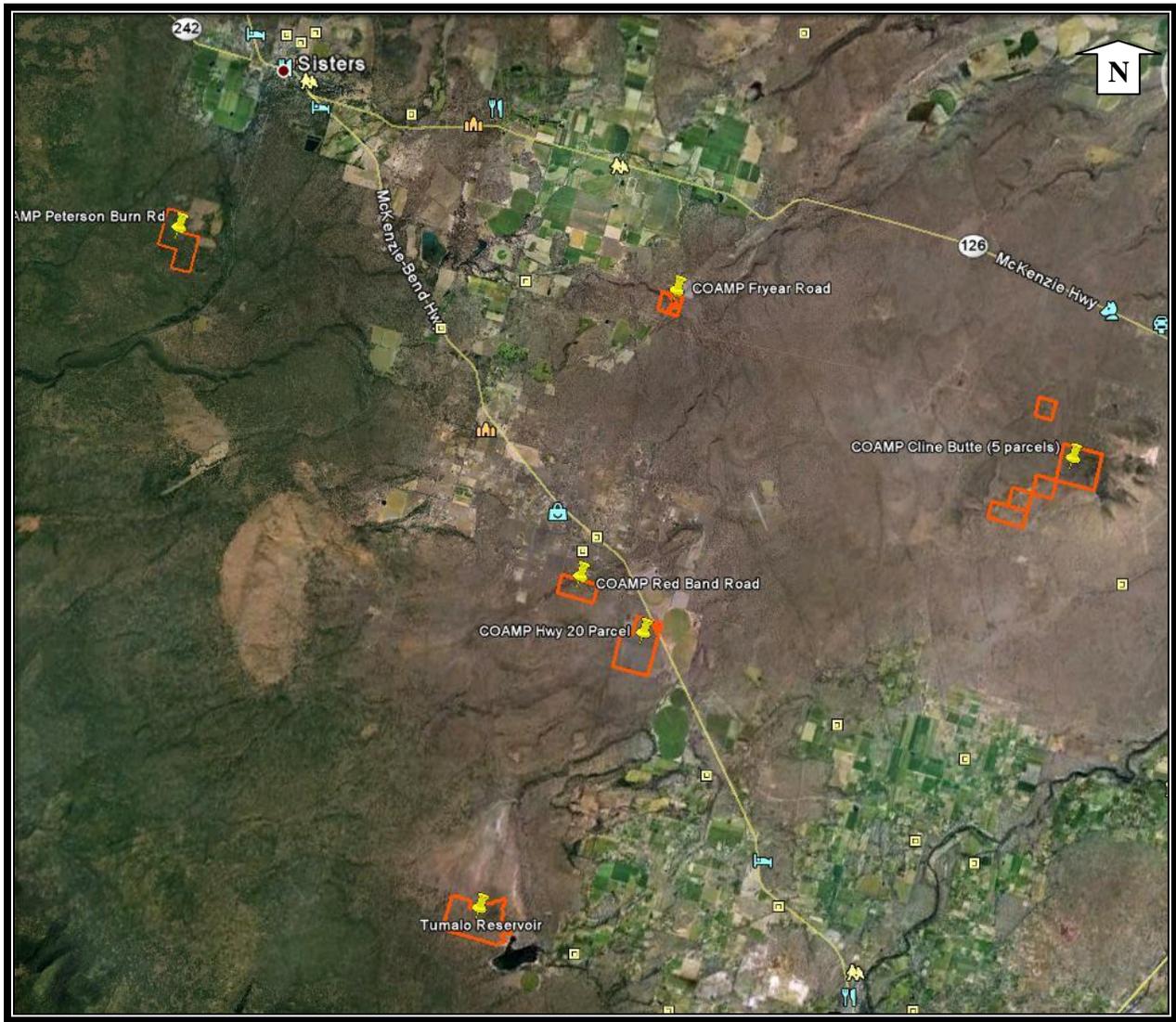
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Tumalo Reservoir
County Assessor's Acct #: 150760

Parcel ID: 30
DSL Land Class: Special Stewardship Lands

LAS Parcel #: 426
Lat/Long: 44° 8'29.96"N 121°26'8.82"W



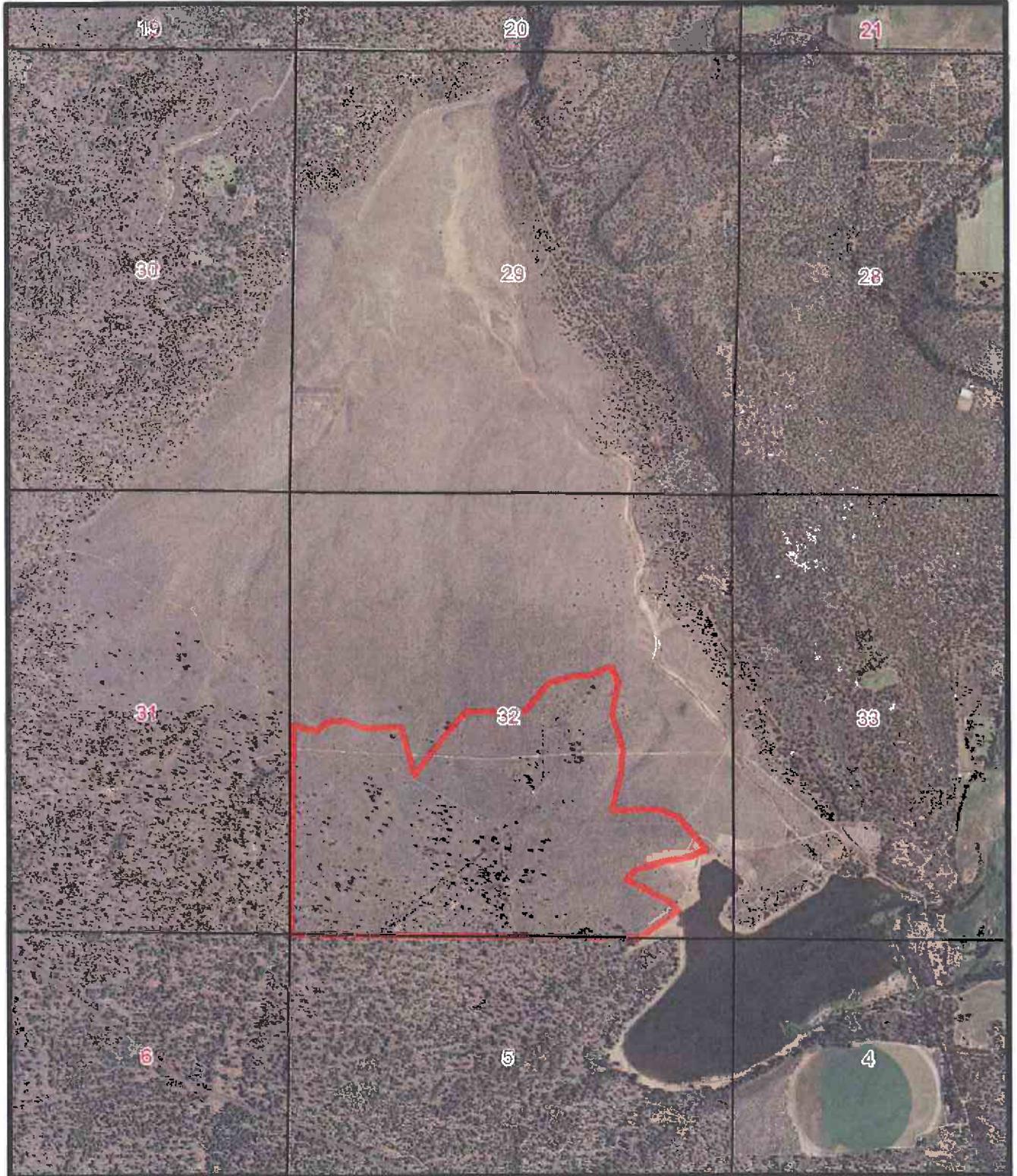
Reference Information

Parcel Name: Tumalo Reservoir
 County Assessor's Acct #: 150760

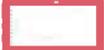
Parcel ID: 30
 DSL Land Class: Special Stewardship Lands

LAS Parcel #: 426
 Lat/Long: 44° 8'29.96"N 121°26'8.82"W

COAMP Cultural 2010 TUMALO RESERVOIR



1 inch = 1,727 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 30 Parcel Name: Tumalo Reservoir County: Deschutes

LAS Parcel #: 426

DSL Land Class: Special Stewardship Lands

TRS Tax Lot: 16S11E32; Tax Lot 8400

GIS Acres: 255.95

Co. Acct. # 150760

County Assessor's Acres: 256.09 County Assessor RMV (2009): \$3,570

Multiple Parcel site? No

Highest and Best Use: Trade

Ownership: Surface: DSL

Subsurface: DSL

Zoning: OS&C

Special Mgmt Area: Part of Bull Flat – a Natural Heritage Site

Comprehensive Plan Designation: Open Space & Conservation

Wildlife Overlay zone: WA - Wildlife Area Combining Zone

Buildable Parcel? No - reservoir inundation area

Lot of Record? Uncertain

Property Boundaries/Corner Stakes/Survey Markers? Yes, NW, SW, and SE of SE1/4 corner

Incorporated Area/UGB/ Special District: Tumalo Irrigation District Impoundment area to immediate east/southeast

Access/ Road name: Bull Flat Rd crosses site

Legal Access: Yes

Unimproved Trails/roads located on-site? Yes, multiple

Identified Hazards? Subject to partial inundation from Tumalo Reservoir high water

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: No

Water Features On-site or nearby? Part of Tumalo Reservoir overflow area

Known water/irrig rights? No

Water Well? No

View site/other amenities: Mountain views

Soils: Deep, sandy clay soils, R010XA009OR Pumice Flat 10-12pz

Vegetation Cover Types: Sagebrush, Bitterbrush, Juniper, Sandbergs Bluegrass, Bluebunch

Wheatgrass, Squirreltail, Cheatgrass, some Ponderosa Pine

Vegetation Condition/Impact: Good condition aside from road impacts

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Flat, sandy area with Sagebrush and Juniper, some Pine

Site Use/trespass/dumping/noxious weeds: Site is predominantly used for recreation purposes

Current Uses: Vacant, natural heritage, open space

Adjacent property: occupied? Yes, federal and private

Any existing leases? No

Any existing easements? No

Known Encumbrances/Liabilities: Subject to periodic inundation

ORBIC Listing: Peck's Milkvetch off-site 1/2 mile to north/northeast

Other: This property is within a registered state Natural Heritage site known as Bull Flat. The State Land Board approved this registration on March 27, 1990. Essentially surrounded by publicly owned lands, Tumalo Irrigation District (TID) interested in trading properties - trade for property to the west

Final highest & best use determination: Trade

ODFW Comments

Parcel located within the County designated Tumalo Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards.

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within this parcel. However, many areas around Bull Flat have been surveyed (especially to the SW, S & SE). There are a number of historic sites associated with logging railroads & Brooke Scalon in the area, along with several lithic scatters. 8 survey reports have been done within a 2 mile radius.

Probability of Cultural Resources in Parcel: based on the close proximity of water & the general terrain within and surrounding the parcel, and the number of already documented cultural resource sites within the immediate area, the probability of cultural resources on this parcel are high

Cultural Resources within 2 mi. of Parcel: Isolates: 2 Sites: 16 (13H, 3PH) Description: LS, RR, RR camp/ mill

Cultural Resource Reports Available within 2 mi. of Parcel: 8

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

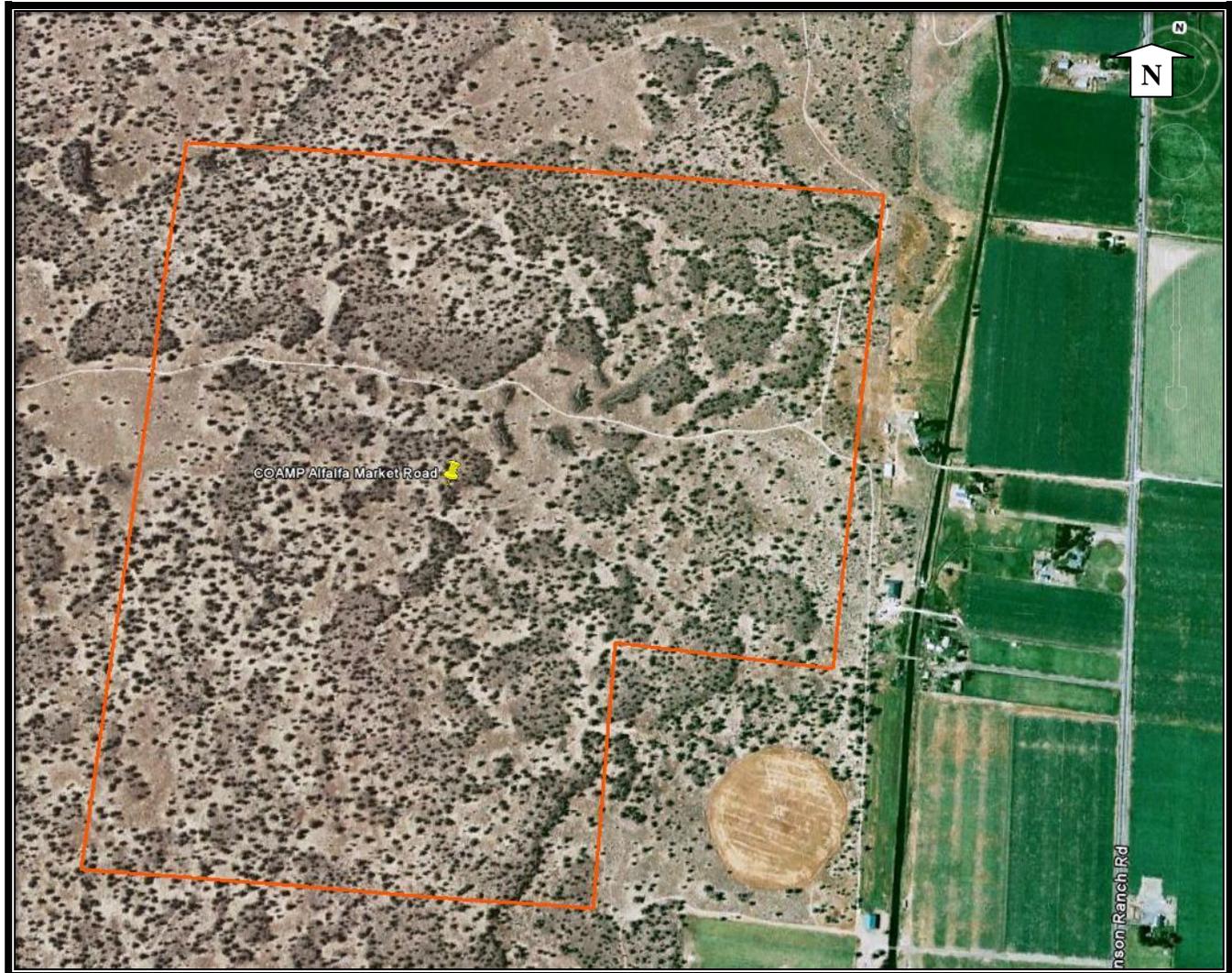
Legend: H – Historic LS – Lithic Scatter PH - Prehistoric RR– Railroad



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

ALFALFA MARKET ROAD, DESCHUTES COUNTY, OR — 318.14 ACRES*



LOCATION: Township 17 South, Range 14 East, Section 15, Tax Lot 900.

ZONING: Exclusive Farm Use (Alfalfa subzone) (EFU-AL)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: No direct road access

DESCRIPTION: Rock outcrops/lava blisters. Many small caves.

ODFW COMMENTS: None

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: Forage lease FL-16320

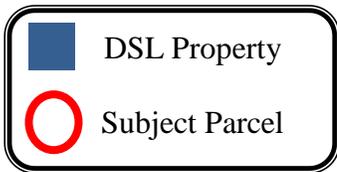
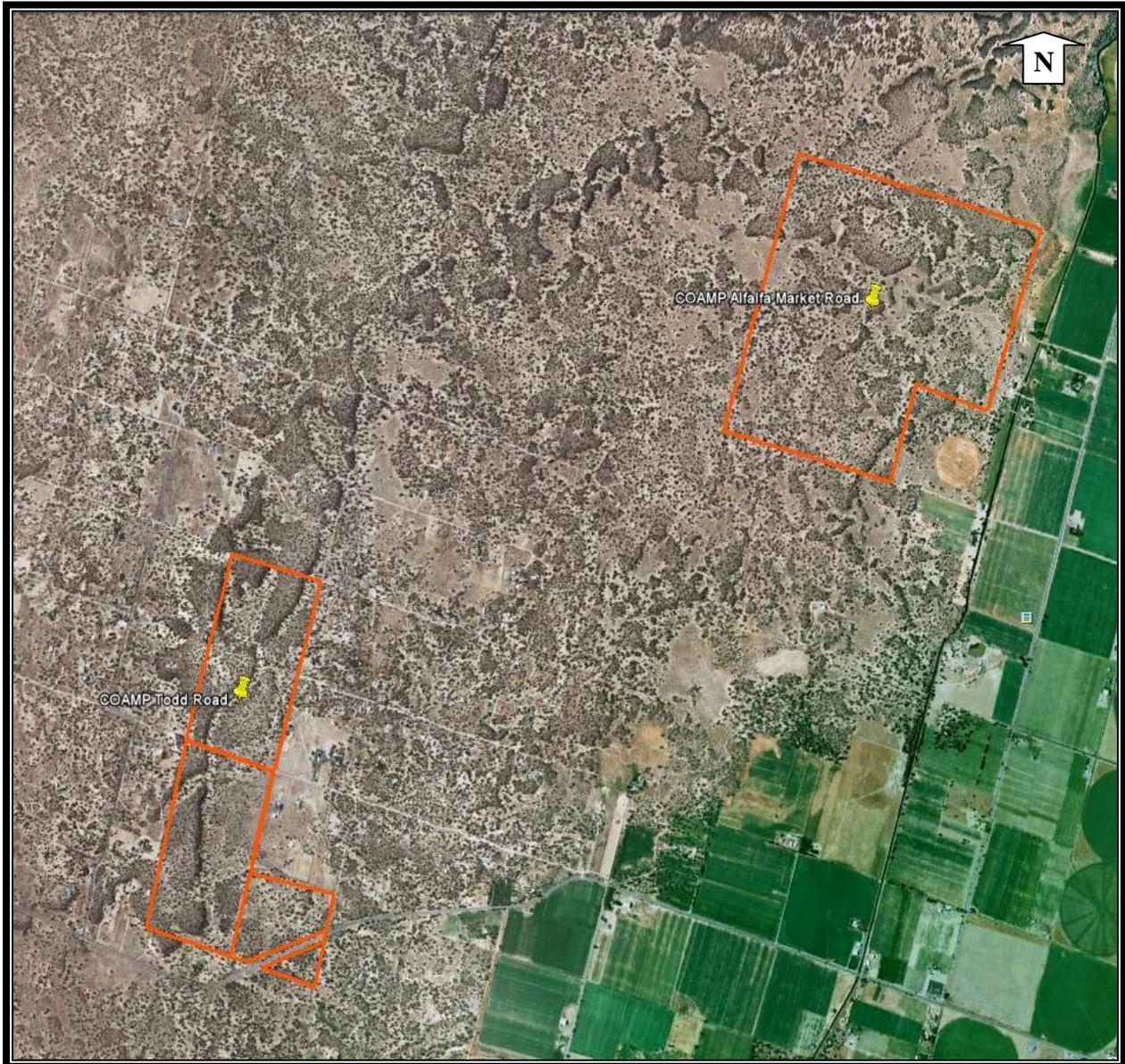
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Alfalfa Market Road
County Assessor's Acct #: 151552

Parcel ID: 31
DSL Land Class: Ind/Comm/Res

LAS Parcel #: 136
Lat/Long: 44° 6'6.77"N 121° 2'27.10"W

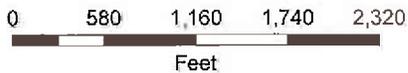
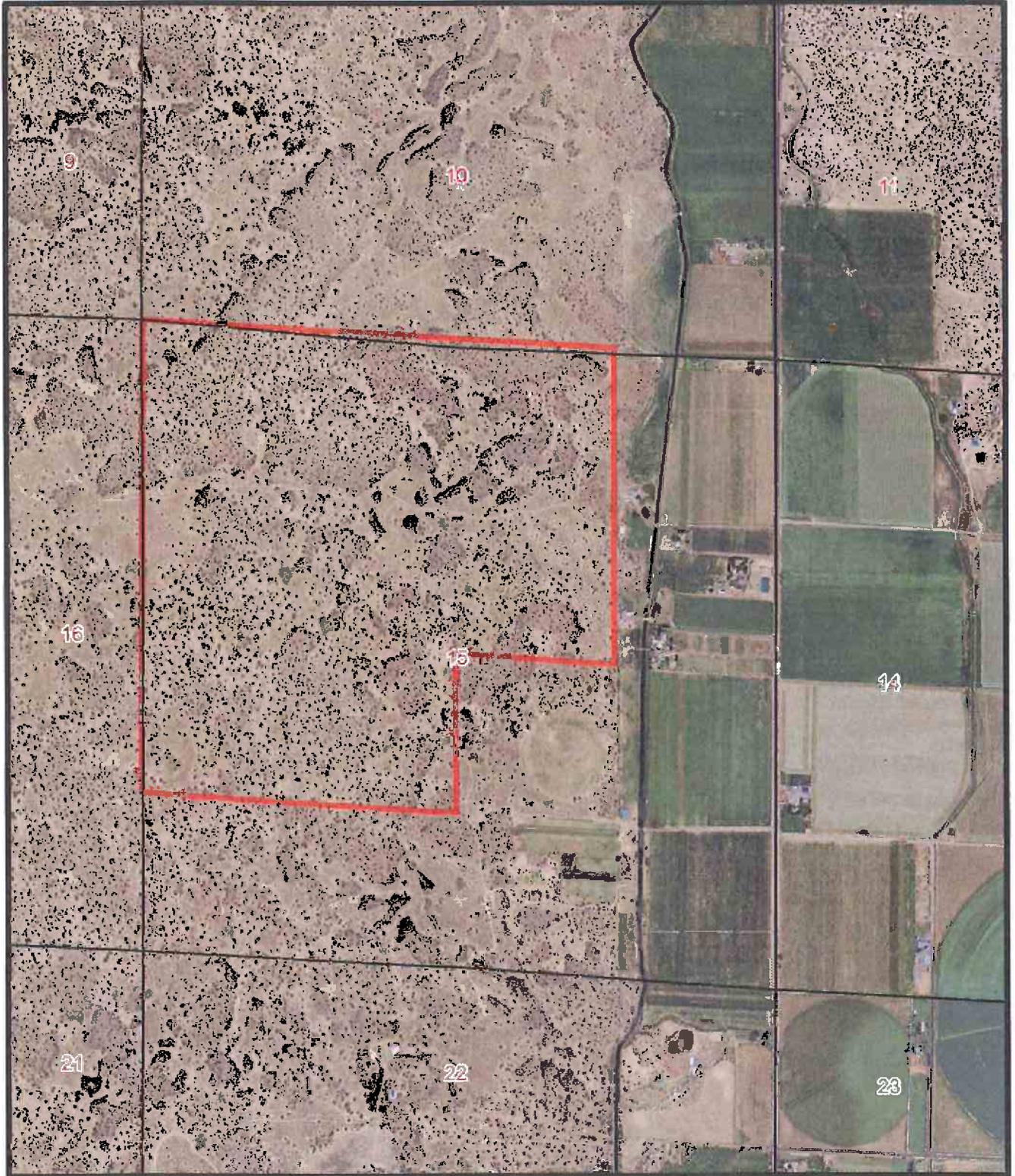


Parcel Name: Alfalfa Market Road
County Assessor's Acct #: 151552

Reference Information
Parcel ID: 31
DSL Land Class: Ind/Comm/Res

LAS Parcel #: 136
Lat/Long: 44° 6'6.77"N 121° 2'27.10"W

COAMP Cultural 2010 ALFALFA MKT ROAD



1 inch = 1,210 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID # 31 Parcel Name: Alfalfa Market Road County: Deschutes

LAS Parcel #: 136 DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 17S14E15; Tax Lot 900

GIS Acres: 318.14

Co. Acct. # 151552

County Assessor's Acres: 320 County Assessor RMV (2009): \$85,840

Multiple Parcel site? No

Highest and Best Use: Hold – Range Lease

Ownership: Surface: DSL

Subsurface: DSL

Zoning: EFU-AL

Comprehensive Plan Designation: Agriculture Special Mgmt Area: No

Wildlife Overlay zone: No

Buildable Parcel? Uncertain

Property Boundaries/Corner Stakes/Survey Markers? East side surveyed

Access/ Road name: No direct road access

Legal Access: No apparent legal access

Unimproved Trails/roads located on-site? Access roads throughout parcel

Identified Hazards? No

Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Nearby/how far? 3-4 miles

Structures/Site Improvements: No. Fences on east and south boundary

Water Features On-site or nearby? Canal 1/4 mile east of parcel

Known water/irrig rights? No

Water District? Central Oregon Irrigation District (COID)

Water Well? No

View site/other amenities: No

Soils: Sandy loam with lava blisters (50%) R010XA022OR Lava Blisters 8-10pz, R010XA027OR

Pumice Flat 8-10pz

Vegetation Cover Types: Cheatgrass, Rabbitbrush, Tumble Mustard

Vegetation Condition/Impact: Fair, just below site potential - grazing impacts

Agricultural potential? No

Possible Crop Activity? Historic dryland farming

Forestry potential? No

Within a Fire District/ Protection Area- name? No

Wildfire Fuel Type/History: Fine fuels

Significant Physical/Terrain Features: Rock outcrops/lava blisters - many small caves

Site Use/trespass/dumping/noxious weeds: Heavy recreation use, paint ball course, reports of recreational camping, dumping occurring on adjacent BLM lands

Current Uses: Forage Lease FL-16320

Adjacent property: occupied? Yes, farmsteads and private

Direct access? No, although evidence of trails from neighbors onto site

Any existing leases? Yes, FL-16320 Forage Lease

Any existing easements? No

Known Encumbrances/Liabilities: None

ORBIC Listing: No

Other: Publicly owned lands (BLM) to north, west and southwest

Income Strategies/Highest & Best Use Prospects: None, continue lease activity

Final highest & best use determination: Hold - Range Lease

Other comments, notes, considerations, actions/efforts needed: Historical farming removed native perennial grasses plus grazing use. Best used for livestock grazing.

ODFW Comments

No ODFW concerns

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within this parcel, 2 surveys have been done within a 2 mile radius & to the north. Nearly all of the land in a 3 mile radius has not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: based on the relatively close proximity of water (past & present), the general terrain within and surrounding the parcel, the probability of cultural resources is high

Cultural Resources within 2 mi. of Parcel: Isolates: 9 Sites: Ø Description: flakes, tin can, biface fragments

Cultural Resource Reports Available within 2 mi. of Parcel: 2

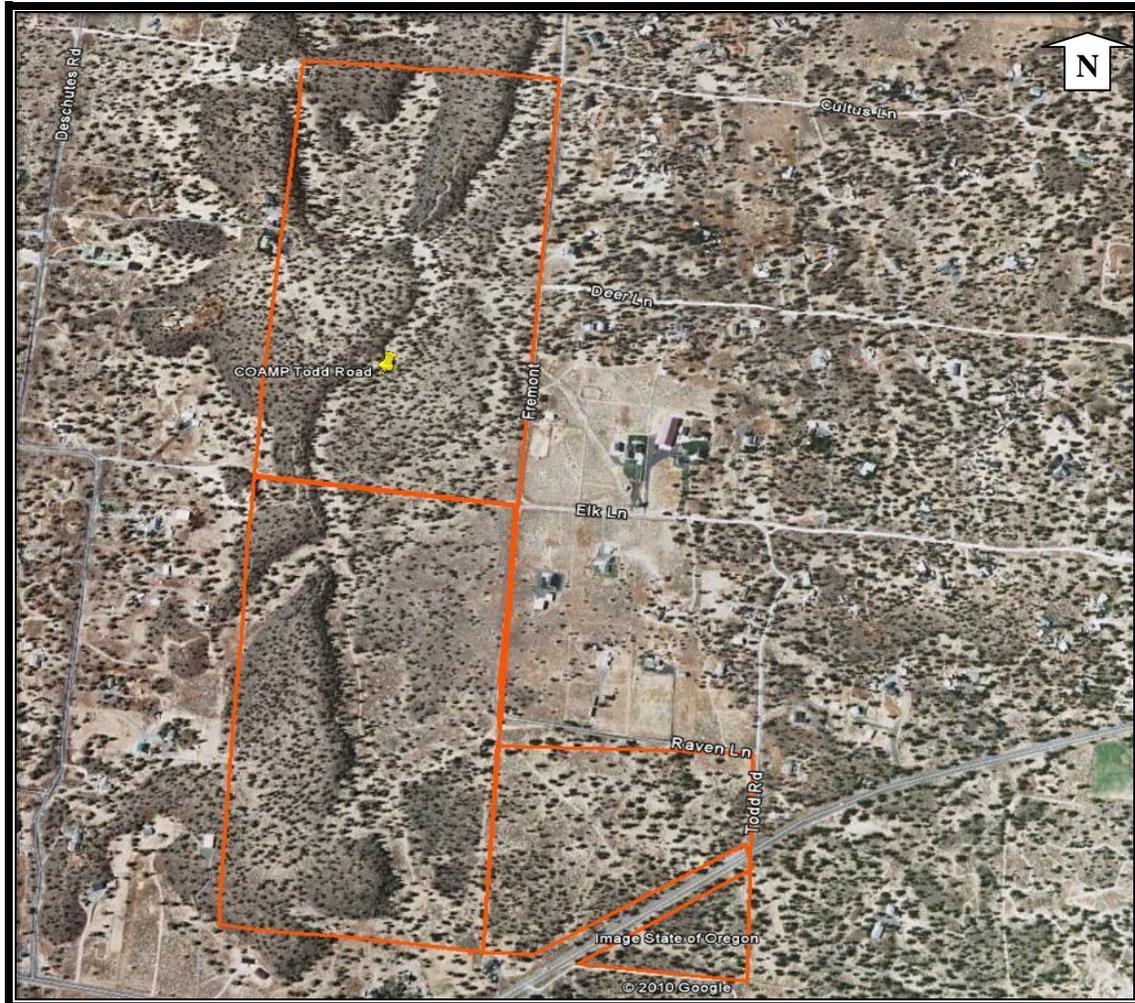
Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

TODD ROAD, DESCHUTES COUNTY, OR — 199.88 ACRES*



LOCATION: Township 17 South, Range 14 East, Section 20, Tax Lot 10800, 2500, 100

ZONING: Exclusive Farm Use (EFU-AL) (TL2500), Rural Residential-10 acre min (RR-10) (TL10800,100)

STRUCTURES/SITE IMPROVEMENTS: Road and mailbox easements to Cascade View Estates, Heli-pad to Airlink.

ACCESS: Todd Road and Raven Lane

DESCRIPTION: Central to neighborhood with numerous impacts from trails and roads.

ODFW COMMENTS: None

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: Forage Lease FL-16386

*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

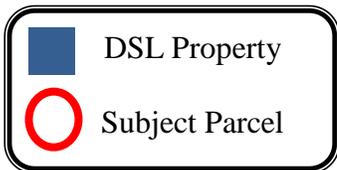
Parcel Name: Todd Road

Parcel ID: 32

LAS Parcel #: 31,33,34

County Assessor's Acct #: 151572,151630,151628 DSL Land Class: Ind/Comm/Res

Lat/Long: 44° 4'50.94"N 121° 4'12.45"W



Reference Information

Parcel Name: Todd Road

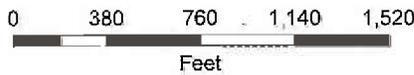
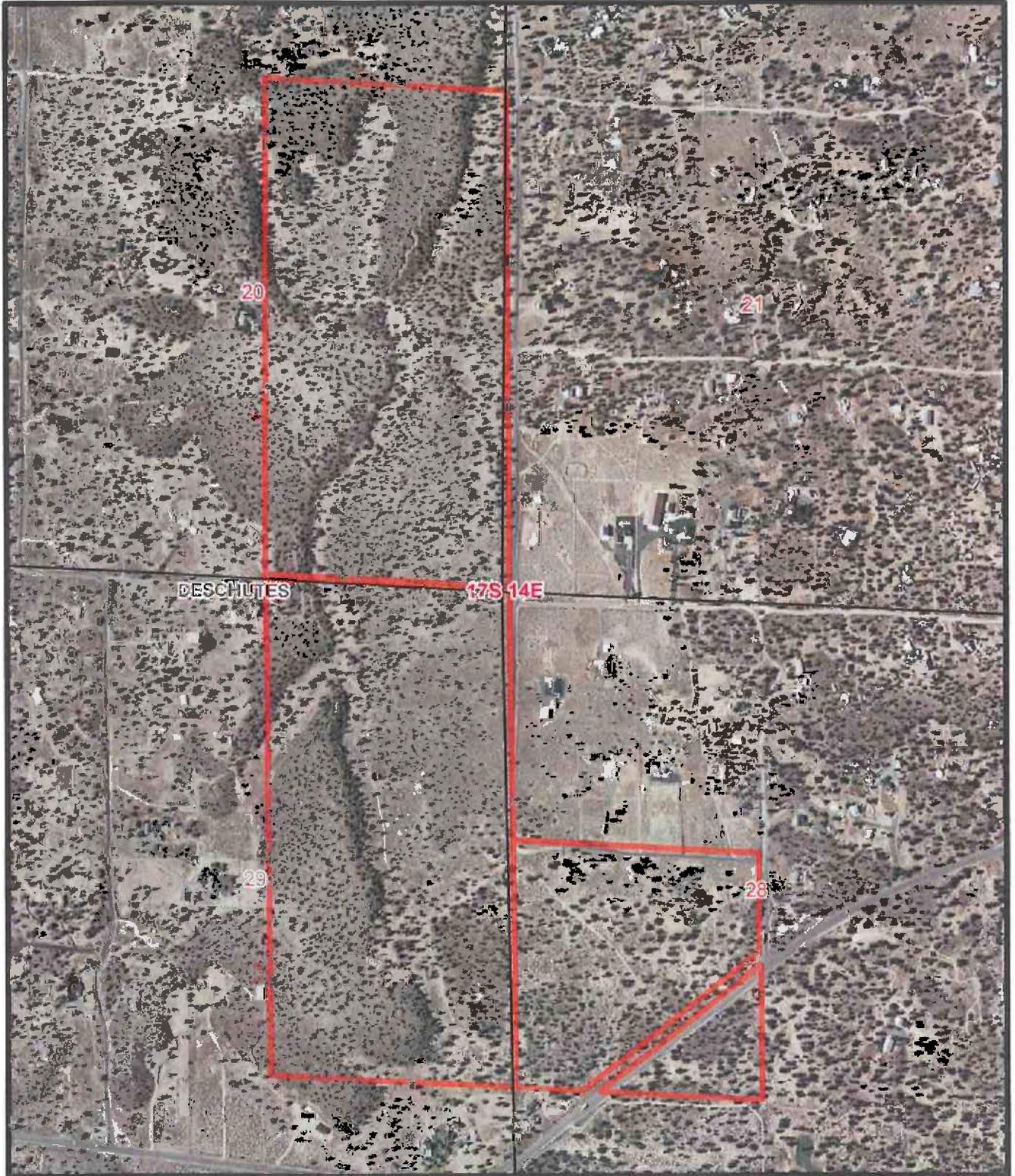
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Lat/Long: 44° 4'50.94"N 121° 4'12.45"W

COAMP Cultural 2010 TODD ROAD



1 inch = 774 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 32 Parcel Name: Todd Road County: Deschutes

LAS Parcel #: 31,33,34 DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 17S14E20; Tax Lot 10800,2500,100 GIS Acres: 199.88

Co. Acct. # 151572,151630,151628 County Assessor's Acres: 200

County Assessor RMV (2009): \$439,990

Multiple Parcel site? Yes **Highest and Best Use: Hold for rural subdivision development**

Ownership: Surface: DSL Subsurface: DSL

Zoning: RR-10 (TL10800,100) and EFU-AL (TL2500) Special Mgmt Area: Special Road District

Comprehensive Plan Designation: Rural Residential & Agriculture

Wildlife Overlay zone: None

Buildable Parcel? Yes Lot of Record? Yes

Property Boundaries/Corner Stakes/Survey Markers? None

Access/ Road name: Lava Ln, Freemont Ln & Elk Ln, Raven Ln & Elk Ln, Alfalfa Market Rd

Legal Access: Yes

Unimproved Trails/roads located on-site? Yes, throughout entire tract

Identified Hazards? None Fire District: Unknown

On-site Services or Utility Services Provider(s): CEC power line

Electrical Transmission Lines/Corridor: on-site? Yes

Structures/Site Improvements: Mailboxes, helicopter pad for AirLink

Water Features On-site or nearby? None

Known water/irrig rights? No

Water Well? No

View site/other amenities: Central to neighborhood, views not great

Soils: Ashy sandy loam with rocky outcrops, R010XA022OR Lava Blisters 8-10pz, R010XA027OR Pumice Flat 8-10pz

Vegetation Cover Types: Juniper, Wyoming Big Sagebrush, Squirreltail, Cheatgrass, Rabbitbrush, Buckwheat

Vegetation Condition/Impact: Numerous impacts from trails and roads

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Large rocky outcrops at NE corner of property, deep depression (bowl)

Site Use/trespass/dumping/noxious weeds: Lots of use from adjacent landowners and public for recreation and trash dumping, Cheatgrass is primary weed

Current Uses: Forage Lease FL-16386

Adjacent property: occupied? Yes

Any existing leases? Yes, FL-16386 Forage lease

Any existing easements? No If yes, to whom or from whom and what type? Road and mailbox easements to Cascade View Estates are in process.

ORBIC Listing: No

Other: TL 100 & 10800 are surrounded by rural residences. TL 2500 - SE quadrant split off from balance of parcel by Alfalfa Market Rd. Working with Cascade View Estates for road easements (received application)

Final highest & best use determination: Hold for future rural subdivision

Other comments, notes, considerations, actions/efforts needed: Need to redesignate/zone change TL 2500 from Agriculture/EFU-AL to Rural Residential/RR-10. Also need to evaluate site layout and utility services prior to rural subdivision action.

ODFW Comments

No ODFW concerns

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within these parcels. 4 surveys have been done in the immediate area, two to the SE ~2 miles & 2 to the W about 1 mile away. A large portion of land to the N, E & S have not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: based on the presence of water in the not to distant past, & the general terrain within and surrounding the parcels, & knowledge of the area the probability of cultural resources being on these parcels is high

Cultural Resources within 2 mi. of Parcel: Isolates: 10 Sites: 8 (4H, 4PH) Description: 4
LS, 2 RS, grave, irrigation canal

Cultural Resource Reports Available within 2 mi. of Parcel: 4

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

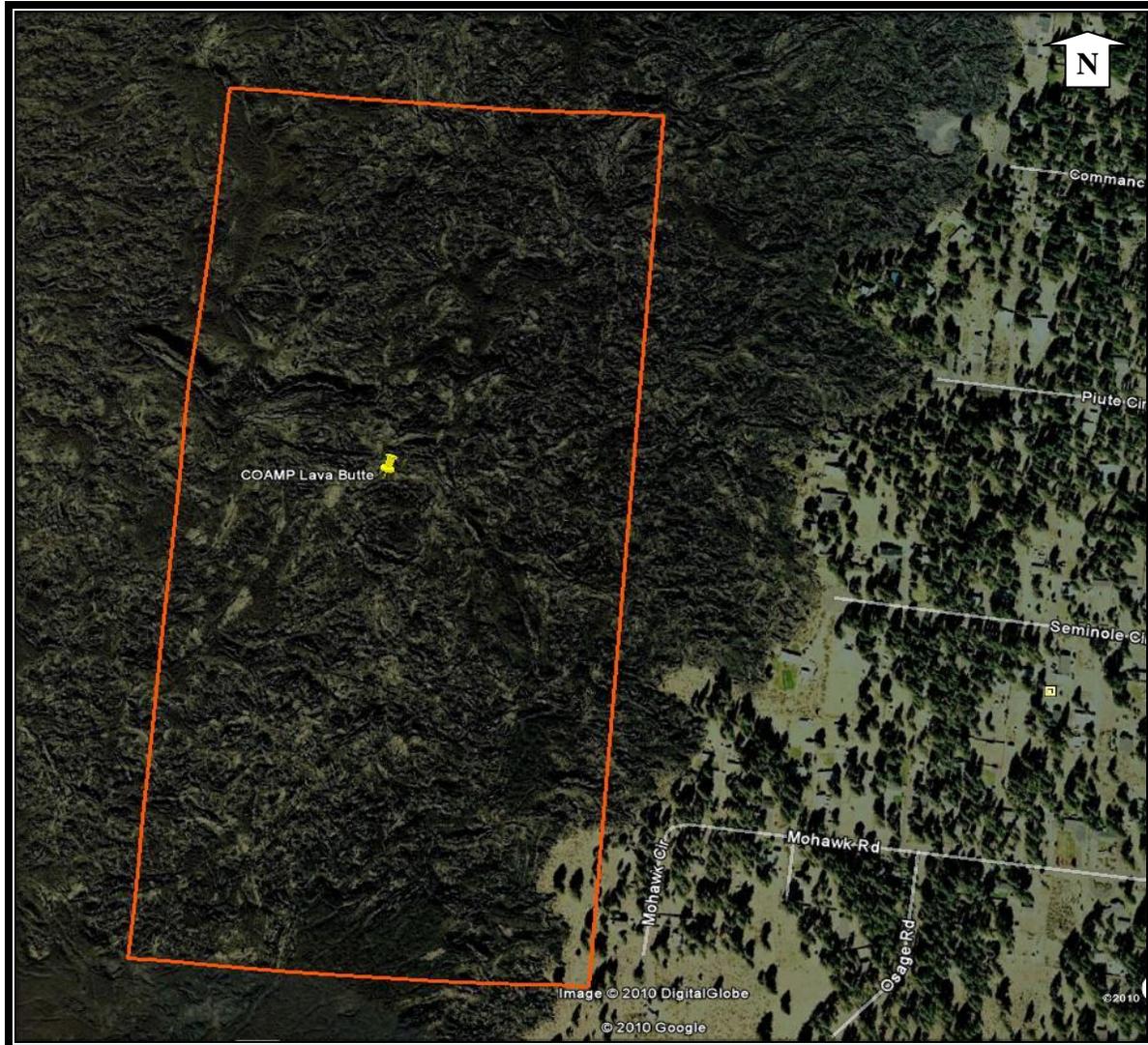
Legend: H – Historic LS – Lithic Scatter PH - Prehistoric RS – Refuse Scatter



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

LAVA BUTTE, DESCHUTES COUNTY, OR — 80.98 ACRES*



LOCATION: Township 18 South, Range 11 East, Section 36, Tax Lot 201

ZONING: Open Space Conservation (OS&C)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: Private roads on two sides

DESCRIPTION: 20-40 ft high lava rock. Views of Lava Butte and Cascades.

ODFW COMMENTS: Tumalo Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Lava Butte

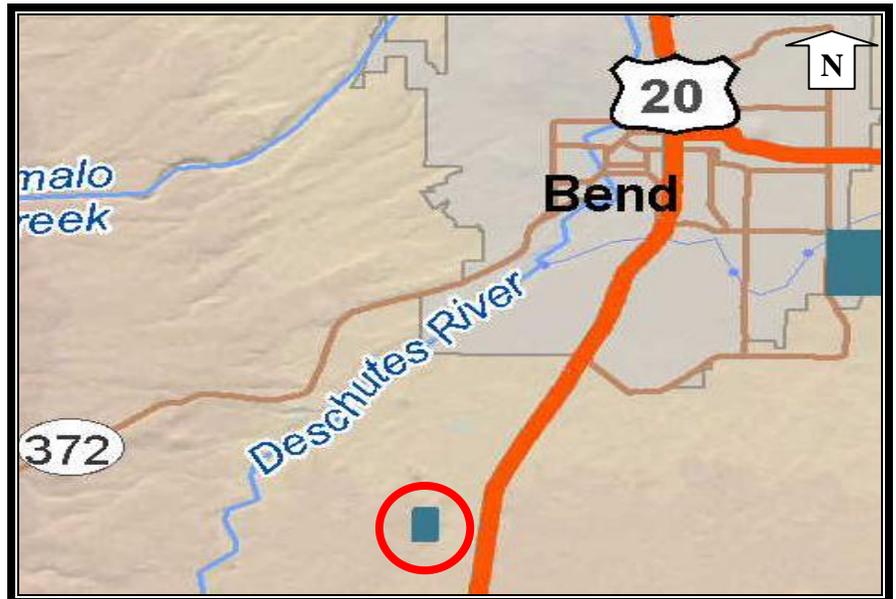
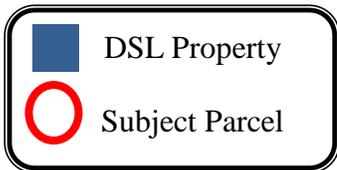
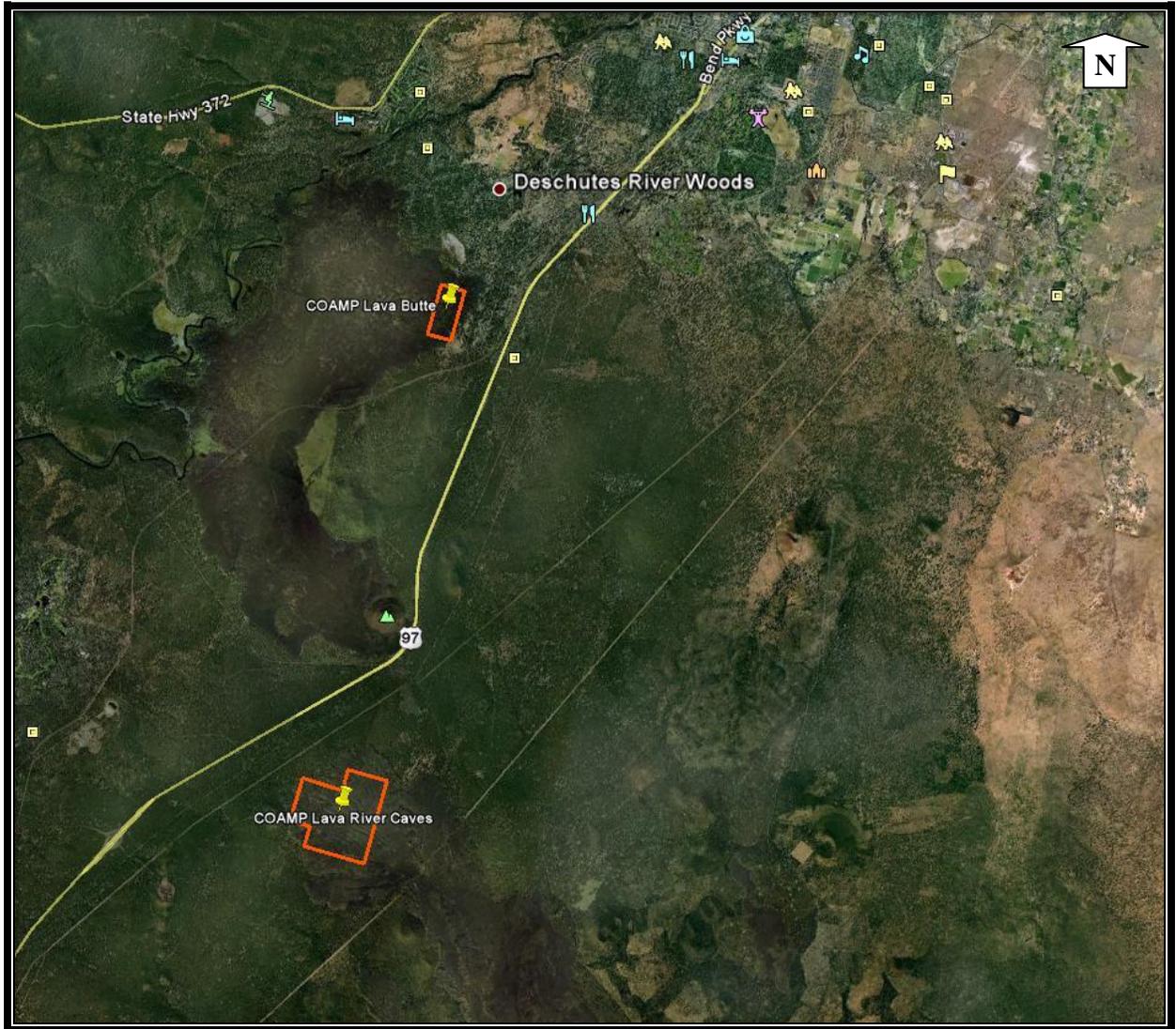
Parcel ID: 33

LAS Parcel #: 585

County Assessor's Acct #: 151646

DSL Land Class: Special Stewardship Lands

Lat/Long: 43°58'10.41"N 121°21'45.78"W



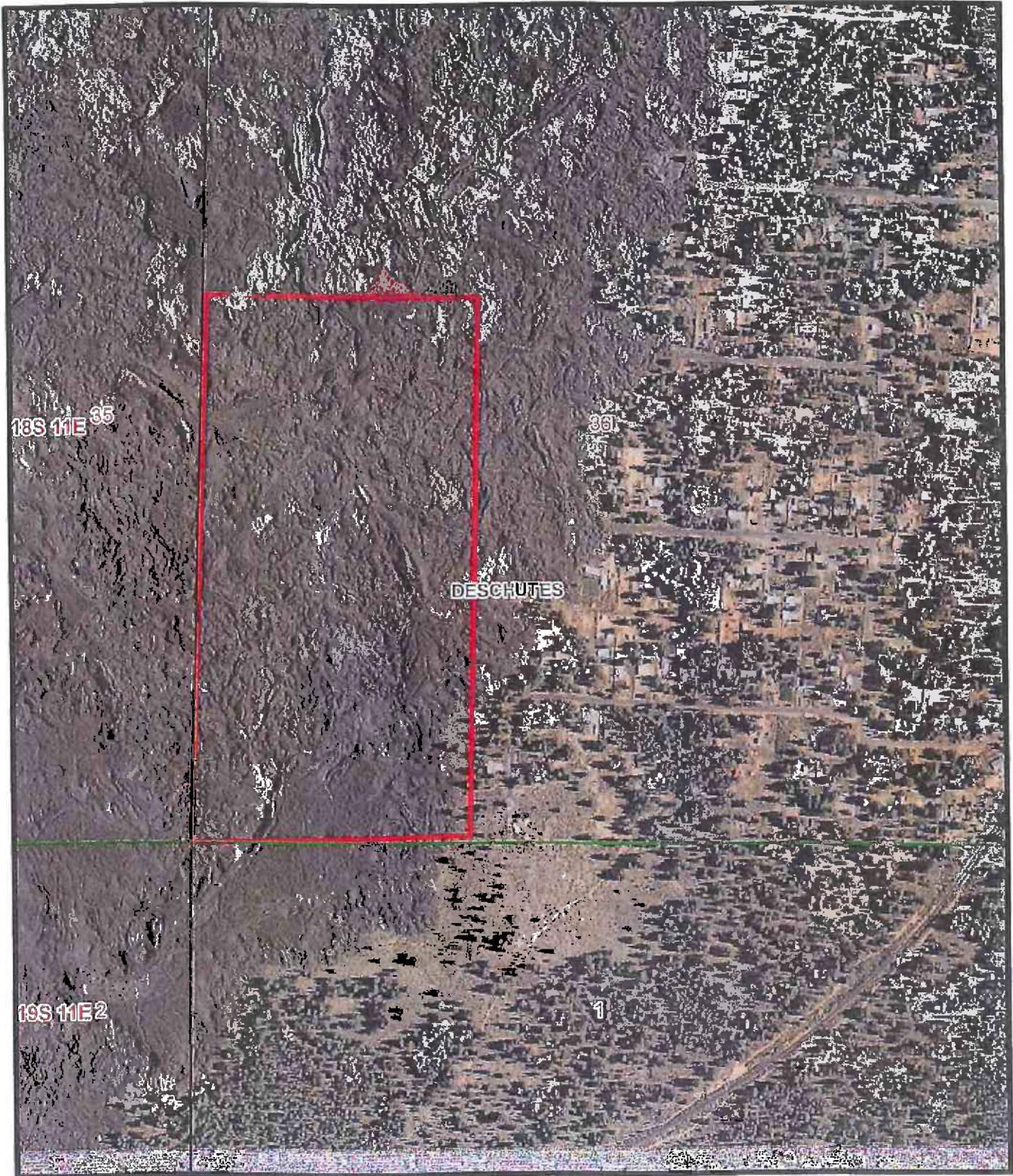
Reference Information

Parcel Name: Lava Butte
 County Assessor's Acct #: 151646

Parcel ID: 33
 DSL Land Class: Special Stewardship Lands

LAS Parcel #: 585
 Lat/Long: 43°58'10.41"N 121°21'45.78"W

COAMP Cultural 2010 LAVA BUTTE



1 inch = 702 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 33 Parcel Name: Lava Butte County: Deschutes

LAS Parcel #: 585 DSL Land Class: Special Stewardship Lands

TRS Tax Lot: 18S11E36; Tax Lot 201

GIS Acres: 80.98

Co. Acct. # 151646

County Assessor's Acres: 80 County Assessor RMV (2009): \$39,740

Multiple Parcel site? No

Highest and Best Use: Energy Development/Trade

Ownership: Surface: DSL

Subsurface: DSL

Zoning: OS&C

Special Mgmt Area: Surface Mining Impact Area (SMIA)

Comprehensive Plan Designation: Open Space & Conservation

Wildlife Overlay zone: WA - Wildlife Area Combining Zone

Buildable Parcel? No - lava flow

Lot of Record? Yes

Incorporated Area/UGB/Special District: Adjacent to urban density Deschutes River Woods and Newberry National Volcanic Monument

Property Boundaries/Corner Stakes/Survey Markers? None

Access/ Road name: Private on 2 sides where roads are, but public on other 2 sides

Legal Access: No

Unimproved Trails/roads located on-site? No

Identified Hazards? Lava rock

Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: None

Water Features On-site or nearby? None

Known water/irrig rights? No

Water Well? No

View site/other amenities: Lava Butte, Central Oregon Cascades

Soils: Lava rock, no soils

Vegetation Cover Types: None, some Ponderosa Pine

Vegetation Condition/Impact: None

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: None

Significant Physical/Terrain Features: 20-40 ft high lava rock

Site Use/trespass/dumping/noxious weeds: SE corner of site - adj property backyards

Current Uses: Vacant

Adjacent property: occupied? Yes, private on 2 sides, public on 2 sides

Direct access? Yes

Any existing leases? No

Any existing easements? No

ORBIC Listing: None

Other: Likely not buildable

Final highest & best use determination: Energy Development/Trade

ODFW Comments

Parcel located within the County designated Tumalo Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards. (May not be accurate information)

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented within this parcel. Twenty-nine cultural resource reports have been done in a 2 mile radius, mainly to the S/SE but also to E & NW. This area is archaeologically rich.

Probability of Cultural Resources in Parcel: although there is a general lack of water & 99% of the parcel is lava, it has been shown in the past that areas around the perimeter of lava flows were popular among pioneers & Native Americans. However, the probability of a cultural resource site being on this small piece of exposed land adjacent to the lava flow is low

Cultural Resources within 2 mi. of Parcel: Isolates: 15+ Sites: 23+ (H, PH) Description: this information is not available at this time

Cultural Resource Reports Available within 2 mi. of Parcel: 29

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

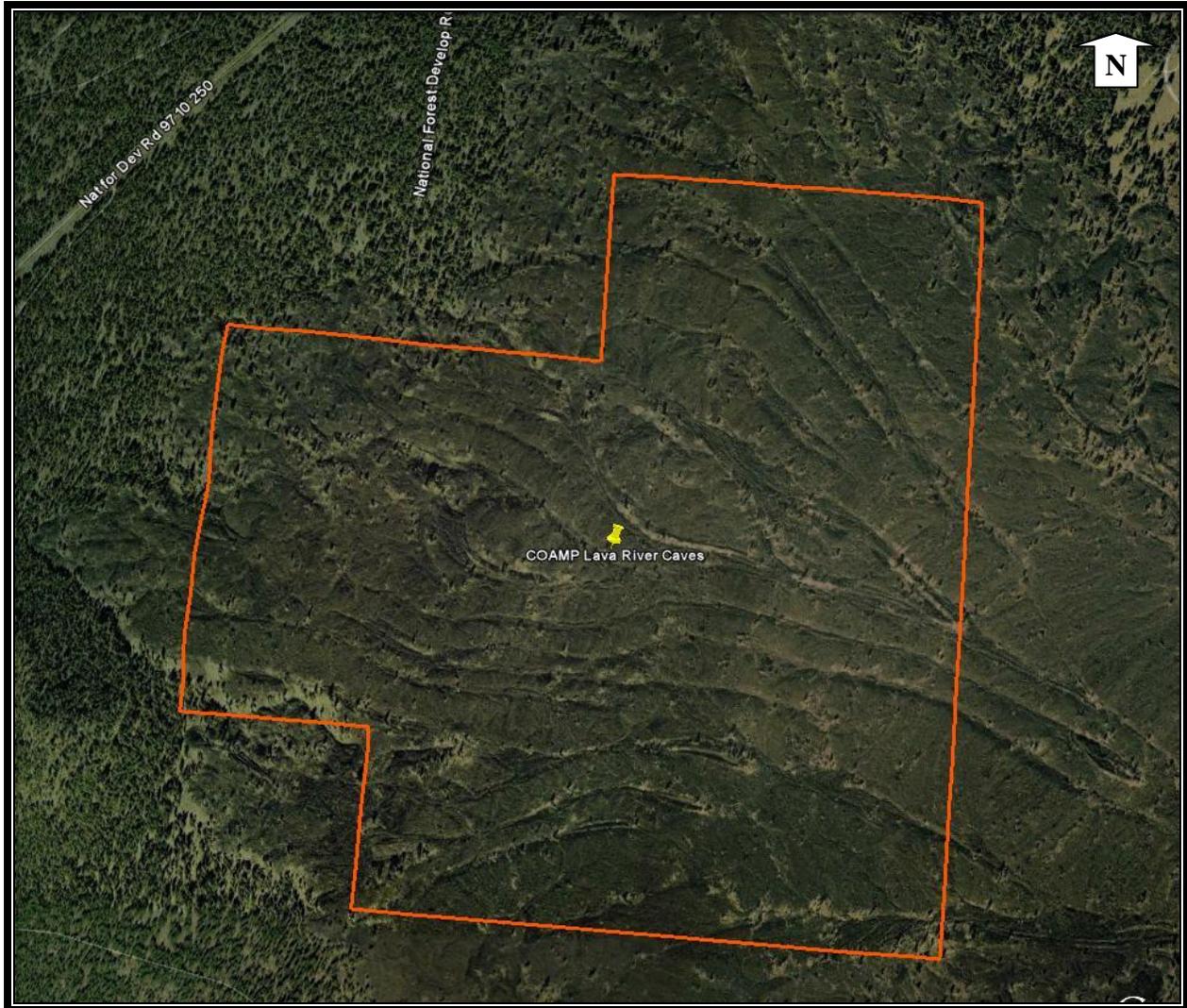
Legend: H – Historic PH - Prehistoric



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CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

LAVA RIVER CAVES, DESCHUTES COUNTY, OR — 507.79 ACRES*



LOCATION: Township 19 South, Range 11 East, Section 36, Tax Lot 1300

ZONING: Forestry (F-1)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: No direct access

DESCRIPTION: Lava flow with great views of Central Oregon.

ODFW COMMENTS: Tumalo Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

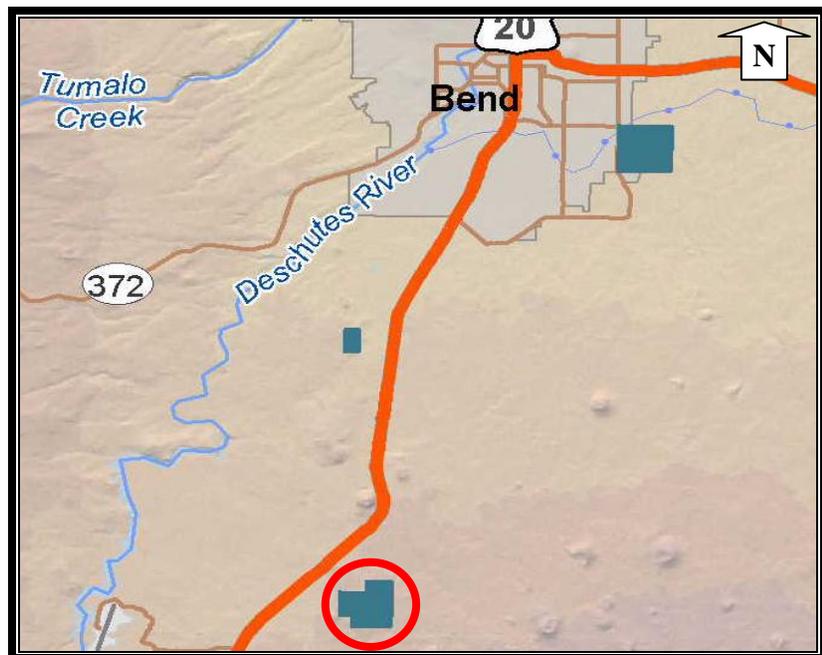
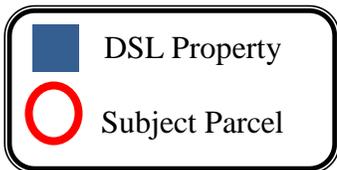
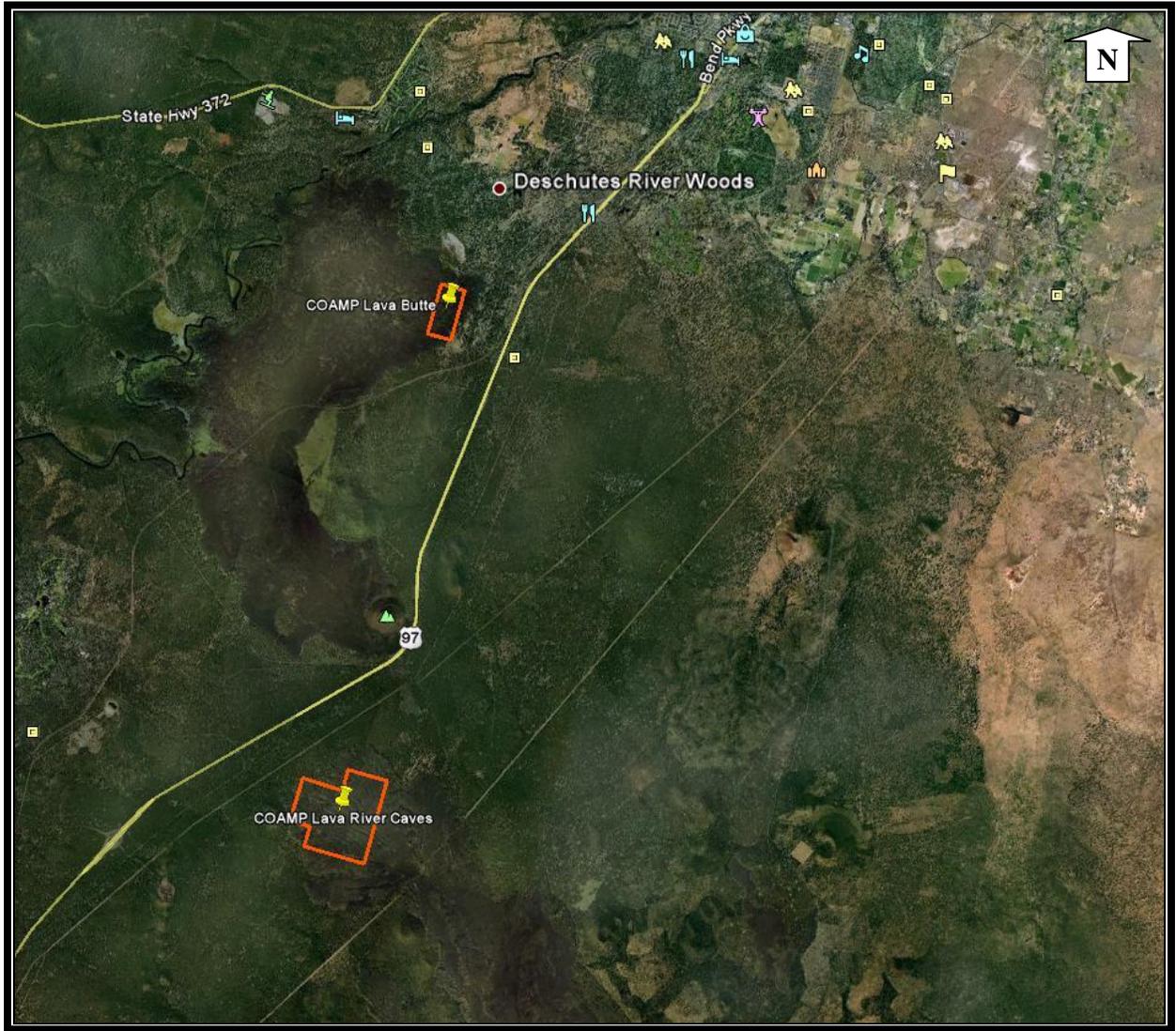
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Lava River Caves
County Assessor's Acct #: 151842

Parcel ID: 34
DSL Land Class: Special Stewardship Lands

LAS Parcel #: 56
Lat/Long: 43°53'3.89"N 121°21'16.48"W



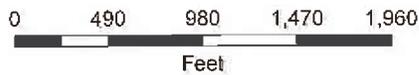
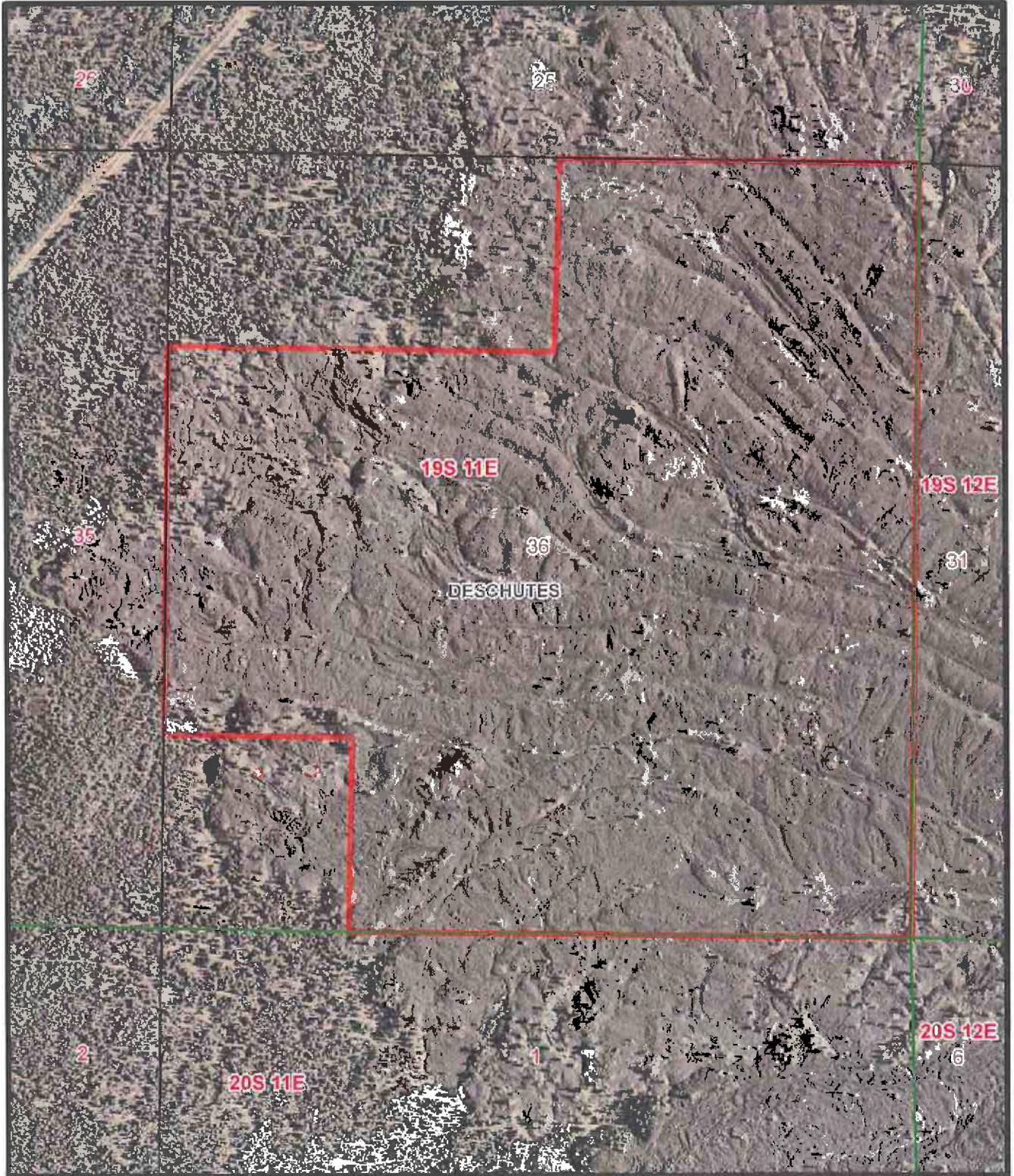
Reference Information

Parcel Name: Lava River Caves
 County Assessor's Acct #: 151842

Parcel ID: 34
 DSL Land Class: Special Stewardship Lands

LAS Parcel #: 56
 Lat/Long: 43°53'3.89"N 121°21'16.48"W

COAMP Cultural 2010 LAVA RIVER CAVES



1 inch = 994 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 34 **Parcel Name: Lava River Caves** **County: Deschutes**

LAS Parcel #: 34 DSL Land Class: Special Stewardship Lands

TRS Tax Lot: 19S11E36; Tax Lot 1300 GIS Acres: 507.79

Co. Acct. # 151842 County Assessor's Acres: 504.4 County Assessor RMV (2009): \$202,980

Multiple Parcel site? No **Highest and Best Use: Energy Development/Trade**

Ownership: Surface: DSL Subsurface: DSL

Zoning: F1 Comprehensive Plan Designation: Forestry

Wildlife Overlay zone: WA - Wildlife Area Combining Zone

Buildable Parcel? No - lava flow Lot of Record? Yes, original Sec 36

Incorporated Area/UGB/Special District: Adjacent to Newberry National Volcanic Monument

Property Boundaries/Corner Stakes/Survey Markers? Unknown

Access/ Road name: Narrow dirt rocky road. Tall brush on either side Legal Access: No

Unimproved Trails/roads located on-site? To site, but not onsite

Identified Hazards? None Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? None

Structures/Site Improvements: None

Water Features On-site or nearby? None

Known water/irrig rights? No

Water Well? No

View site/other amenities: Great views of Central Oregon

Soils: Lava Rock 100%, no soils

Vegetation Cover Types: Few Ponderosa Pine, Currant, native grasses and wildflowers

Vegetation Condition/Impact: Very sparsely covered

Agricultural potential? No

Forestry potential? No

Wildfire Fuel Type/History: None

Significant Physical/Terrain Features: All lava rock. Steep rock terrain

Current Uses: Vacant

Adjacent property: occupied? Yes, USFS, Newberry

Any existing leases? No

Any existing easements? No

ORBIC Listing: Townsend's Big-Eared Bat Cave - off-site 1 mile to northwest

Other: USFS Comment - Since the Lava River Caves Parcel in T19S, R11E Section 36; Tax Lot 1300, containing 508 acres is surrounded by National Forest, which is designated the Newberry National Volcanic Monument, it would be important for this parcel to remain in public ownership.

Final highest & best use determination: Energy Development/Trade

Other comments, notes, considerations, actions/efforts needed: Likely not buildable, may have some mineral value. Archaeological site.

ODFW Comments

No ODFW concerns.

Cultural Resources for Parcel Inventory

Cultural Resources in Parcel: based on SHPO records, there is 1 site (a prehistoric lithic scatter – 35DS00763, SHPO Report #11705) that is in the SW corner of this parcel. Field verification is recommended

Probability of Cultural Resources in Parcel: although there is a general lack of water & 99% of the parcel is lava, there “is” an archaeological site recorded as being in the SW corner of this parcel. There are numerous archaeological sites to the immediate W, NW, N & NE, and based on those factors the probability of additional cultural resources being found on other exposed portions of land on the W & NW side of this parcel is high

Cultural Resources within 2 mi. of Parcel: Isolates: 30+ Sites: 60+ (H,PH) Description: N/A

Cultural Resource Reports Available within 2 mi. of Parcel: 20

Recommendations: as a matter of due diligence, it is recommended that prior to the sale of this parcel that it is communicated to prospective buyers that there are known cultural resources on this property & that there are certain legal responsibilities under state law (ORS 358.905, ORS 390.235 7, OAR 736-051), to protect these resources if a purchase is made. When sold, it is further recommended that there is formal written documentation signed by both parties acknowledging that this cultural resource information (and the legal responsibilities therein) have been communicated to the buyer, is understood & is acceptable. Upon completion of the sale, the owner will be given specific information regarding the cultural resources on their property by the DSL archaeologist, who will then instruct the buyer to contact SHPO regarding their specific legal responsibilities under state law. If this parcel is kept & developed by the DSL, further discussions with the DSL archaeologist will be necessary before hand

Legend: H – Historic PH - Prehistoric