



# Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: ACU-21-043

Date Received: 6/22/21 Receipt # 224253 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.  
If the fee is not included the application will not be processed.  
(If payment is received on line a file number is required prior to submittal)

## LAND INFORMATION

A. Land Owner(s) Lone Rock TT Landco, LLC

Mailing address: PO BOX 1127 ROSEBURG, OR

Phone: 541-673-0141 X 353 Email: cburnett@lrtc.com

Township: 25S Range: 12W Section: 7 ¼ Section: Select 1/16 Section: Select Tax lots: 02200  
Select Select Select Select Select

Tax Account Number(s): 1000260700 Zone: Select Zone Forest (F)  
Tax Account Number(s): \_\_\_\_\_ Please Select

B. Applicant(s) PI Telecom Infrastructure, LLC

Mailing address: 2320 Cascade Point Boulevard Suite 300 Charlotte, NC 28208

Phone: 800-929-5153

C. Consultant or Agent: Tilson Technology Management, Inc.

Mailing Address 16 Middle St, Fourth Floor, Portland ME 04101

Phone #: 5087891871 Email: mdorn@tilsontech.com

### Type of Application Requested

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD    |
| <input type="checkbox"/> Text Amendment      | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU            | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone        | <input type="checkbox"/> Variance - V   | <input type="checkbox"/> Home Occupation/Cottage Industry |

### Special Districts and Services

Water Service Type: Select type of Water Service Sewage Disposal Type: Select type of Sewage System  
School District: Select School District Fire District: Select Fire District

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

- D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I.  A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
- A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
  - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  - A complete description of the request, including any new structures proposed.
  - If applicable, documentation from sewer and water district showing availability for connection.
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan:
- Location of all existing and proposed buildings and structures
  - Existing County Road, public right-of-way or other means of legal access
  - Location of any existing septic systems and designated repair areas
  - Limits of 100-year floodplain elevation (if applicable)
  - Vegetation on the property
  - Location of any outstanding physical features
  - Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III.  A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.

*Melanie Dorn*, staff attorney  
Melanie Dorn

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 94694 Carlson Heights Lane, North Bend, OR 97459

Type of Access: Select

Name of Access: driveway/access road

Is this property in the Urban Growth Boundary? Select

Is a new road created as part of this request? Select

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date:    Receipt # \_\_\_\_\_

File Number: DR-20-

June 7, 2021

Coos County Planning Department  
ATTN: Crystal Orr  
250 N. Baxter  
Coquille, OR 97423

**RE: Zoning Compliance Letter, Administrative Conditional Use Application for New Communications Tower in Coos County, OR**

To Whom It May Concern,

In support of its application for a new communications tower on behalf of PI Telecom Infrastructure, LLC, ("Parallel Infrastructure") in Coos County, OR, Tilson Technology Management, Inc., ("Tilson") submits the following information demonstrating that this application is in compliance with the Coos County Zoning and Land Development Ordinance ("CCZLDO") requirements, as well as requirements outlined in the Land Use Application form.

**Part I. Compliance with Land Use Application Form - Written Statement**

The Land Use Application form, which has been provided as a part of this application, in addition to the requirements in the fields on the form itself, requires an attached written statement clearly describing the nature of the request and indicating how the application complies with all CCZLDO requirements. This letter and its contents serve to provide the compliance information required by the Land Use Application. Parallel Infrastructure is submitting this Administrative Conditional Use ("ACU") application in order to provide the critical infrastructure of cellular service in Coos County. By constructing this tower, Parallel Infrastructure will not only be improving the cellular coverage for T Mobile consumers, but will also be providing space for future antennas to collocate on in order to provide service for other consumers as well.

The proposed tower is located at 94694 Carlson Heights Lane, North Bend, OR 97459. This parcel is owned by Lone Rock TT Landco, LLC ,(Coos County Account no. 1000260700, Deed no. 2020-05730). The parcel is approximately sixty-seven acres in area, and there are two communications towers already existing on site.

**Part II. Compliance with CCZLDO § 4.6.120(4)(h)**

As outlined in CCZLDO § 4.6.100, Table I, Administrative Conditional Use is required for communication sand transmission towers. The table notes that the standard of review applies to:

"COMMUNICATION FACILITIES AND TRANSMISSION TOWERS - Television, microwave and radio communication facilities and transmission towers;"

CCZLDO § 4.6.120(4)(h)

This application is for a proposed communication facility, and therefore complies with this section of the CCZLDO. As noted by the CCZLDO, these facilities are therefore subject to the ACU process. This communication facility will serve the purpose of

housing a communications antenna for better cellular service in the Coos County area. Therefore, the next step to demonstrate compliance with the CCZLDO is to show that this application meets the standards in § 4.6.120(5), as shown in the next section of this letter.

### **Part III. Compliance with CCZLDO § 4.6.120(5)**

The standards of review for the ACU process is outlined here:

“(5) REVIEW CRITERIA FOR CONDITIONAL USES: A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:

(A) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

(B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and

(C) A written statement recorded with the deed or written contract with the county, or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule.

(D) All uses must comply with applicable development standards and fires siting and safety standards”

CCZLDO § 4.6.120(5)

This application complies with these standards for the following reasons:

- §4.6.120(5)(A) requires that the proposed use will not force a significant change in (or cost of) accepted farming practices in the area. This proposed communications facility will not change any of the accepted farming practices in the area because this parcel is not currently used for farming, and the accepted practices for this parcel have most recently been to provide cellular coverage for the surrounding area. Approving this proposed communications tower will not force a change in any local practices.
- §4.6.120(5)(B) requires that there will not be a significant increase in fire hazard or significantly increase risk of fire. As is seen in the surrounding communications towers, there is no increase of fire risk or hazard due to communications towers being erected on this parcel. The design engineers have included a fire abatement landscaping design (as required and addressed in Part IV of this letter), as well as included a fire extinguisher in the equipment.
- §4.6.120(5)(C) requires that a written statement is recorded or written on file with the County. Because this parcel has multiple other communications towers already existing on site, this requirement is already fulfilled by prior permits. However, should the County require more we would be happy to provide it.
- §4.6.120(5)(D) requires that all uses comply with development standards and fires siting and safety standards. This requirement is addressed in Part IV of this letter, where we demonstrate the landscaping and siting compliance of this communications tower.

### **Part IV. Compliance with CCZLDO § 4.6.140**

The CCZLDO requires that any Administrative Conditional Use comply with § 4.6.140, “Development and Siting Criteria.” For reference, this section can be viewed in Attachment 1 of this letter. Not all requirements are applicable to the siting of communications towers, and therefore for clarity, only those sections applicable are listed here:

- **4.6.140(2)** requires that all Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater. This project is set back over 35' which can be seen in the construction drawing provided with this application.
- **§ 4.6.140(8)** states that the Planning Director may authorize alternative forms of fire protection in design. Through conversation with the Planning Department in Coos County, Tilson has included a cleared area surrounding the tower, as well as fire extinguisher on site for fire prevention.
- **§ 4.6.140(8)** requires a firebreak to surround all new structures. This proposed communications tower includes a cleared-out area surrounding the tower, as well as a fire extinguisher.

Should the Planning Department deem more information is required to demonstrate zoning compliance with the Coos County Zoning and Land Development Ordinance, do not hesitate to reach out.

Thank you for your time.

Respectfully,



Melanie Dorn  
Staff Attorney  
16 Middle St., Fourth Floor  
Portland, ME 04101  
mdorn@tilsontech.com  
508.789.1871

**Attachment 1:**

**Section 4.6.140 Development and Siting Criteria:**

This section contains all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. **Minimum Lot Size for the creation of new parcels shall be at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.**
2. **Setbacks: All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.**
3. **Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.**
4. **Off-Street Parking and Loading: See Chapter VII.**
5. **Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single-family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.**
6. **Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:**
  - a. **Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.**
  - b. **Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;**
  - c. **Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;**
  - d. **Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;**
  - e. **Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;**
  - f. **Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or**
  - g. **The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine**

wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".

- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
  - i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.
7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Coos Forest Protective Association of the proposed development.
8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:
  - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
  - b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;
  - c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
  - d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.
9. Fire Siting Standards for New Dwellings:
  - a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.
  - b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.
10. Firebreak:



- a. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

*Table 1 – Minimum Primary Safety Zone*

| Slope | Feet of Primary Safety Zone | Feet of Additional Primary Safety Zone Down Slope |
|-------|-----------------------------|---|
| 0%    | 30                          | 0   |
| 10%   | 30                          | 50  |
| 20%   | 30                          | 75  |
| 25%   | 30                          | 100   |
| 40%   | 30                          | 150   |

11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.
12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).
13. The dwelling shall not be sited on a slope of greater than 40 percent.
14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.
15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

17. Access to new dwellings shall meet road and driveway standards in Chapter VII.



# TICOR TITLE™

**300 W. Anderson**  
**Coos Bay, OR 97420**  
**Phone: 269-5127**  
**Fax: 267-0990**

**105 E. 2nd Street**  
**Coquille, OR 97423**  
**Phone: 396-2777**  
**Fax: 396-2776**

**1010 First St., Suite 215**  
**Bandon, OR 97411**  
**Phone: 347-5429**  
**Fax: 347-6811**

## Consumer Information Report

**Prepared For:**

Fri Jan 15, 2021

**Property Address:** 94694 CARLSON HTS LN, NORTH BEND OR  
**Tax Account:** R 260700  
**Map:** 25S-12-07 TL 02200

**Owner of Record:** LONE ROCK TT LANDCO LLC  
**Owner's Address:** PO BOX 1127  
ROSEBURG, OR

**Prepared By:**



# TICOR TITLE™

## Coos County - Property Profile

**Account:** R 260700 **Map:** 25S-12W-07 TL 02200  
**Property Class:** - HIGH AND BEST USE FOREST LAND **Building Class:** 940  
**Owner of record:** LONE ROCK TT LANDCO LLC  
**Owner's Address:** PO BOX 1127  
 ROSEBURG, OR

**Situs Address:** 94694 CARLSON HTS LN, NORTH BEND 97459  
**Acres:** 64.99 **Roll:** Real Property  
**Market Improv:** 171,020  
**Market Land:** 180,452  
**RMV:** 351,472  
**TAV:** 299,099  
**2020 Taxes:** See below  
**Last Sale Date:** 6/2020 **Deed Reference:** 2020 5730  
**Last Sale Price:** 0 **Deed Type:** WD  
**Zoning:** F **Code Area:**

### Tax History:

| Tax Year | Code Area | Taxes    | Amount Paid | Balance Due |
|----------|-----------|----------|-------------|-------------|
| 2019     | 0927      | 358.51   | 358.51      | 0.00        |
| 2019     | 1311      | 3,314.80 | 3,314.80    | 0.00        |
| 2018     | 0927      | 366.43   | 366.43      | 0.00        |
| 2018     | 1311      | 3,228.96 | 3,228.96    | 0.00        |
| 2017     | 1311      | 3,135.44 | 3,135.44    | 0.00        |

### Sales History:

| Sale Date  | Seller Name                         | Buyer Name                          | Sale Price | Doc No      |
|------------|-------------------------------------|-------------------------------------|------------|-------------|
| 2020-06-08 | LONE ROCK TIMBER INVESTMENTS I, LLC | LONE ROCK TT LANDCO LLC             | 0          | 2020 5730   |
| 2011-03-03 | LONE ROCK TIMBERLAND CO.            | LONE ROCK TIMBER INVESTMENTS I, LLC | 20,824,167 | 2011 1712   |
| 1988-02-01 | BUCK HORN TIMBER                    | LONE ROCK TIMBER CO.                | 0          | 1991 125536 |

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any error in this record.

# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

**NOT OFFICIAL VALUE**

January 15, 2021 11:04:52 am

Account # 260700  
 Map # 25S12070002200  
 Code - Tax # 1311-260700

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONE ROCK TT LANDCO LLC

Deed Reference # 2020-5730

Agent

Sales Date/Price 06-08-2020 / \$0.00

In Care Of ATTN: JACOB B. GIBBS

Appraiser

Mailing Address PO BOX 1127  
 ROSEBURG, OR 97470-0255

Prop Class 651 MA SA NH Unit  
 RMV Class 600 02 11 RRL 3977-1

| Situs Address(s)            | Situs City |
|-----------------------------|------------|
| ID# 10 94694 CARLSON HTS LN | NORTH BEND |

| Code Area              |       | Value Summary  |                |                |               | MSAV          | RMV Exception | CPR % |
|------------------------|-------|----------------|----------------|----------------|---------------|---------------|---------------|-------|
|                        |       | RMV            | MAV            | AV             | SAV           |               |               |       |
| 1311                   | Land  | 180,452        |                |                |               |               | 0             |       |
|                        | Impr. | 171,020        |                |                |               |               | 0             |       |
| <b>Code Area Total</b> |       | <b>351,472</b> | <b>273,090</b> | <b>308,060</b> | <b>55,072</b> | <b>34,970</b> | <b>0</b>      |       |
| <b>Grand Total</b>     |       | <b>351,472</b> | <b>273,090</b> | <b>308,060</b> | <b>55,072</b> | <b>34,970</b> | <b>0</b>      |       |

| Code Area          | ID# | RFPD                                | Ex | Plan Zone | Value Source           | Land Breakdown |    | Size         | Land Class | LUC  | Trended RMV    |
|--------------------|-----|-------------------------------------|----|-----------|------------------------|----------------|----|--------------|------------|------|----------------|
|                    |     |                                     |    |           |                        | TD%            | LS |              |            |      |                |
| 1311               | 10  | <input type="checkbox"/>            |    | F         | Designated Forest Land | 100            | A  | 29.78        | DB         | 006* | 28,445         |
| 1311               | 40  | <input checked="" type="checkbox"/> |    | F         | Designated Forest Land | 100            | A  | 3.00         | DC         | 006* | 2,405          |
| 1311               | 20  | <input type="checkbox"/>            |    | F         | Designated Forest Land | 100            | A  | 30.21        | DC         | 006* | 24,222         |
| 1311               | 30  | <input checked="" type="checkbox"/> |    | F         | Market                 | 100            | A  | 1.00         | ANTS1      | 003  | 62,690         |
| 1311               | 35  | <input checked="" type="checkbox"/> |    | F         | Market                 | 100            | A  | 1.00         | ANTS2      | 003  | 62,690         |
| <b>Grand Total</b> |     |                                     |    |           |                        |                |    | <b>64.99</b> |            |      | <b>180,452</b> |

| Code Area          | ID# | Yr Built | Stat Class | Description         | Improvement Breakdown |  | Total Sq. Ft. | Ex% MS Acct # | Trended RMV    |
|--------------------|-----|----------|------------|---------------------|-----------------------|--|---------------|---------------|----------------|
|                    |     |          |            |                     | TD%                   |  |               |               |                |
| 1311               | 1   | 0        | 940        | Transmission towers | 100                   |  | 10            |               | 171,020        |
| <b>Grand Total</b> |     |          |            |                     |                       |  |               | <b>10</b>     | <b>171,020</b> |

| Code Area  |  | Exemptions/Special Assessments/Potential Liability |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|
| Type   |  |  |  |  |  |  |  |  |  |  |
| NOTATION(S):<br><input checked="" type="checkbox"/> FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST |  |  |  |  |  |  |  |  |  |  |

**STATEMENT OF TAX ACCOUNT**  
**COOS COUNTY TAX COLLECTOR**  
**COOS COUNTY COURTHOUSE**  
**COQUILLE, OREGON 97423**  
**(541) 396-7725**

15-Jan-2021

LONE ROCK TT LANDCO LLC  
ATTN: JACOB B. GIBBS  
PO BOX 1127  
ROSEBURG OR 97470-0255

|                |  |             |                                       |
|----------------|--|-------------|---------------------------------------|
| Tax Account #  | 260700                                   | Lender Name | IND - LONE ROCK TIMBER, BOX 1127, ROS |
| Account Status | A  | Loan Number |                                       |
| Roll Type      | Real                                     | Property ID | 1311                                  |
| Situs Address  | 94694 CARLSON HTS LN NORTH BEND OR 97459 | Interest To | Jan 15, 2021                          |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$3,471.25   | Nov 15, 2020 |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$3,314.80   | Nov 15, 2019 |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$3,228.96   | Nov 15, 2018 |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$3,135.44   | Nov 15, 2017 |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$3,046.21   | Nov 15, 2016 |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,972.79   | Nov 15, 2015 |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,769.13   | Nov 15, 2014 |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$283.80     | Nov 15, 2013 |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$249.34     | Nov 15, 2012 |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$240.71     | Nov 15, 2011 |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$234.13     | Nov 15, 2010 |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$228.04     | Nov 15, 2009 |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$224.46     | Nov 15, 2008 |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$219.31     | Nov 15, 2007 |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$212.77     | Nov 15, 2006 |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$211.94     | Nov 15, 2005 |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$202.15     | Nov 15, 2004 |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$196.62     | Nov 15, 2003 |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$24,441.85  |              |

**TAX NOTATION...**

| NOTATION CODE | DATE ADDED | DESCRIPTION  |
|---------------|------------|--|
| SPLIT CODE    | 4-Jun-2014 | AFFIDAVIT #20303 - #260790 COMBINED INTO #260700 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION |

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 7 T25S R12W W.M.  
COOS COUNTY

1" = 400'

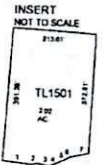
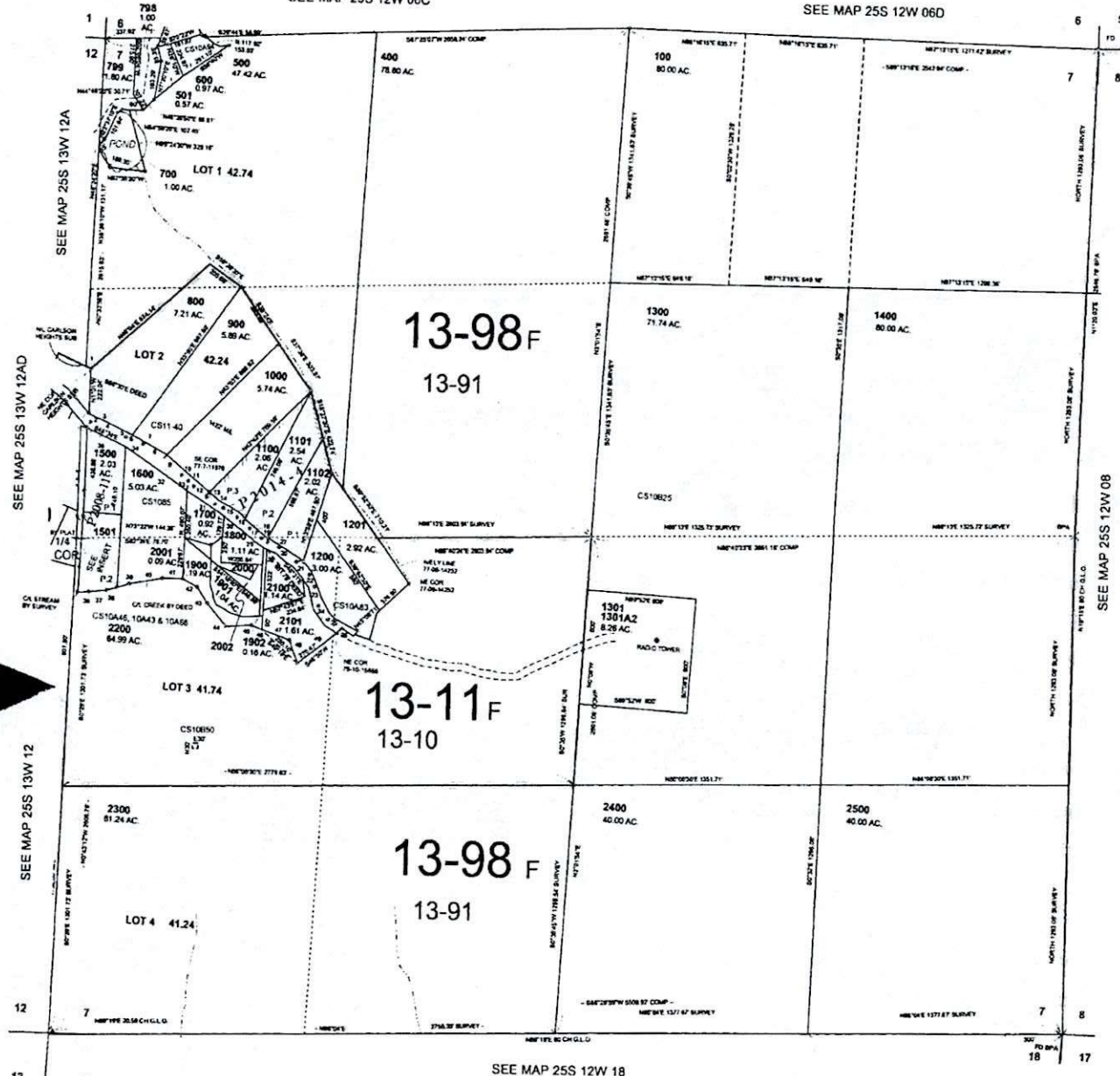
25S 12W 07

CANCELLED NO.

2201  
200  
5 300

SEE MAP 25S 12W 06C

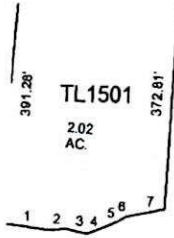
SEE MAP 25S 12W 06D



TL1501

|   |                 |       |
|---|-----------------|-------|
| 1 | N 89° 12' 17" W | 23.82 |
| 2 | S 62° 34' 00" E | 44.41 |
| 3 | N 89° 12' 17" W | 21.81 |
| 4 | N 89° 12' 17" W | 11.18 |
| 5 | N 89° 12' 17" W | 24.82 |
| 6 | S 62° 34' 00" E | 55.32 |
| 7 | S 62° 34' 00" E | 34.82 |

|    |                 |        |
|----|-----------------|--------|
| 1  | N 89° 12' 17" W | 88.02  |
| 2  | S 62° 34' 00" E | 38.88  |
| 3  | N 89° 12' 17" W | 112.38 |
| 4  | N 89° 12' 17" W | 112.38 |
| 5  | N 89° 12' 17" W | 112.38 |
| 6  | N 89° 12' 17" W | 112.38 |
| 7  | N 89° 12' 17" W | 112.38 |
| 8  | N 89° 12' 17" W | 112.38 |
| 9  | N 89° 12' 17" W | 112.38 |
| 10 | N 89° 12' 17" W | 112.38 |
| 11 | N 89° 12' 17" W | 112.38 |
| 12 | N 89° 12' 17" W | 112.38 |
| 13 | N 89° 12' 17" W | 112.38 |
| 14 | N 89° 12' 17" W | 112.38 |
| 15 | N 89° 12' 17" W | 112.38 |
| 16 | N 89° 12' 17" W | 112.38 |
| 17 | N 89° 12' 17" W | 112.38 |
| 18 | N 89° 12' 17" W | 112.38 |
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| 31 | N 89° 12' 17" W | 112.38 |
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| 33 | N 89° 12' 17" W | 112.38 |
| 34 | N 89° 12' 17" W | 112.38 |
| 35 | N 89° 12' 17" W | 112.38 |
| 36 | N 89° 12' 17" W | 112.38 |
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| 39 | N 89° 12' 17" W | 112.38 |
| 40 | N 89° 12' 17" W | 112.38 |
| 41 | N 89° 12' 17" W | 112.38 |
| 42 | N 89° 12' 17" W | 112.38 |
| 43 | N 89° 12' 17" W | 112.38 |
| 44 | N 89° 12' 17" W | 112.38 |
| 45 | N 89° 12' 17" W | 112.38 |
| 46 | N 89° 12' 17" W | 112.38 |
| 47 | N 89° 12' 17" W | 112.38 |
| 48 | N 89° 12' 17" W | 112.38 |
| 49 | N 89° 12' 17" W | 112.38 |
| 50 | N 89° 12' 17" W | 112.38 |



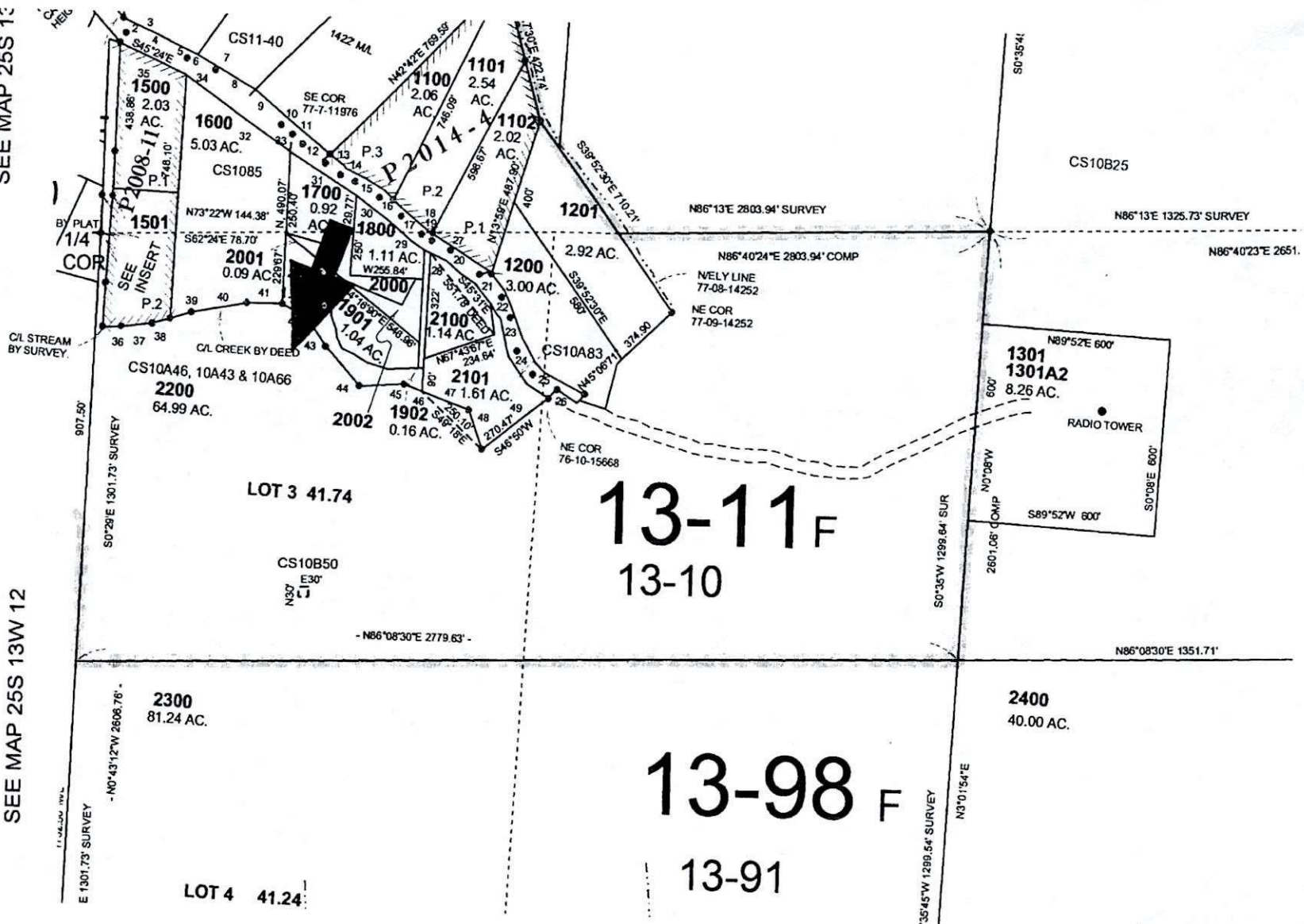
TL1501

- N86°46'12"W 25.83'
- S83°46'49"W 49.41'
- N79°47'09"W 21.81'
- N84°15'34"W 17.16'
- S06°42'52"W 26.85'
- S81°43'12"W 55.38'
- S75°11'21"W 38.02'

- N01°01'00"W 86.02'
- S45°24'00"E 30.65'
- 270.88'
- S75°19'00"E 172.06'
- 35.46'
- S73°31'00"E 73.91'
- S63°03'30"E 199.68'
- S59°07'00"E 287.34'
- N55°55'30"W 308.39'
- 50.52'
- S53°40'00"E 51.22'
- S51°55'00"E 85.76'
- S61°30'00"E 65.64'
- S68°36'00"E 65.05'
- S60°00'00"E 84.34'
- S49°57'00"E 82.67'
- S58°55'00"E 84.89'
- 30.29'
- S87°34'00"E 61.67'
- S56°16'00"E 117.61'
- S45°16'00"E 92.92'
- S27°56'00"E 58.22'
- S19°43'00"E 102.81'
- S42°42'00"E 85.35'
- S63°12'00"E 81.81'
- 31.93'
- 32.46'
- 23.52'
- S58°31'00"E 300' DEED
- S58°16'00"E 277.36'
- S58°50'00"E 243.24'
- S60°18'00"E 412.36'
- 37.24'
- 31.29'
- S74°01'00"E 230.41'
- S82°47'00"W 69.75'
- S79°22'00"W 109.51'
- 47.01'
- S70°20'00"W 81.48'
- S76°29'00"W 168.43'
- S87°30'00"W 119.74'

SEE MAP 25S 13E

SEE MAP 25S 13W 12



13-11<sub>F</sub>  
13-10

13-98<sub>F</sub>  
13-91

LOT 4 41.24

LOT 3 41.74

2300  
81.24 AC.

2400  
40.00 AC.

1301  
1301A2  
8.26 AC.

RADIO TOWER



Until a change is requested, all tax statements shall be sent to the following address:

Lone Rock TT LandCo LLC  
P.O. Box 1127  
Roseburg, Oregon 97470  
Attn: Jacob B. Gibbs

After recording, return to:

Lone Rock TT LandCo LLC  
P.O. Box 1127  
Roseburg, Oregon 97470  
Attn: Jacob B. Gibbs

Coos County, Oregon **2020-05730**  
**\$541.00 Pgs=92 06/18/2020 10:20 AM**  
eRecorded by: FIRST AMERICAN TITLE INSURANCE  
COMPANY - NCS ATLANTA  
Debbie Heller, CCC, Coos County Clerk

When Recorded Return To:  
Kerri Lockwood  
First American Title Insurance Company  
National Commercial Services  
Six Concourse Parkway, Ste. 2000  
Atlanta, GA 30328  
File No: NCS 999643

**SPECIAL WARRANTY DEED—STATUTORY FORM**  
**[Coos County, Oregon]**

LONE ROCK TIMBER INVESTMENTS 1, LLC, a Delaware limited liability company, grantor, hereby conveys and specially warrants to LONE ROCK TT LANDCO LLC, a Delaware limited liability company, as grantee, the real property in Coos County, Oregon, described in Exhibit A attached hereto and by this reference made a part hereof, free of all encumbrances created or suffered by grantor except as described in Exhibit B attached hereto, and by this reference made a part hereof.

The true consideration for this conveyance consists in whole of other value given.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 8 day of June, 2020.

**GRANTOR:**

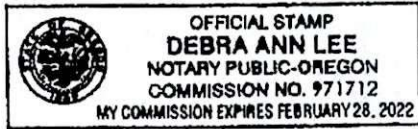
LONE ROCK TIMBER INVESTMENTS I, LLC,  
a Delaware limited liability company

By: LONE ROCK MANAGEMENT GROUP, LLC, an  
Oregon limited liability company, its Manager

By: Jacob B. Gibbs  
Jacob B. Gibbs, General Manager

STATE OF OREGON            )  
  ) ss.  
County of Douglas    )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2020, by Jacob B. Gibbs, General Manager of Lone Rock Management Group, LLC, an Oregon limited liability company, in its capacity as Manager of LONE ROCK TIMBER INVESTMENTS I, LLC, a Delaware limited liability company.



Debra Ann Lee  
Notary Public  
My commission expires: 4-28-2022

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**COOS COUNTY - 2011 TRACTS**

**PARCEL 1: T27-13-01 Tax Lot 1100 (ASHWORTH)**

Parcel 1, Final Partition Plat 1992 #41, CAB B-471, Filed December 15, 1992, bearing Microfilm Reel No. 92-12-0540, Records of Coos County, Oregon.

**PARCEL 2: T27-13-01C Tax Lot 2600 (MYERS 1-4)**

That part of the SW 1/4 of the SW 1/4 of Section 1, lying Southeasterly of Greenacres-Summer County Road, all in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING the North 264.4 feet thereof.

SAVE AND EXCEPT that property conveyed to Jerry Storts and Melody R. Storts, husband and wife, by Warranty Deed, Recorded February 16, 1977, bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon, more particularly described as follows: A parcel of land in Sections 1, 2, 11 and 12, in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a pipe post which is South 64° 40' West 140.47 feet from the common corner to said Sections 1, 2, 11 and 12, said pipe post being the Northeast corner of that property Recorded in the name of Paul K. Jones and Judith A. Jones bearing Microfilm Reel No. 75-05-114525, Records Coos County, Oregon; thence South 3° 15' West along said Paul K. Jones East line 505.82 feet; thence South 88° 43' East 655.36 feet to an iron rod post; thence North 21° 20' East 210.88 feet to an iron rod post; thence North 37° 00' West 245.00 feet to an iron rod post; thence North 1° 12' West 204.36 feet to an iron rod post; thence North 65° 49' East 655.89 feet to an iron rod post; thence North 44° 41' East 187.35 feet to an iron rod post; thence North 22° 36' East 405.00 feet, more or less, to the East line of the SW 1/4 of said Section 1; thence North along said East line 250 feet, more or less, to the Southeast corner of that property Recorded on August 30, 1949, in the name of L. R. and Cloe Ashworth, in Book 192, Page 487, Deed Records, Coos County, Oregon; thence Westerly along the South line of said Ashworth property 770.1 feet, more or less, to the Easterly right of way of the County Road; thence Southwesterly along said Easterly right of way line 1080 feet, more or less, to the Northwest corner of that part of the East 174 feet of the SE 1/4 of the SE 1/4 of said Section 2 lying Southerly of the Greenacres Road (County Road); thence South on a line parallel with the East line of said SE 1/4 of the SE 1/4 a distance of 385 feet, more or less, to the South line of said SE 1/4 of the SE 1/4; thence continue South on a line parallel with the East line of the NE 1/4 of the NE 1/4 of said Section 11 for a distance of 60 feet, more or less, to a point due West of the point of beginning; thence East 50.00 feet to the point of beginning.

SAVE AND EXCEPT: Therefrom a strip of land 60 feet wide, to be used as a roadway, the center line of which is described as follows: Beginning at a point which is South 55° 42' East 721.11 feet from the common corner to Sections 1, 2, 11 and 12 in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 37° 00' West 336.99 feet to the beginning of a 358.10 foot radius curve left, the central angle of which is 26° 06'; thence through said curve left for an arc distance of 163.12 feet; thence North 63° 06' West 199.02 feet to the beginning of a 238.73 foot radius curve left, the central angle of which is 21° 42'; thence through said curve left for an arc distance of 90.42 feet; thence North 84° 48' West 1.25 feet to the beginning of a 114.59 foot radius curve right, the central angle of which

is 55° 56'; thence through said curve right for an arc distance of 111.87 feet; thence North 28° 52' West 5.00 feet to the beginning of a 358.10 foot radius curve right, the central angle of which is 24° 52'; thence through said curve right for an arc distance of 155.42 feet; thence North 4° 00' West 110.00 feet, more or less, to the South right of way line of the County Road.

ALSO EXCEPTING a 60 foot right of way beginning at a point on above described roadway 273.70 feet South 75° 56' East of the corner of Sections 1, 2, 11 and 12; thence North 50° 06' East 108.00 feet; thence South 78° 23' East 78 feet to the South boundary of this deed.

ALSO, reserved for very limited future use is the existing roadway along the Southwest boundary where it enters the long tangent South 88° 43' East 655.36 feet.

**PARCEL 3: T27-13-12 Tax Lot 300 (MYERS 1-4)**

The NW 1/4 of the NW 1/4 and the South 1/2 of the NW 1/4 of Section 12, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: The East 174 feet of the NE 1/4 of the NE 1/4 of Section 11, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT from the above Parcel 3: Property conveyed to Paul K. Jones and Judith A. Jones, husband and wife by Bargain and Sale Deed, Recorded May 29, 1975, bearing Microfilm Reel No. 75-5-114525, Records Coos County, Oregon, more particularly described as follows: Beginning at a point 59.01 feet South and 177.59 feet West of the Northeast corner of Section 11, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, said point being the Northeast corner of that Parcel deeded to Irvin Henry Baysinger, etux, by Deed, Recorded May 29, 1970, bearing Microfilm Reel No. 70-05-48844, Records Coos County, Oregon; thence East 50 feet; thence South 3° 15' West parallel with the East line of said Section 11 a distance of 630.5 feet; thence West 50 feet to the East line of Baysinger's Parcel; thence North 3° 15' East along Baysinger's East line to the point of beginning.

ALSO SAVE AND EXCEPT property conveyed to Jerry Storts and Melody R. Storts, husband and wife by Warranty Deed, Recorded February 16, 1977, bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon, more particularly described as follows: A Parcel of land in Sections 1, 2, 11 and 12, in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a pipe post which is South 64° 40' West 140.47 feet from the common corner to said Sections 1, 2, 11 and 12, said pipe post being the Northeast corner of that property Recorded in the name of Paul K. Jones and Judith A. Jones, bearing Microfilm Reel No. 75-05-114525, Records Coos County, Oregon; thence South 3° 15' West along said Paul K. Jones East line 505.82 feet; thence South 88° 43' East 655.36 feet to an iron rod post; thence North 21° 20' East 210.88 feet to an iron rod post; thence North 37° 00' West 245.00 feet to an iron rod post; thence North 1° 12' West 204.36 feet to an iron rod post; thence North 65° 49' East 655.89 feet to an iron rod post; thence North 44° 41' East 187.35 feet to an iron rod post; thence North 22° 36' East 405.00 feet, more or less, to the East line of the SW 1/4 of the SW 1/4 of said Section 1; thence North along said East line 250 feet, more or less, to the Southeast corner of that property, Recorded on August 30, 1949, in the name of L. R. and Cloe Ashworth, in Book 192, Page 487, Deed Records, Coos County, Oregon; thence Westerly along the South line of said Ashworth property 770.1 feet, more or less, to the Easterly right of way of the County Road; thence Southwesterly along said Easterly right of way line 1080 feet, more or less, to the Northwest corner of that part of the East 174 feet of the SE 1/4 of the SE 1/4 of said Section 2 lying Southerly of the Greenacres Road (County Road); thence South on a line parallel with the East line of said SE 1/4 of the SE 1/4 a distance of 385 feet,

more or less, to the South line of said SE 1/4 of the SE 1/4; thence continue South on a line parallel with the East line of the NE 1/4 of the NE 1/4 of said Section 11 for a distance of 60 feet, more or less, to a point due West of the point of beginning; thence East 50.00 feet to the point of beginning.

**SAVE AND EXCEPT:** Therefrom a strip of land 60 feet wide, to be used as a roadway, the center line of which is described as follows: Beginning at a point which is South 55° 42' East 721.11 feet from the common corner to Sections 1, 2, 11 and 12 in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 37° 00' West 336.99 feet to the beginning of a 358.10 foot radius curve left, the central angle of which is 26° 06'; thence through said curve left for an arc distance of 163.12 feet; thence North 63° 06' West 199.02 feet to the beginning of a 238.73 foot radius curve left, the central angle of which is 21° 42'; thence through said curve left for an arc distance of 90.42 feet; thence North 84° 48' West 1.25 feet to the beginning of a 114.59 foot radius curve right, the central angle of which is 55° 56'; thence through said curve right for an arc distance of 111.87 feet; thence North 28° 52' West 5.00 feet to the beginning of a 358.10 foot radius curve right, the central angle of which is 24° 52'; thence through said curve right for an arc distance of 155.42 feet; thence North 4° 00' West 110.00 feet, more or less, to the South right of way line of the County Road.

**ALSO EXCEPTING** a 60 foot right of way beginning at a point on above described roadway 273.70 feet South 75° 56' East of the corner of Sections 1, 2, 11 and 12; thence North 50° 06' East 108.00 feet; thence South 78° 23' East 78 feet to the South boundary of this deed.

**ALSO,** reserved for very limited future use is the existing roadway along the southwest boundary where it enters the long tangent South 88° 43' East 655.36 feet.

**PARCEL 4: T26-13-13A Tax Lot 100 (BABB)**

The NE 1/4 of the NE 1/4 of Section 13, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 5: T25-12-06A Tax Lot 605 (BARTHOLOMEW)**

The South 5/8ths of the SE 1/4 of the NE 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**ALSO:** Commencing at the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 6; thence West 13 rods; thence North 20 rods; thence East 13 rods; thence South 20 rods to the place of beginning.

**ALSO:** A Parcel of land conveyed by Property Line Adjustment Deed, Recorded June 5, 2008, bearing Microfilm Reel No. 2008-5788, Records Coos County, Oregon, more particularly described as follows: Located in the SW 1/4 of the NE 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at an existing fence corner post, said point of beginning being South 08° 25' 28" West 928.63 feet from a 3/4 inch iron pipe at the Northeast 1/16 corner of said Section 6, said post also being referenced by 2 iron rods, one being North 02° 47' 00" West 5.00 feet, the other being North 85° 04' 54" East 5.00 feet; thence along an existing fence line North 85° 04' 54" East 201.93 feet to an existing fence corner; thence continuing North 85° 04' 54" East 31.50 feet to a 5/8 inch iron rod on the East boundary of the SW 1/4 of the NE 1/4 of said

Section 6; thence along said East boundary line South 06° 07' 51" East 24.52 feet to the most Easterly Southeast corner of the Clarno Parcel described in said Deed, Instrument No. 2004-9024, Records Coos County, Oregon; thence along the South boundary of said Parcel South 85° 43' 29" West 234.78 feet to an existing fence line; thence along said fence line North 02° 47' 00" West 21.89 feet to the point of beginning.

**SAVE AND EXCEPT FROM THE ABOVE PARCELS:** A Parcel of land conveyed by Property Line Adjustment Deed, Recorded June 5, 2008, bearing Microfilm Reel No. 2008-5788, Records Coos County, Oregon, more particularly described as follows: Legal description for an area of land being relinquished from any unwritten adverse claim of ownership, located in the SW 1/4 of the NE 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron rod on the East boundary of the SW 1/4 of the NE 1/4 of said Section 6, said point of beginning being South 06° 07' 51" East 471.91 feet from a 3/4 inch iron pipe at the Northeast 1/16 corner of said Section 6; thence along said East boundary South 06° 07' 51" East 431.85 feet to a 5/8 inch iron rod; thence leaving said East boundary South 85° 04' 54" West 31.50 feet to an existing fence corner post; thence along an existing fence line North 05° 09' 12" West 191.20 feet; thence continuing along said fence line North 09° 16' 13" West 61.43 feet to the end of said fence line; thence North 03° 53' 46" East 181.45 feet to the point of beginning.

**ALSO EXCEPTING THEREFROM:** Beginning at a 5/8 inch iron rod which bears South 87° 09' 52" West, 1333.80 feet from the East quarter corner of Section 6, Township 25 South, Range 12 West, Willamette Meridian, Coos County, Oregon; thence North 0° 01' 26" East 275.88 feet to a 5/8 inch iron rod; thence South 89° 58' 34" East 351.77 feet to a 5/8 inch iron rod; thence South 0° 01' 26" West 258.31 feet to a 5/8 inch iron rod on the East-West Centerline of Section 6; thence continuing along a fence line South 87° 09' 52" West 83.26 feet to a 5/8 inch iron rod below the surface at the center of a rocked access road at a gate in the fence line; thence continuing South 87° 09' 52" West 268.95 feet to the point of beginning from which the center quarter of Section 6 bears South 87° 09' 52" West 1246.29 feet.

**ALSO EXCEPTING THEREFROM:** Beginning at a 5/8 inch iron rod which bears South 87° 09' 52" West, 1333.80 feet from the East quarter corner of Section 6, Township 25 South, Range 12 West, Willamette Meridian, Coos County, Oregon; thence North 0° 01' 26" East 275.88 feet to a 5/8 inch iron rod; thence North 89° 58' 34" West 40.00 feet to a 5/8 inch iron rod; thence North 0° 01' 26" East 76.3 feet to a 5/8 inch iron rod from which a 5/8 inch iron rod bears North 86° 33' 03" East 54.18 feet; thence South 86° 33' 03" West 174.23 feet to a 5/8 inch iron rod; thence continuing South 86° 33' 03" West 5.00 feet to a treated wooden fence post from which a 5/8 inch iron rod bears North 1° 18' 51" West 5.00 feet; thence South 1° 18' 51" East 338.62 feet to a treated wooden fence post; thence continuing South 1° 18' 51" East 13.32 feet to a 5/8 inch iron rod on the East-West Centerline of Section 6, from which the center quarter of Section 6 bears South 87° 09' 52" West 1035.32 feet; thence along a fence line North 87° 09' 52" East 210.97 feet to the point of beginning.

The above described property being the same property as shown as Parcels 2 & 3 on that certain Boundary Line Adjustment Map for the South half of the Northeast quarter of Section 6, Township 25 South, Range 12 West, Willamette Meridian, Coos County, Oregon, prepared by Lone Rock Timber Management Co. for Lone Rock Timber Investments I, LLC, P.O. Box 117, Roseburg, Oregon 97470, on September 10, 2013, which map was Recorded in the Coos County Surveyor's Office as Map 10B69.

**PARCEL 6: T25-12-05 Tax Lot 400 (BERGLUND)**

The South 5/8 of the SW 1/4 of the NW 1/4 and all that portion of the NW 1/4 of the SW 1/4 lying North of the Kentuck County Road being in Section 5, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**SAVE AND EXCEPT:** That portion lying South of the East-West zoning line, all of which being in Section 5, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

The East-West zoning line more particularly described as follows: Beginning at a point which is a 5/8 inch x 50 inch iron rod from which the one-quarter corner between Sections 5 and 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, bears North 0° 43' West 922.31 feet and also being 100 feet North of the Northerly right of way line of the Kentuck County Road; thence North 89° 47' 43" East 1251.0 feet, more or less, to a point on the East line of the NW 1/4 of the SW 1/4 of Section 5, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 7: T28-12-21 Tax Lot 500 (BOEKELMAN)**

The NE 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 8: T27-13-14 Tax Lot 400 (CHOAT #1)**

**Tract 1:** The SW 1/4 of Section 14, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**Tract 2:** A Parcel of land situated in the SW 1/4 of the NW 1/4 of Section 14, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the West quarter corner of said Section 14; thence Easterly along the quarter line 826.83 feet to an iron pipe post; thence North 27° 59' West 327.27 feet to a pipe post; thence North 63° 00' West 267.94 feet to a pipe post; thence South 57° 32' West 156.00 feet to a pipe post; thence North 66° 30' West 327.53 feet to the West line of said Section 14; thence Southerly along said Section line 431.28 feet to the point of beginning.

**PARCEL 9: T27-13-15 Tax Lot 1300 (CHOAT #2)**

**Tract 1:** NE 1/4 of the SW 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the following described tract, to wit: Beginning at a 3/4 inch iron pipe which is located 95 feet, more or less, West of the one-sixteenth corner at the center of the SW 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence East along the quarter Section line 180 feet to a point; thence Northeasterly 450 feet, more or less; thence Northwesterly 190 feet, more or less; thence Southwesterly along the State Highway right of way 496 feet, more or less, to the place of beginning.

**Tract 2:** The SE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**Tract 3:** The South 1/2 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the following two parcels:

Beginning at the center of Section 15 above described and running thence East 246 feet; thence Northwesterly 230 feet, more or less, to a point which is 134 feet East of the North South quarter Section line; thence West 134 feet to the North-South quarter Section line; thence South along said quarter Section line 218 feet, more or less, to the point of beginning.

A Parcel of land situated in the SE 1/4 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the North 1/16 corner on the East side of said Section 15 running thence Southerly along the East line of Section 15 a distance of 290.61 feet; thence West 5.0 feet, more or less, to an iron pipe post; thence North 86° 09' West 212.91 feet to an iron post; thence North 15° 56' West 291.92 feet to an iron pipe post; thence North 1.0 feet, more or less, to the North line of said SE 1/4 of the of the NE 1/4; thence Easterly along said North line 302.21 feet to the point of beginning.

EXCEPTING the following (Covers Tracts 1, 2 and 3): A Parcel of land in Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron rod post located on the North line of the SW 1/4 of the NE 1/4 in said Section 15, said iron rod post being 150.00 feet South 88° 21.5' West from the Northeast corner of said SW 1/4 of the NE 1/4 and running thence South 88° 21.5' West 1143.98 feet, more or less, to the Northwest corner of said SW 1/4 of the NE 1/4; thence South 0° 05' East 1304.45 feet, more or less, to the Southwest corner of said SW 1/4 of the NE 1/4; thence South 88° 42' West 1000 feet, more or less, along the North line of the NE 1/4 of the SW 1/4 in said Section 15 to the Easterly right of way line of Highway 42 North, formerly Highway 101; thence Southwesterly along said Easterly right of way line 900 feet, more or less, to a point which is North 85° 38' West from an iron post; thence South 85° 38' East 80.00 feet, more or less, to said iron post; said iron rod post being South 45° 51' 37" West 3222.24 feet from the above described point of beginning; thence along the Northwesterly boundary of a road as follows: Through a 924.93 foot radius curve left, the central angle of which is 9° 30' for an arc distance of 153.36 feet; thence North 84° 52' East 12.85 feet to an iron post; thence through a 984.93 foot radius curve right, the central angle of which is 12° 00' for an arc distance of 206.28 feet to an iron rod post; thence South 83° 08' East 127.77 feet to an iron rod post; thence through a 113.24 foot radius curve left



the central angle of which is  $92^{\circ} 40'$  for an arc distance of 183.15 feet to an iron rod post; thence North  $4^{\circ} 12'$  East 299.46 feet to an iron rod post; thence through a 388.10 foot radius curve right, the central angle of which is  $35^{\circ} 30'$  for an arc distance of 240.46 feet; thence North  $39^{\circ} 40'$  East 32.60 feet to an iron rod post; thence through a 388.10 foot radius curve right, the central angle of which is  $29^{\circ} 41'$  for an arc distance of 201.06 feet to an iron rod post; thence North  $69^{\circ} 21'$  East 61.78 feet to an iron rod post; thence through a 746.20 foot radius curve right, the central angle of which is  $12^{\circ} 30'$  for an arc distance of 162.80 feet to an iron rod post; thence North  $81^{\circ} 51'$  East 88.56 feet to an iron rod post; thence through a 328.10 foot radius curve left, the central angle of which is  $18^{\circ} 20'$  for an arc distance of 104.98 feet to an iron rod post and the end of said road; thence North  $71^{\circ} 11'$  East 107.02 feet to an iron rod post; thence North  $81^{\circ} 35'$  East 100.18 feet to an iron rod post; thence North  $56^{\circ} 31'$  East, 219.68 feet to an iron rod post; thence North  $67^{\circ} 08'$  East 85.49 feet to an iron rod post; thence South  $69^{\circ} 00'$  East 287.87 feet to an iron rod post; thence South  $60^{\circ} 44'$  East 248.99 feet to an iron rod post; thence South  $55^{\circ} 20'$  East 364.35 feet to an iron rod post; thence North  $40^{\circ} 25'$  East 269.66 feet to an iron rod post; thence North  $39^{\circ} 34'$  West 219.21 feet to an iron rod post; thence North  $71^{\circ} 25'$  West 204.61 feet to an iron rod post; thence North  $56^{\circ} 54'$  West 451.74 feet to an iron rod post; thence North  $23^{\circ} 31'$  East 588.96 feet to an iron rod post; thence North  $54^{\circ} 00'$  West 276.09 feet to an iron rod post; thence North  $45^{\circ} 18'$  East 315.23 feet to the point of beginning.

**PARCEL 10: T27-13-23 Tax Lot 100 (CHOAT #3)**

The North 1/2 of the North 1/2 of Section 23, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 11: T27-13-14 Tax Lot 300 (SHERWOOD/YOUNG)**

Situated in the County of Coos, State of Oregon, described as follows: That part of the SE 1/4 of Section 14, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, lying Westerly and Southerly of Beaver Creek County Road.

SAVE AND EXCEPT THEREFROM the following: Beginning at a point which is 418.81 feet South, by True Bearing and 1529.24 feet West of the Northeast corner of the SE 1/4 of Section 14 in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South  $36^{\circ} 17'$  West, 218.96 feet to an iron post; thence South  $24^{\circ} 06'$  East 482.73 feet to an iron rod post; thence North  $59^{\circ} 46'$  East 190.0 feet, more or less, to the Southwesterly right of way line of the County Road; thence Northwesterly along said right of way line 620 feet, more or less, to a point which is North  $38^{\circ} 33'$  East of the point of beginning; thence South  $38^{\circ} 33'$  West 80.0 feet, more or less, to the point of beginning.

**PARCEL 12: T27-12-00(17) Tax Lot 2700 (COAST RANGE)**

The E 1/2 of the SE 1/4 of Section 17, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 13: T27-12-00(17) Tax Lot 2600 (PIHL)**

The E 1/2 of the SW 1/4 and the West 1/2 of the SE 1/4 of Section 17, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 14: T26-12-19 Tax Lot 100 (DEVEREAUX)**

The NE 1/4 of the NW 1/4 and the North 1/2 of the NE 1/4 of Section 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion sold to Dennis R. Johnson and Sandra J. Johnson, further described by Instrument Recorded bearing Microfilm Reel No. 78-4-4010, Records, Coos County, Oregon.

ALSO SAVE AND EXCEPT that portion described as follows: Beginning at a point on the Section line between Sections 18 and 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, from which the one quarter corner between Sections 18 and 19, bears South 86° 39' 18" West 237.10 feet; thence South 03° 02' 48" West 146.67 feet to a point; thence South 86° 39' 18" West 1505.40 feet to a point; thence North 01° 38' 28" East 146.31 feet to a point on the same Section line, from which the West one sixteenth corner between Sections 18 and 19 bears South 86° 39' 18" West 40 feet; thence along the Section line North 86° 39' 18" East 1509.01 feet to the point of beginning.

**PARCELS 15 & 16: T26-12-19 Tax Lot 700 and T26-12-19 Tax Lot 400 (STEPHENSON)**

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 17: T26-12-07 Tax Lot 100 (EXTON)**

The NE 1/4 of the NW 1/4 of Section 7, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCELS 18 & 19: T26-13-24D Tax Lot 100 and T26-13-24C Tax Lot 3402 (HOOTMAN)**

Parcel A: The North 1/2 of the SE 1/4 of Section 24, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT a Parcel conveyed to Marvin W. Meeler, etux, in Book 286, Page 402, Deed Records, Coos County, Oregon, described as follows: Beginning at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 24; thence South 87° 02' East along the South boundary of the said quarter-quarter Section line 450 feet; thence North 0° 20' East parallel to the center line of said

Section 24 a distance of 300 feet; thence North 87° 02' West 450 feet; thence South 0° 20' West along the said center line a distance of 300 feet to the point of beginning, together with a right of way to and from said property as the roadway now exists.

ALSO SAVE AND EXCEPT a Parcel conveyed to James P. Helgeson, etux, bearing Microfilm Reel No. 70-06- 49230, Records Coos County, Oregon, described as follows: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North along the center line of Section 24, to the center South 1/16th corner of Section 24; thence continuing North along the center line of Section 24, a distance of 300.00 feet to the true point of beginning of this deed; thence East, parallel with the center line of the SE 1/4 of Section 24, a distance of 450 feet; thence North parallel with the center line of Section 24 a distance of 220 feet; thence West parallel with the center line of the SE 1/4 of Section 24 a distance of 388.13 feet; thence South 20° West a distance of 180.91 feet; thence South along the center line of Section 24 a distance of 50.00 feet to the point of beginning.

**Parcel B:** Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 06' East a distance of 1279.87 feet along the centerline of Section 24 to the center South 1/16th corner of Section 24, which is the true point of beginning; thence continuing North 0° 06' East a distance of 1276.6 feet along the center line of Section 24 to the center of Section 1/4 corner; thence North 88° 01' West 864.2 feet along the East-West center line of Section 24 to the point which is 450 feet from the center West 1/16 corner, said point being also the Northeast corner of the Fredlund property as described in Instrument Record bearing Microfilm Reel No. 74-09-103916-17, Records Coos County, Oregon; thence South 1° 34' West 706.3 feet along the East line of the Fredlund property to the Southeast corner of the said Fredlund property; thence East 547.00 feet to a point on the Westerly boundary of the Edwards Mill Road; thence along the Westerly boundary of the Edwards Mill Road as follows: South 27° 13' 22" East 539.27 feet; thence right on a 190.00 foot radius curve a distance of 91.08 feet; thence South 0° 06' West 53.75 feet; thence East 60.00 feet to a point on the East boundary of the Edwards Mill Road, said point being the Center- South 1/16th corner, which is also the true point of beginning.

ALSO: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 06' East 343.1 feet along the center line of Section 24 to the point of beginning; thence North 70° 01' West 53.20 feet along the North line of the Ralph Morgan property as described in Instrument bearing Microfilm Reel No. 78-3-3422, Records Coos County, Oregon; thence North 0° 06' East 50.00 feet from and parallel with the center line of Section 24 a distance of 918.59 feet to a point 50 feet West of the Center-South 1/16 corner of Section 24; thence East 50 feet to the said Center-South 1/16 corner; thence South 0° 06' West 936.77 feet along the center line of Section 24 to the point of beginning, being a portion of the Edwards Mill Road.

**PARCEL 20: T27-12-06 Tax Lot 100 (JORGENSEN)**

Government Lots 1 and 2 and the South 1/2 of the NE 1/4 of Section 6, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion conveyed to Richard A. Norris, Jr. and Mary L. Norris, husband and wife, dated January 14, 1977, Recorded January 17, 1977, bearing Microfilm Reel No. 77-01-00732, Records Coos County, Oregon, more particularly described as follows: A Parcel of land in Section 6, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at an iron rod post which is South 33° 28' West 963.06 feet from the Northeast corner of said Section 6; thence South 46° 16' West 261.62 feet to an iron rod post; thence South 69° 55' West 135.10 feet to an iron rod post; thence South 43° 24' West 239.26 feet to an iron rod post; thence South 26° 57' West 235.95 feet to an iron rod post; thence South 4° 50' West 91.07 feet to an iron rod post; thence South 25° 21' East 101.07 feet to a point; thence South 49° 27' East 129.63 feet to a point; thence South 65° 31' East 68.90 feet to a point; thence North 69° 16' East 158.08 feet to a point; thence North 70° 01' East 82.34 feet to a point; thence North 86° 27' East 241.54 feet to a point; thence South 88° 27' East 149.64 feet to an iron rod post; thence North 15° 24' 30" West 844.59 feet to the point of beginning.

**PARCELS 21 & 22: T27-12-36 Tax Lot 200 and Tax Lot 400 (MAST TRADE)**

The SW 1/4 and the West 1/2 of the SE 1/4 of Section 36, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 23: T28-12-08 Tax Lot 500 (MCKINNEY)**

The SE 1/4 of Section 8, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon. SAVE AND EXCEPT THEREFROM the South 879.93 feet.

TOGETHER WITH an easement for ingress and egress, including the terms and provisions thereof, more particularly described as follows:

TOGETHER WITH an easement 40 feet in width, running from the North end of Glen Aiken Creek Country Road to the South line of the above described parcel: The centerline of said easement being described as follows: Beginning at a point which is 390 feet East and 200 feet North of the Southwest corner of said SE 1/4; thence North 7° 30' West 65 feet; thence North 34° West 139 feet; thence North 3° East 192 feet; thence North 13° East 132 feet; thence North 46° East 192 feet; thence North 42° East 165 feet, more or less, to the South line of the above described parcel.

**PARCEL 24: T25-12-19 Tax Lot 1401 (MOLLIER)**

The East 1/2 of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 19, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 25: T28-12-33 Tax Lot 500 (RYDER)**

The NE 1/4 of the SE 1/4 of Section 33, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 26: T27-13-10 Tax Lot 2600 (SCHNICK #1)**

Commencing at the Southeast corner of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South  $88^{\circ} 27'$  West 1294.1 feet to the 1/16th corner; thence South  $89^{\circ} 34'$  West 620.7 feet to a 3/4 inch iron pipe which is North  $89^{\circ} 34'$  East 670.3 feet from the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 10 and which point is the Southeast corner of that Parcel deeded to Harry H. Hunt, etux, by Deed, Recorded April 6, 1962, in Book 292, Page 165, Deed Records Coos County, Oregon; thence along Hunt's East line and its extension, North  $12^{\circ} 59'$  East 605.7 feet to the Northeast corner of that property deeded to Harry H. Hunt, etux, by Deed, Recorded March 30, 1965, in Book 316, Page 273, Deed Records Coos County, Oregon; thence North  $89^{\circ}$  East 1,778.16 feet, more or less, to the East line of said Section 10; thence South along said Section 10, a distance of 581 feet to the point of beginning.

ALSO: A Parcel of land situated in the SE 1/4 of the SE 1/4 of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at an iron rod on the East boundary of said Section 10 a distance of 581.0 feet North  $01^{\circ} 17' 1/2''$  East from the Southeast corner of said Section 10; thence North  $01^{\circ} 17' 1/2''$  East along the East boundary of said Section 10 for a distance of 420.0 feet to an iron rod; thence South  $89^{\circ} 00'$  West 800 feet; thence South  $01^{\circ} 17' 1/2''$  West 420 feet; thence North  $89^{\circ} 00'$  East 800 feet to the place of beginning.

**PARCEL 27: T27-13-15A Tax Lot 700 (SCHNICK #2)**

That part of the NW 1/4 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon lying North of the County Road.

EXCEPTING THEREFROM the North 280 feet of the West 300 feet thereof.

**PARCEL 28: T27-13-10 Tax Lot 2500 (HUNT)**

**Parcel A:** The North 315.2 feet of the SE 1/4 of the SE 1/4 of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**Parcel B:** The North 420 feet of the South 1001 feet of the SE 1/4 of the SE 1/4 of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 800 feet thereof.

**PARCEL 29: T27-13-02 Tax Lot 101 (SIGLIN)**

Beginning at a point which is a brass cap for the one-quarter corner common to Section 35, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and Section 2, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North  $89^{\circ} 55' 21''$  West along the Section line between Sections 2 and 35, a distance of 1317.68 feet to a 1 inch iron pipe with two bearing trees; thence continuing along the Section line North  $89^{\circ} 53' 47''$  West 747.86 feet to a 5/8 inch iron rod; thence following a fence line: South  $72^{\circ} 26' 35''$  East 100.18 feet to a 5/8 inch iron rod; South  $14^{\circ} 08' 03''$  East 307.38 feet to a 5/8 inch iron rod; South  $49^{\circ} 10' 23''$  East 155.53 feet to a 5/8 inch iron rod; South  $79^{\circ} 52' 42''$  East 71.81 feet to a 5/8 inch iron rod; North  $69^{\circ} 38' 36''$  East 363.83 feet to a 5/8 inch iron rod; South  $50^{\circ} 16' 14''$  East 52.54 feet to a 5/8 inch iron rod; thence leaving fence line, South  $1^{\circ} 20' 10''$  West 772.39 feet to a 5/8 inch iron rod; thence South  $89^{\circ} 58' 02''$  East 1327.0 feet to a 5/8 inch iron rod; thence North  $0^{\circ} 50' 33''$  East along the boundary of the Greenacres Subdivision as surveyed by C. F. Bessee in 1932, 270.66 feet to a 2 inch iron pipe; thence continuing along the Greenacres Subdivision line North  $0^{\circ} 52' 00''$  East 849.17 feet to the point of beginning, all in the NW 1/4 of Section 2, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**PARCELS 30, 31 & 32: T24-12-17 Tax Lots 200, 400 and 24-12-17C Tax Lot 1000 (SWEET/GOERGEN)**

**Tract 1:** All that part of the following Parcels lying Southerly of Palouse Creek: The NE 1/4 of the NE 1/4; the SW 1/4 of the NE 1/4; the SE 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4; and all of the NW 1/4 of the SE 1/4; all located in Section 17, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO, that portion of the NE 1/4 of the SW 1/4 of Section 17, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron pipe on the South line of said NE 1/4 of the SW 1/4 which bears South  $88^{\circ} 57' 10''$  East a distance of 300.0 feet from the Southwest corner of said NE 1/4 of the SW 1/4; thence North  $24^{\circ} 34'$  East a distance of 628.99 feet; thence North  $9^{\circ} 13'$  East a distance of 672.62 feet to the centerline of Palouse Creek; thence Northeasterly upstream along the centerline of Palouse Creek to the North line of said NE 1/4 of the SW 1/4; thence Easterly along the North line of said NE 1/4 of the SW 1/4 to the Northeast corner of said NE 1/4 of the SW 1/4; thence Southerly along the East line of said NE 1/4 of the SW 1/4 to the Southeast corner of said NE 1/4 of the SW 1/4; thence Westerly along the South line of said NE 1/4 of the SW 1/4 to the point of beginning.

**Tract 2:** That portion of the SW 1/4 of the SE 1/4 of Section 17, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a point on the South line of the SW 1/4 of the SE 1/4 of said Section 17 which bears Westerly along the South line of said Section a distance of 1732 feet from the Southeast corner of said Section 17; thence Westerly along the South line of said Section 17 a distance of 908 feet to the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 17; thence Northerly along the West line of said SW 1/4 of the SE 1/4 to the Northwest corner of said SW 1/4 of the SE 1/4; thence Easterly along the North line of said SW 1/4 of the SE 1/4 a distance of 1040 feet; thence Southerly and parallel with the East line of said SW 1/4 of the SE 1/4 a distance of 660 feet; thence Westerly and parallel with the South line of said SW 1/4 of the SE 1/4 a distance of 132 feet; thence Southerly and parallel with the East line of said SW 1/4 of the SE 1/4 a distance of 660 feet to the point of beginning.

**Tract 3:** That portion of the South 1/2 of the SW 1/4 of Section 17, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at the Southeast corner of the SE 1/4 of the SW 1/4 of said Section 17; thence Northerly along the East line of said SE 1/4 of the SW 1/4 to the Northeast corner of said SE 1/4 of the SW 1/4; thence North 88° 57' 10" West along the North line of said SE 1/4 of the SW 1/4 a distance of 1039.27 feet to an iron pipe; thence South 2° 38' East a distance of 446.23 feet; thence South 86° 53' 50" West a distance of 556.91 feet; thence South a distance of 852.21 feet to the South line of the SW 1/4 of the SW 1/4 of said Section 17; thence Easterly along the South line of the South 1/2 of the SW 1/4 of said Section 17 to the point of beginning.

**PARCEL 33: T28-11-10 Tax Lot 900 (THOMPSON)**

**Parcel A:** Beginning at the quarter Section corner between Sections 10 and 15, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence East along the South line of said Section 10 a distance of 5.67 chains; thence North 18° 30' West 11.65 chains; thence West 2.03 chains to a point due North of the point of beginning; thence South along the North and South center line of said Section 10 a distance of 10.07 chains to the point of beginning.

SAVE AND EXCEPT that property conveyed by Warranty Deed, Recorded May 1, 1974, bearing Microfilm Reel No. 74-05-99214, Records Coos County, Oregon.

**Parcel B:** The SE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion lying within the tract conveyed to the Sun Valley Bulb Farm, a co-partnership, Recorded January 3, 1969, bearing Microfilm Reel No. 69-01-35164, Records Coos County, Oregon.

ALSO SAVE AND EXCEPT any portion lying or being within the County Roadway.

**Parcel C:** The SW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

aa) Tract conveyed to the Dora Cemetery Association by Deed, Recorded August 11, 1886, in Book 10, Page 328, Deed Records, Coos County, Oregon.

bb) Tract conveyed to the Dora Cemetery Association by Deed, Recorded September 6, 1930, in Book 111, Page 588, Deed Records, Coos County, Oregon.

cc) Tract conveyed to O. G. Bunch, etux, as described in Second Parcel of Deed, Recorded February 7, 1917, in Book 74, Page 518, Deed Records, Coos County, Oregon.

dd) Those portions lying in the County roads or highways.

ee) Tract conveyed to Victor E. Quist and Hazel Quist, husband and wife, Recorded May 1, 1974, bearing Microfilm Reel No. 74-05-99214, Records Coos County, Oregon.

ff) Tract conveyed to Linton A. Haughawout and Luella A. Haughawout, husband and wife, Recorded April 11, 1978, bearing Microfilm Reel No. 78-4-4611, Records Coos County, Oregon.

The above Parcels lying and being in Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

**Parcel D:** The West 7.79 acres of the NE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11, West of the Willamette Meridian, Coos County, Oregon.

**Parcel E:** Property conveyed to Umpqua Growth Limited Partnership by Boundary Line Agreement and Bargain and Sale Deed, Recorded December 29, 1994, bearing Microfilm Reel No. 94-12-0935, Records Coos County, Oregon and Re-recorded by Instrument, Recorded February 14, 1995, bearing Microfilm Reel No. 95-02-0426, Records Coos County, Oregon and Re-Recorded by Instrument, Recorded June 7, 1995, bearing Microfilm Reel No. 95-06-0205, Records Coos County, Oregon, Lying North of the Agreement line set forth in Instrument No. 94-12-0935, Re-Recorded 95-02-0426 and Re-Recorded 95-06-0205, Records Coos County, Oregon.

SAVE AND EXCEPT from the Parcels A through E above property conveyed to Lavern and Dorothy Staman by Boundary Line Agreement and Bargain and Sale Deed, Recorded December 23, 1994, bearing Microfilm Reel No. 94-12-0935, Records Coos County, Oregon and Re-Recorded by Instrument, Recorded February 14, 1995, bearing Microfilm Reel No. 95-02-0426, Records Coos County, Oregon and Re-Recorded by Instrument, Recorded June 6, 1995, bearing Microfilm Reel No. 95-06-0205, Records Coos County, Oregon, Lying South of the Agreement line set forth in Instrument No. 94-12-0935, Re-Recorded 95-02-0426 and Re-Recorded 95-06-0205, Records Coos County, Oregon.

ALSO SAVE AND EXCEPT from any or all of Parcels A through E above property conveyed to Dora Cemetery Association by Instrument, Recorded October 11, 2000, bearing Microfilm Reel No. 2000-10690, Records Coos County, Oregon. PARCEL 34: T28-11-10 Tax Lot 800 (HAUGHAWOUT)

All of the NE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described Parcels:

Beginning at a 5/8 inch iron rod on the North-South Center-Line of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, from which the one-quarter corner between Sections 3 and 10 bears North 0° 15' West 693.12 feet; thence South 43° 48' 08" West 156.72 feet to a 5/8 inch iron rod; thence South 31° 53' 40" West 276.66 feet to a 5/8 inch iron rod which is within the right of way of a four wire power line; thence North 67° 41' 37" West 320.66 feet along the power line to a 5/8 inch iron rod; thence South 1° 05' 29" West 178.89 feet to a 5/8 inch iron rod; thence South 62° 16' 15" East 392.23 feet to a 5/8 inch iron rod in a South and East fence corner; thence South 89° 06' 22" East 209.86 feet to a 5/8 inch iron rod on the North-South Center-Line of Section 10; thence North 0° 15' East 590.93 feet along the said North-South Center-Line to the point of beginning.

ALSO SAVE AND EXCEPT the West 7.79 acres of the NE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.



**PARCEL 35: T26-12-28 Tax Lot 100 (WHEELER #1 AND PIERSON)**

Tract 1: Government Lots 3 and 4, the East 1/2 and the East 1/2 of the West 1/2 of Section 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Tract 2: Government Lots 1 and 2, Section 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING THEREFROM: Beginning at the Northwest corner Government Lot 1 of Section 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 736.5 feet; thence North 82° East 1563 feet, more or less, to a point on the East line of said Government Lot 1; thence North 520 feet, more or less, to the North line of said Government Lot 1; thence West along the North line of said Section 28 to the point of beginning.

SAVING AND EXCEPTING THEREFROM: Beginning at a 3 inch iron pipe marking the quarter corner between Sections 28 and 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 88° 27' 28" East 312.43 feet to a 5/8 inch rebar; thence North 59° 12' 06" West 361.62 feet to a 5/8 inch rebar; thence North 44° 22' 31" East 187.83 feet to a 5/8 inch rebar; thence North 6° 37' 22" East 169.90 feet to a 5/8 inch rebar; thence North 31° 15' 05" West 161.14 feet to a 5/8 inch rebar; thence North 76° 37' 28" West 541.10 feet to a 5/8 inch rebar; thence North 77° 42' 11" West 286.78 feet to a 5/8 inch rebar; thence South 35° 05' 26" West 241.14 feet to a 5/8 inch rebar; thence South 26° 08' 45" West 96.10 feet to a 5/8 inch rebar; thence South 18° 45' 16" West 274.99 feet to a 5/8 inch rebar at the approximate right of way boundary of Selander Road; thence Southerly along said right of way 456 feet, more or less, to the centerline of Selander Creek; thence Easterly along said creek centerline 1005 feet, more or less, to a point; thence leaving creek where it turns North, continuing an Easterly direction 8.0 feet, more or less, to a point on the East line of Section 29; thence North 2° 20' 00" East 260.00 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utility purposes over a strip of land 60 feet wide, the centerline of which is described as follows:

Beginning at a point on the East line of Section 29, in Township 29 South, Range 12 West of Willamette Meridian, Coos County, Oregon, said point being 281.52 feet South of the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 29; thence North 82° 46' West 480.13 feet to the beginning of a 572.96 foot radius curve left, the central angle of which is 13° 20' thence through said curve left for an arc distance of 133.33 feet; thence South 83° 54' West 66.22 feet to the beginning of a 572.96 foot radius curve right, the central angle of which is 15° 20'; thence through said curve right for an arc distance of 153.33 feet; thence North 80° 46' West 200 feet, more or less, to the County Road.

**PARCEL 36: T26-12-32 Tax Lot 100 (WILSON 7701)**

That portion of the NE 1/4 of the NE 1/4 of Section 32, Township 26 south, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying East of the Sumner-Fairview County Road No. 59 A and B.

SAVING AND EXCEPTING THAT PORTION of the NE 1/4 of the NE 1/4 of Section 32, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying West of the line surveyed by Sun Studs and described as follows: Beginning at a point on the Section line between Sections 29 and 32 a distance of 292.56 feet South 87° 13' 26" West of the corner for Sections 29, 32, 33 and 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 4° 45' 27" East 73.65 feet; thence South 29° 11' 23" West 74.21 feet; thence South 50° 38' 38" West 102.45 feet; thence South 34° 40' 08" West 147.89 feet; thence South 17° 26' 08" West 130.98 feet; thence South 1° 59' 52" East 92.08 feet; thence South 41° 14' 33" West 196.16 feet; thence South 50° 34' 48" West 288.41 feet to a point on the North right of way line of the Sumner-Fairview County Road No. 59 A and B.

**PARCEL 37: T26-12-33 Tax Lot 300 (WILSON 7702)**

The NW 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 38: T26-12-33 Tax Lot 201 (FREUDE)**

The NE 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCELS 39 & 40: T26-12-33 Tax Lot 800 AND 200 (FREUDE ADD'N)**

That portion of the SE 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying Northerly of the County Road.

**PARCELS 41 & 42: T26-12-29 Tax Lot 201 and Tax Lot 202 (PEIRSON)**

The SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING that portion of land lying West of Selander Road.

ALSO EXCEPTING FROM THE ABOVE PARCELS LAND DESCRIBED AS FOLLOWS:

Beginning at a 3 inch iron pipe marking the quarter Corner between Sections 28 and 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 88° 27' 28" East a distance of 312.43 feet to a 5/8 inch rebar; thence North 59° 12' 06" West a distance of 361.62 feet to a 5/8 inch rebar; thence North 44° 22' 31" East a distance of 187.83 feet to a 5/8 inch rebar; thence North 06° 37' 22" East a distance of 169.90 feet to a 5/8 inch rebar; thence North 31° 15' 05" West a distance of 161.14 feet to a 5/8 inch rebar; thence North 76° 37' 28" West a distance of 541.10 feet to a 5/8 inch rebar; thence North 77° 42' 11" West a distance of 286.78 feet to a 5/8 inch rebar; thence South 35° 05' 26" West a distance of 241.14 feet to a 5/8 inch rebar; thence South 26° 08'

45" West a distance of 96.10 feet to a 5/8 inch rebar; thence South 18° 45' 16" West a distance of 274.99 feet to a 5/8 inch rebar at the approximate right of way boundary of Selander Road; thence Southerly along said right of way 456.00 feet, more or less, to the centerline of Selander Creek; thence Easterly along said creek centerline, 1005.00 feet, more or less, to a point; thence leaving creek where it turns North, continuing an Easterly direction 8.00 feet, more or less, to a point on the East line of Section 29; thence North 02° 59' 14" East a distance of 260.00 feet to the point of beginning.

ALSO: Beginning 11.19 chains South of the Northeast corner of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence running South 82° West 31.50 chains to Catching Slough; thence South and East along the meander line of said slough to the South boundary of Government Lot 1 in said Section 29; thence East to the Section line between Sections 28 and 29; thence North to the place of beginning,

AND Government Lot 2 in Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPTING THEREFROM that portion of said Government Lot 2 that falls South of Selander Road.

**PARCEL 43: T26-12-33 Tax Lot 900 (NINA KENT)**

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT any portion lying or being within the public roadway.

**PARCEL 44: T25-12-07 Tax Lot 1400 (WEYCO 80)**

The SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 45: T25-12-07 Tax Lot 400 (WICKETT)**

The East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that property conveyed by Special Warranty Deed, Recorded August 30, 1977, bearing Microfilm Reel No. 77-08-14250, Records, Coos County, Oregon.

**PARCEL 46: T25-12-06C Tax Lot 601 (WICKETT)**

Beginning at the quarter corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 84° 21' 46" West 1965.73 feet; thence North 73° 18' 02" West 109.80 feet; thence North 32° 21' 11" West 111.76 feet; thence North 30° 52' 37" West 177.52 feet; thence North 11° 38' 54" West 164.81 feet; thence North 55° 14' 51" West 152.05 feet; thence North 49° 57' 31" East 410.50 feet; thence North 32° 26' 18" East 153.26 feet; thence North 30° 03' 07" East 56.47 feet; thence North 59° 33' 26" East 77.90 feet; thence North 70° 10' 14" East 116.94 feet; thence North 54° 33' 10" East 201.71 feet; thence South 80° 19' 41" East 561.30 feet; thence North 53° 38' 18" East 217.08 feet; thence South 56° 49' 42" East 323.64 feet; thence South 61° 26' 01" East 76.83 feet; thence South 31° 40' 40" East 282.93 feet; thence North 76° 01' 18" East 348.45 feet; thence South 4° 35' 22" East 637.77 feet to the point of beginning, being entirely within Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 47: T25-12-07 Tax Lot 1300 (WICKETT) AND LEASE LOT Tax Lot 1301 Legal Within (WICKETT FAA LEASE)**

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCEL 48: T25-12-07 Tax Lot 500 (WICKETT)**

The NW 1/4 (a portion also known as Government Lot 1), Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO SAVE AND EXCEPT the following described Parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1° 01' West 772.88 feet; thence North 46° 04' East 874.14 feet; thence South 59° 38' 30" East 205.68 feet; thence South 38° 24' East 353.88 feet; thence South 37° 38' East 303.97 feet; thence South 18° 27' 30" East 422.74 feet; thence South 39° 52' 30" East 710.21 feet; thence South 45° 06' West 374.90 feet; thence South 26° 48' West 30.00 feet; thence North 63° 12' West 61.19 feet; thence South 46° 50' West 294.03 feet to the North Bank of a creek; thence along the said North Bank on the following courses and distances: North 21° 53' West 124.60 feet; North 71° 07' West 231.68 feet; South 83° 01' West 134.74 feet; North 56° 51' West 162.48 feet; North 39° 07' West 100.07 feet; North 61° 18' West 77.15 feet; South 87° 30' West 119.79 feet; South 76° 29' West 166.43 feet; South 70° 20' West 128.49 feet; South 79° 22' West 109.51 feet; South 82° 47' West 69.75 feet; thence leaving said creek bank North 1° 09' East 391.28 feet, more or less, to the point of beginning.

ALSO SAVE AND EXCEPT the following described Parcel: Beginning at the Section corner common to Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian and Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 84° 44' 45" East 890.24 feet; thence South 56° 39' 59" West 517.59 feet; thence North 26° 10' 00" West 225.06 feet; thence South 70° 22' 00" West 59.67 feet; thence South 15° 36' 50" East 85.35 feet; thence South 7° 20' 10" West 193.28 feet; thence South 46° 08' 50" West 86.81 feet; thence South 84° 59' 20" West 60.00 feet; thence South 19° 24' 30" East 329.16 feet; thence North 87° 38' 20" West 189.35 feet; thence North 35° 36' 10" West 131.17 feet; thence North 1° 53' 26" West 556.54 feet to the point of beginning.

ALSO SAVE AND EXCEPT the following described Parcel: Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian and Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 70° 22' East 191.87 feet; thence South 28° 44' East, 56.90 feet; thence left on a 117.92 foot radius curve a distance of 158.93 feet, the chord of which bears South 67° 16' East 146.90 feet; thence South 56° 40' West 291.10 feet; thence North 26° 10' West 224.97 feet to the point of beginning.

ALSO SAVE AND EXCEPT: Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 70° 22' East 191.87 feet; thence North 28° 44' West 223.63 feet; thence South 83° 07' West 50.40 feet; thence South 16° 40' West 283.64 feet; thence North 70° 22' East 59.67 feet to the point of beginning.

ALSO SAVE AND EXCEPT: A Parcel of land located in the NW 1/4 of the NW 1/4 of Section 7 and the SW 1/4 of the SW 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and being a portion of that tract described bearing Microfilm Reel No. 79-5-9556, Records Coos County, Oregon, said Parcel being more specifically described as: Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Northwest corner of said Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 26° 10' 29" East 225.08 feet along the Westerly line of that Parcel described on Microfilm Reel No. 77-10-0627, Records Coos County, Oregon, to an iron pipe; thence South 59° 05' 28" West 179.43 feet to an iron rod on the East boundary of Golf Course Lane; thence along said East boundary of Golf Course Lane North 6° 35' 15" East 193.28 feet to an iron rod; thence along said East boundary of Golf Course Lane North 16° 21' 53" West 85.33 feet to an iron pipe; thence North 70° 16' East 60.06 feet to the point of beginning.

**PARCEL 49: T25-12-07 Tax Lot 2200 (WICKETT)**

The North 1/2 of the SW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described Parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1° 01' West 772.88 feet; thence North 46° 04' East 874.14 feet; thence South 59° 38' 30" East 205.68 feet; thence

South 38° 24' East 353.88 feet; thence South 37° 38' East 303.97 feet; thence South 18° 27' 30" East 422.74 feet; thence South 39° 52' 30" East 710.21 feet; thence South 45° 06' West 374.90 feet; thence South 26° 48' West 50.00 feet; thence North 63° 12' West 61.19 feet; thence South 46° 50' West 294.03 feet to the North bank of a creek; thence along the said North Bank on the following courses and distances: North 21° 53' West 124.60 feet; North 71° 07' West 231.68 feet; South 83° 01' West 134.74 feet; North 56° 51' West 162.48 feet; North 39° 07' West 100.07 feet; North 61° 18' West 77.15 feet; South 87° 30' West 119.79 feet; South 76° 29' West 166.43 feet; South 70° 20' West 128.49 feet; South 79° 22' West 109.51 feet; South 82° 47' West 69.75 feet; thence leaving said creek bank North 1° 09' East 391.28 feet, more or less, to the point of beginning.

ALSO SAVE AND EXCEPT: Property conveyed to Richard J. Patterson and Judy M. Patterson, husband and wife by Deed, Recorded August 11, 1981, bearing Microfilm Reel No. 81-3-3112, Records Coos County, Oregon.

**PARCEL 50: T25-12-07 Tax Lot 1201 (WICKETT)**

Beginning at an iron pipe on the North boundary of a 60 foot road right of way 453.41 feet South and 1522.32 feet East of the West quarter corner of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 45° 06' East 174.90 feet to the true point of beginning; thence continue North 45° 06' East 200 feet; thence North 39° 52' 30" West 710.21 feet; thence South 13° 59' 30" West 250 feet, more or less, to a point which bears North 39° 52' 30" West 580 feet, more or less, from the true point of beginning; thence South 39° 52' 30" East 580 feet, more or less, to the true point of beginning.

**PARCELS 52 & 53: T25-12-08 Tax Lot 600 and Tax Lot 800 (WILANCH WAY)**

The SE 1/4 of the SE 1/4 and the E 1/2 of the SW 1/4 of the SE 1/4 of Section 8, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCELS 54 & 55: T25-12-17 Tax Lot 100 and Tax Lot 900 (WILANCH WAY)**

The North 1/2 of the NE 1/4 and the NW 1/4 of the SW 1/4 of Section 17, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

**PARCELS 56 & 57: T25-12-18 Tax Lot 1200 and Tax Lot 800 (WILANCH WAY)**

The NE 1/4 of the NE 1/4 of the SE 1/4 and the South 1/2 of the NE 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO: That portion of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 18 lying within the following described property:

Beginning 4.53 chains North of the Southeast corner of the NE 1/4 of said Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line 4.53 chains; thence West along the Subdivision line to the Southwest corner of the SE 1/4 of the NE 1/4 of said Section 18; thence North 55° East 5.75 chains; thence East parallel with the Subdivision line above described to the point of beginning.

ALSO: Beginning at a point South 02° 17 1/2' West a distance of 227.25 feet from the Northwest corner of the NE 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 02° 17 1/2' West a distance of 439.75 feet; thence North 86° 26' East a distance of 283.72 feet; thence North 32° 12' West a distance of 498.41 feet to the point of beginning.

ALSO: Commencing at a point at extreme Northwest corner of land owned by Ira E. Wheeler and where such land joins land of C.C. Johnson located in Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, said point being 84 feet due East from intersection of County Road with North line of C.C. Johnson property and running thence practically due South along West line of said Ira E. Wheeler property for 1100 feet; thence in a Northwest direction along the top of ridge for a distance of 1,000 feet to the County Road; thence in a Northeast direction for a distance of 300 feet to where the County Road intersects the North property line of C.C. Johnson; thence in an Easterly direction for 84 feet to the point of beginning.

EXCEPTING THEREFROM all that portion thereof described as follows:

Beginning at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 02° 17 1/2' West a distance of 227.25 feet; thence North 32° 12' West a distance of 211.32 feet; thence North 53° 38' East a distance of 76.8 feet; thence North 86° 07' East a distance of 62.0 feet to the point of beginning.

**PARCELS 51, 58, 59 & 60: T25-12-06D Tax Lot 501 and T25-12-07 Tax Lot 100 (FREUDE RANCH & WICKETT 20)**

Beginning at a 5/8 inch iron rod which bears Northerly 921 feet +/- of the West East 1/64th corner between Sections 6 and 7, Township 25 South, Range 12 West, Willamette Meridian, Coos County, Oregon; thence North 14° 44' 16" East for 154.19 feet to a 5/8 inch iron rod; thence North 14° 44' 16" East for 41.95 feet to a 5/8 inch iron rod; thence along a 275.00 radius curve to the right (chord bears North 68° 29' 37" West 81.59 feet) 81.89 feet to a 5/8 inch iron rod; thence North 59° 57' 46" West for 78.43 feet to a 5/8 inch iron rod; thence along a 95.00 foot radius curve to the right (chord bears North 35° 28' 10" West 78.77 feet) 81.22 feet to a 5/8 inch iron rod; thence North 10° 58' 34" West for a 19.15 feet to a 5/8 inch iron rod; thence along a 497.18 foot radius curve to the left (chord bears North 16° 43' 34" West 99.62 feet) 99.79 feet to a 5/8 inch iron rod; thence along a 50.00 foot radius curve to the right (chord bears North 19° 52' 20" East 67.36 feet) 73.91 feet to a 5/8 inch iron rod; thence North 62° 13' 13" East for 312.92 feet to a 5/8 inch iron rod; thence along a 155.00 foot radius curve to the right (chord bears North 82° 16' 25" East 106.30 feet) 108.50 feet to a 5/8 inch iron rod; thence South 77° 40' 24" East for 80.36 feet to a 5/8 inch iron rod; thence along a 105.00 foot radius curve to the left (chord bears North 67° 31' 53" East 119.84 feet) 127.53 feet to a 5/8 inch iron rod; thence North 32° 44' 09" East for 15.66 feet to a point in the center of Kentuck Creek; thence

May 25, 2021

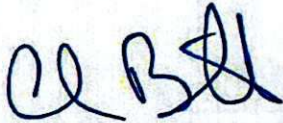
COOS COUNTY PLANNING  
250 N. BAXTER  
COQUILLE OR 97423.

**RE: Owner Authorization to Submit Application for a New Communications Facility in Coos County, Oregon**

To Whom It May Concern,

I, Chris Burnett, as representative for Lone Rock TT Landco, LLC (landowner) at 94694 Carlson Heights Lane, North Bend, OR, 97459, (Coos County Account no. 1000260700, Deed no. 2020-05730) hereby authorize Tilson Technology Management, Inc., ("Tilson") and PI Telecom Infrastructure, LLC, ("Parallel Infrastructure") to submit an Administrative Conditional Use application for a new communications facility on this property.

Respectfully,



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Chris Burnett, Controller-Real Estate  
Lone Rock Resources  
2323 Old Highway 995, Roseburg, OR 97470  
[cburnett@lrtc.com](mailto:cburnett@lrtc.com)  
541-673-0141 x 353



June 7, 2021

Coos County Planning Department  
ATTN: Crystal Orr  
250 N. Baxter  
Coquille, OR 97423

**RE: On behalf of PI Telecom Infrastructure, LLC, Tilson Technology Management Submits Application for New Communications Tower in Coos County, Oregon**

To Whom It May Concern,

Tilson Technology Management, Inc., ("Tilson") on behalf of PI Telecom Infrastructure, LLC, ("Parallel Infrastructure") requests that Coos County Planning and Zoning Division approve this Administrative Conditional Use application to place a new communication tower within Coos County for the purpose of supporting the proposed antennas in this application as well as to provide space for future collocations of other antennas. This new communications tower is proposed to provide better cellular coverage in the area.

The proposed tower is located at 94694 Carlson Heights Lane, North Bend, OR 97459. This parcel is owned by Lone Rock TT Landco, LLC ,(Coos County Account no. 1000260700, Deed no. 2020-05730). This parcel is zoned as Forest Land. Coos County Zoning and Land Development Ordinance ("CCZLDO") Section 4.6.100 identifies uses and activities that are allowed in the Forest zoning districts, as well as the standards of review that applies to each use. CCZLDO § 4.6.110, Table 1, Row 29 identifies "television, microwave, and radio communication towers and transmission facilities" as a use permitted in the Forest Land zoning district subject to the "Administrative Conditional Use" ("ACU") process. Pursuant to CCZLDO § 4.6.120(4)(h), approval of a communications tower under the Coos County Ordinance is therefore subject to the ACU process, specifically the standards outlined in § 4.6.120(5).

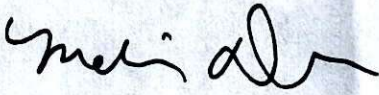
CCZLDO § 4.6.120(5) outlines the standards that a communications tower must comply with to be approved under the ACU process, and § 4.6.140 outlines the development and siting criteria. The Land Use Application form also outlines required attachments for the ACU application. In compliance with all requirements of the ACU application, we are providing the following attachments along with this application:

- Letter of Authorization to apply for this communications tower, signed by parcel owner
- Complete Land Use Application form
- Zoning Compliance Letter, which addresses:
  - Compliance with the Land Use Application form
  - Compliance with CCZLDO § 4.6.120(4)(h)
  - Compliance with CCZLDO § 4.6.120(5)
  - Compliance with CCZLDO § 4.6.140
- Construction Drawings
- The subject property's deed, which includes a land description

- Check in the amount of \$1480.00 in payment of the Land Use review fee

Should the County deem this application incomplete or require any additional information, please let us know as soon as possible.  
We look forward to working with you on this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Melanie Dorn". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Melanie Dorn  
Staff Attorney  
16 Middle St., Fourth Floor  
Portland, ME 04101  
mdorn@tilsontech.com  
508.789.1871