



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E. Second Street
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Thursday, April 21, 2022**
File No: PLA-21-042

Proposal: Request for a land use determination for a single Property Line Adjustment between two lawfully created units of land.

Applicant(s): Bradley Lake, LLC

Surveyor(s): Troy Rambo

Staff Planner: Crystal Orr, Planner I

Decision: Approved with Conditions. All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Tuesday, May 03, 2022**. Appeals are based on the applicable land use criteria. All land use reviews are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots and Parcels. Property Line Adjustments are subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.3 Property Line Adjustments.* **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

Property Information

	Property #1	Property #2
Account Numbers	1217100	1217115
Map Numbers	29S141800-01600	29S141800-01616
Property Owners	HIGHWAY 101 FARM, LLC. BEARER, BRUCE; AGT. 1707 PORT MARGATE PL NEWPORT BEACH, CA 92660-5323	BRADLEY LAKE LLC C/O BEARER, BRUCE C MANAGER 1707 PORT MARGATE PL NEWPORT BEACH, CA 92660-5323
Situs Addresses	53136 CHINA CRK RD BANDON, OR 97411	NO SITUS ADDRESS
Acreages	27.54 Acres	7.31 Acres
Zonings	FOREST (F)	FOREST (F)

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 225 N. Adams, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER**

This notice shall be posted from April 21, 2022 to May 3, 2022

215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application, staff report, and any conditions may be found at the following link: <https://www.co.coos.or.us/planning/page/applications-2021-2>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon; however, an appointment is required to be setup for viewing purposes. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Crystal Orr
Crystal Orr, Planner I

Date: Thursday, April 21, 2022 .

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Adjustment Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: PLA-21-042 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Comments

Exhibit F: Application

EXHIBIT "A"
CONDITIONS OF APPROVAL

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff. This is a tentative decision and will become final if the conditions of approval are completed correctly and any required survey maps and/or deeds are completed.

1. Shall comply with any requirements from Coos County Surveyor or Assessor's Office.
2. Map and Monuments Required:
 - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared; and
 - b. The survey map shall show all structures within ten (10) feet of the adjusted line; and
 - c. The survey shall establish monuments to mark the adjusted line; and
 - d. If a survey is required, the deed shall be recorded, and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
3. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required.
4. **Final approval** - The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met along with the deed and map, if required, have been provided along with the recording fee to the Planning Director a final determination will be made. the Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
 - a. **The following items shall be submitted to the Coos County Planning Department prior to one year of the tentative decision:**
 - i. A supplemental document explaining how all conditions of approval have been completed and the applicant is ready for a final determination; and
 - ii. The applicant or applicant's surveyor shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required as explained under the Surveyor's comments; and
 - iii. A deed following the exact format found in Figure 1 of Section 6.3.175.
 - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If revisions are required, the applicant and/or representative will be notified as soon as the revisions are identified. If there are no revisions required Staff will sign the map and route the map and deed on the Surveyor's Office for completion and recording along with the recording fee. If there is no Survey Map required Planning Staff will submit the deed to the County Clerk's Office with the fee to be recorded.

EXHIBIT "B"
VICINITY MAP



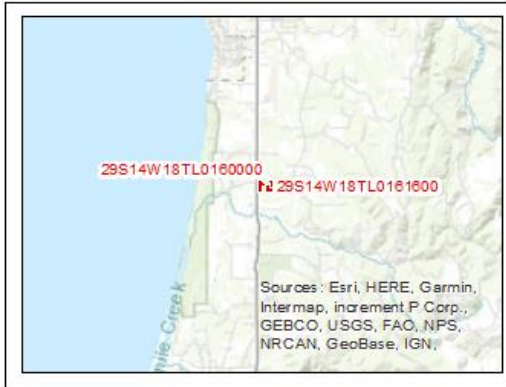
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: PLA-21-042

Owner: Highway 101 Farms, LLC/
Owner: Bradley Lake, LLC

Date: April 20, 2022

Location: Township 29S Range 14W
Section 18 TL 1600 & 1616

Proposal: Property Line Adjustment

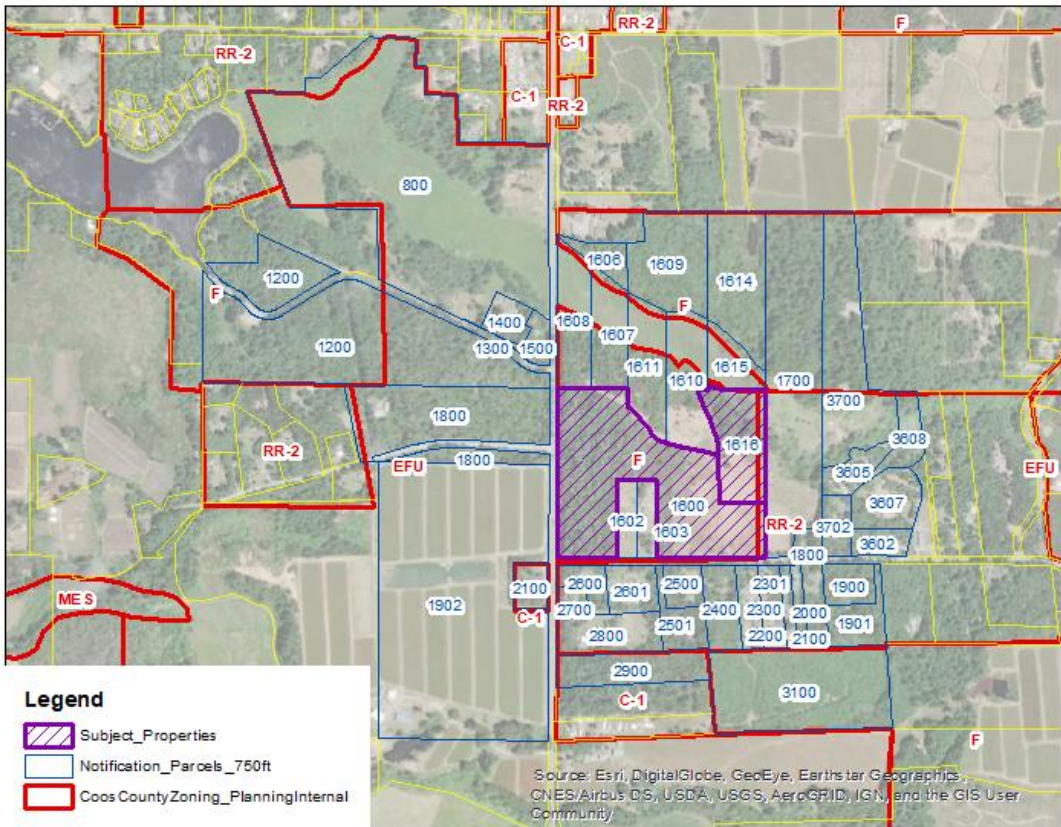
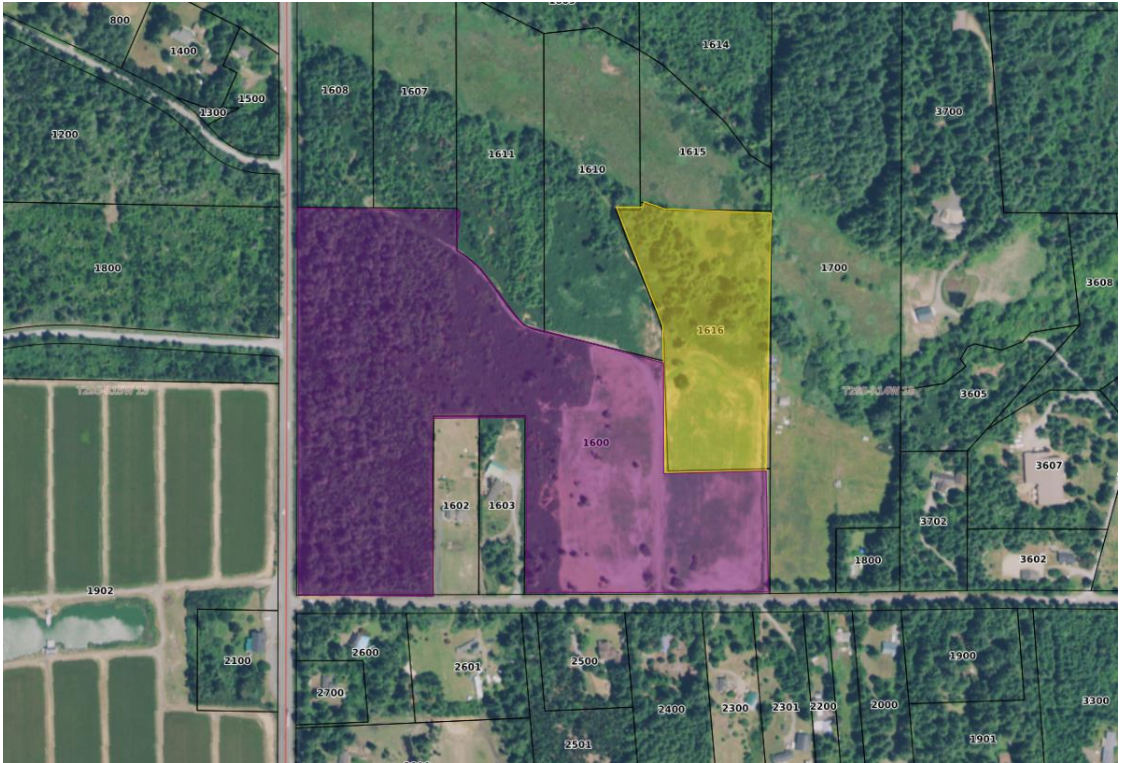


EXHIBIT "C"
BEFORE AND AFTER ADJUSTMENT MAPS
BEFORE:



AFTER:



**EXHIBIT “D”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

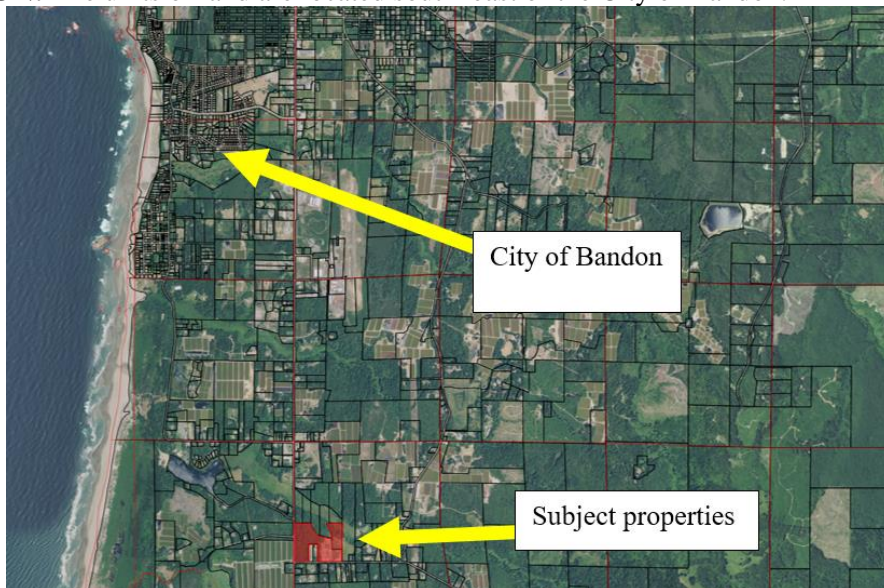
I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

- A. Proposal:** The proposal is a request for Planning Director Approval of a Property Line Adjustment between two lawfully created units of land to increase the size of tax lot 1616.
- B. BACKGROUND INFORMATION:** Currently, neither tax lot has development. Tax lot 1600 is being assessed as having a 1956 Single Family Dwelling, but the application states that neither parcel has any development, and the aerial photos show no sign of development.

Both tax lots were adjusted through a Property Line Adjustment (PLA-13-09) that gave the parcels their current configuration.

The current application was submitted on October 8, 2021 and deemed incomplete within the 30-day time frame (November 7, 2021) as Staff needed more information to process the request. The additional information was received, and the application was considered complete on December 15, 2021. The deemed complete process is explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

- C. LOCATION:** The units of land are located southeast of the City of Bandon.



- D. ZONING:** Both parcels are zoned Forest (F).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

Section 4.2.500 Resource Zones - Forest (F)

Forest (F) - The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses. The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

Forest Mixed Use (FMU)

The purpose of the Forest Mixed Farm-Forest Areas (“MU” areas) is to include land which is currently or potentially in farm-forest use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these “mixed use” areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993. If a use is only allowed in the mixed use zone it will be explained in the text. Otherwise the uses listed are allowed in both the Forest and Forest Mixed Use zones.

E. SITE DESCRIPTION AND SURROUNDING USES:

Tax lot 1600 currently consists of 27.54 acres, and tax lot 1616 consists of 7.31 acres. Both parcels are zoned Forest (F) and are surrounded by Rural Residential-2 (RR-2), Exclusive Farm Use (EFU) and Forest (F) zonings. The surrounding parcels appear to be used for residential, forestry and farm uses.

F. COMMENTS:

As part of the property line adjustment the only comments requested were from the County Surveyor and Assessor’s Office. The Coos County Surveyor Mike Dado commented on October 13, 2021 *“I have no objections to this proposed Property Line Adjustment. The new line will need to be monumented. The map submitted by Mulkins & Rambo needs to be drawn to scale, which is an ordinance requirement. When I receive the new map, I am sure to have some additional comments.”* The Coos County Assessor’s Office did not provide comments. As a condition of approval all requirements from the Surveyor’s Office and Assessor’s Office shall be complied with to ensure the maps and deeds are compliant with the CCZLDO and ORS 92.

II. GENERAL PROPERTY COMPLIANCE

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance.

FINDINGS: Staff has reviewed the property history and the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties noncompliant.

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means:

- 1. The unit of land was created:*
 - a. Through an approved or pre-ordinance plat;*
 - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
 - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*

- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.

FINDING: Both tax lots are lawfully created pursuant to 6.1.125.1.b by a prior land use decision (PLA-13-09).

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a Single Property Line Adjustment between two (2) lawfully created units of land. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.3 Property Line Adjustments.

B. Criteria and standards for Property Line Adjustments

• **SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:**

As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action unless the application is required to correct an encroachment. In that circumstance the only applicable criteria is Sections 6.3.125.1, 6.3.150 and 6.3.175. Encroachments do not require notice.

• **SECTION 6.3.125 PROCEDURE:**

1. An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:
 - a. Reason for the line adjustment;
 - b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;
 - c. A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;
 - d. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of this requirement if the property is large and does not have a lien holder.
 - d. A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.

FINDING: The application was received on October 8, 2021 and was deemed incomplete on November 7, 2021 due to missing information. On December 15, 2021 staff received the additional information and the application was considered complete. A map

showing the adjustment was submitted. A property report for both units of land was not received, Troy Rambo submitted a letter asking staff to waive the title report requirement stating he researched the properties and neither parcel has a lien.

Therefore, all criteria have been satisfied.

2. *A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:*
 - a. *No parcel is reduced in size contrary to a condition under which it was formed;*
 - b. *The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming); and*
 - c. *Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).*

FINDING: Both Parcels are zoned Forest (F), which has a minimum lot size of 80 acres. There are no conditions under which they were formed that cause a compliance issue. The land use pattern will remain the same as both tax lots are under the minimum lot size (non-conforming) and will remain so after the adjustment. Tax lot 1600 will be reduced from 34.82 acres to 31.6 acres. Tax lot 1616 will gain acreage from 7.32 acres to 10.46 acres. However, this will not change the conformance status of the properties.

Therefore, this request complies with the criteria under this section.

3. *An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.*

FINDING: This adjustment will not create an encroachment. Therefore, this request complies with this criterion under this section.

4. *A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.*

FINDING: Neither parcel will be reduced to less than an acre. Therefore, this request complies with the criteria under this section.

5. *In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.*
 - a. *A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
 - b. *A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*

- c. *A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.*

FINDING: This adjustment is not to qualify either unit of land for a dwelling. Therefore, this criterion does not apply.

6. *Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.*

FINDING: The parcels are both Forest (F) zoned; therefore, this criterion has been met.

• **SECTION 6.3.150 EASEMENTS AND ACCESS:**

A line adjustment shall have no effect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected, then an easement may be created for access to comply with this criterion.

FINDING: There will be no effect on existing easements. Therefore, this criterion has been met.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

FINDING: The proposal does not include any type of earth moving or structural development; therefore, even if the property was in a Special Development Consideration and/or Overlay Zone it would not be required to be addressed.

IV. DECISION:

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

V. EXPIRATION:

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit “A” of this report once the appeal period has expired and an appeal has not be filed.

VI. NOTICE REQUIREMENTS:

A notice of decision is mailed to property owners within 750 feet of the subject properties, applicant and applicant's surveyor. Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record. A Notice of Decision and Staff Report is emailed to the following: Applicants/Owners, Department of Land Conservation and Development, Planning Commission, and Board of Commissioners, County Surveyor and Assessor's Office.

EXHIBIT "E"
COMMENTS



COOS COUNTY SURVEYOR

250 N. Baxter Street, Coquille, Oregon 97423

Michael L. Dado

541-396-7586

Email coosurvey@co.coos.or.us

October 13, 2021

PLA-21-042
Bradley Lake LLC
29-14- 18; TL 1616
Highway 101 Farms LLC
29-14- 18; TL 1600

Crystal,

I have no objections to this proposed Property Line Adjustment. The new line will need to be monumented. The map submitted by Mulkins & Rambo needs to be drawn to scale, which is an ordinance requirement. When I receive the new map I am sure to have some additional comments. I have nothing further at this time.

Very truly yours

Michael L. Dado

**Exhibit F
Application**



PROPERTY LINE ADJUSTMENT
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 PHONE: 541-396-7770

FILE NUMBER: PLA-21-042

Date Received: 10/8/21 Receipt #: 101507919 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) Bradley Lake, LLC - Bruce Bearer, Manager

Mailing address: 1707 Port Margate, Newport Beach, CA 92660

Phone: _____ Email: bbearer@mac.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
29S 14W 18 Select Select 1616

Tax Account Number(s): 1217115 Zone: Select Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 7.32 Acreage After the Adjustment 10.46

B. Land Owner(s) Highway 101 Farms, LLC - Bruce Bearer, Agent

Mailing address: 1707 Port Margate, Newport Beach, CA 92660

Phone: _____ Email: bbearer@mac.com

Township: Range: Section: ¼ Section: 1/16 Section:
29S 14W 18 Select Select 01600

Tax Account Number(s) 1217100 Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 34.82 Acreage After the Adjustment 31.68

C. Surveyor Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

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](#)

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

The purpose is to reconfigure the parcels. Note the subject properties are vacant.

- A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.
- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
1. Within Farm and Forest at least within 30 feet of the property boundaries.
 2. Within Rural Residential at least 10 feet of the property boundaries.
 3. Within Controlled Development at least within 20 feet of the boundaries.
 4. Within Estuary Zones at least within 10 feet of the boundaries.
 5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

- A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: No Lien Holder

Property 2: No Lien holder

Please answer the following:

- | | | |
|--|------------------------------|--|
| Will the adjustment create an additional Unit of land? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 2 currently meet the minimum parcel/lot size? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

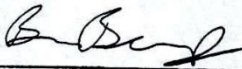
- Was property one created through a land division? Yes No
- Was property two created through a land division? Yes No
- Are there structures on the property? Yes No
- If there are structures please provide how far they are in feet from the adjusted boundary line:
N/A
- Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer
- Is property one going to result in less than an acre and contain a dwelling? Yes No
- Is property two going to result in less than an acre and contain a dwelling? Yes No
- Is one or both properties zoned Exclusive Farm Use or Forest? Yes No
- Will the property cross zone boundaries? If so, a variance request will be required. Yes No
- Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner



AFTER RECORDING RETURN TO
AND SEND TAX NOTICES TO:
Highway 101 Farm, LLC
Bruce Bearer, Member
1707 Port Margate Pl
Newport Beach, CA 92660

GRANTOR:
National Credit Union Administration Board,
acting in its capacity as Liquidating Agent for
Chetco Federal Credit Union
4807 Spicewood Springs Road, Suite 5100
Austin, TX 78759-8490

GRANTEE:
Highway 101 Farm, LLC
Bruce Bearer, Member
1707 Port Margate Pl
Newport Beach, CA 92660

AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

7777

QUITCLAIM DEED


The National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union pursuant to its authority under 12 U.S.C. § 1751 et seq., ("Grantor"), with a place of business at 4807 Spicewood Springs Road, Suite 5100, Austin, Texas 78759-8490, hereby quitclaims to Highway 101 Farm, LLC ("Grantee"), whose address is 1707 Port Margate Pl, Newport Beach, CA 92660 for the consideration of Two Hundred Fifty Five Thousand Dollars and NO/100 DOLLARS (\$255,000.00) the following tract of land in Curry County, Oregon:

See Attached Exhibit "A"

MAP No's : T29 R14 S18 TL's: 1600, 1606, 1607, 1608, 1609, 1610, 1611, 1614, 1615, 1616
Tax Account No.'s: 1217100, 1217190, 1217107, 1217108, 1217109, 1217110, 1217111, 1217112, 1217113, 1217114, 1217115

IN WITNESS WHEREOF, the said National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union, has caused these presents to be signed, acknowledged and delivered this 13th day of MARCH 2013.

NATIONAL CREDIT UNION ADMINISTRATION
BOARD, ACTING IN ITS CAPACITY AS
LIQUIDATING AGENT FOR CHETCO FEDERAL
CREDIT UNION

By: 
John Monk
Agent for the Liquidating Agent

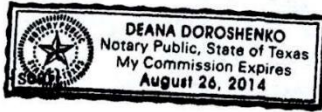
COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$81.00
L 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

03/14/2013 03:54:58PM
PAGE 1 OF 3

2013 2353

STATE OF TEXAS
COUNTY OF TRAVIS }

In the City of Austin in said County, on this the 13th day of MARCH, 2013, before me personally appeared the above named John Monk, as Agent for the National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed, in his said capacity, and the free act and deed of the said National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union.



A handwritten signature in black ink, appearing to read "Deana Doroshenko".

Notary Public

Printed Name: Deana Doroshenko
Commission Expires: August 26, 2014

Unofficial
Copy

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$81.00

03/14/2013 03:54:58PM
PAGE 2 OF 9

2013 2353

EXHIBIT "A"

PARCEL 1

Beginning at a point North 89°01' East 1,128.8 feet from the Southwest corner of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 89°01' East 435.00 Feet on the South line of the North 1/2 of the South 1/2 of said Section 18; thence North 2,590.87 feet to a point on the North line of the South 1/2 of the North 1/2 of said Section 18; thence North 89° 56' West 435.0 feet; thence South 2,598.83 feet to the point of beginning.

EXCEPTING any portion of the above described parcel lying within the boundaries of US Highway 101 or Two Mile County Road.

ALSO SAVE AND EXCEPT therefrom, Parcels 1, 2 and 3 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

ALSO SAVE AND EXCEPT therefrom any portion conveyed by Property Line Adjustment Deed recorded September 17, 2008 as Instrument No. 2008-9673, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Final Partition Plat 2008 #17; thence South 0°00' 00 " West a distance of 126.65 feet to the centerline of China Creek Road, a private easement; thence along said centerline South 62°25' 33" East a distance of 11.82 feet to a point; thence along a 300.00 foot radius curve right through a central angle of 26° 17' 34" an arc distance of 137 .67 feet to a point; thence South 36°07' 59" East a distance of 154.81 feet to a point; thence along a 125.00 foot radius curve left through a central angle of 40°03' 51" an arc distance of 87.41 feet to a point; thence South 76° 11' 50" East a distance of 254.41 feet to a point; thence leaving said easement centerline South 76°11' 49" East a distance of 175.59 feet to a 5/8 inch rebar in the center of an unnamed 50 foot easement; thence along said centerline North 0° 15' 43" West a distance of 37.12 feet to a point; thence along a 320.00 foot radius curve left through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence North 22° 15' 39" West a distance of 215.65 feet to a point; thence along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.86 feet, more or less, to the South line of Parcel 3 of said Final Partition Plat 2008 #17; thence North 89° 15' 01" West along said South line a distance of 528.56 feet, more or less, to the point of beginning.

ALSO:

Beginning at a point North 89°01' East 527.9 feet from the Southwest corner of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 89°01' East 600.9 feet; thence North 2,598.83 to a point on the North line of the South 1/2 of the North 1/2 of said Section 18; thence North 89°56' West 600 feet ; thence South 2,609.84 feet to the point of beginning.

EXCEPTING from the above described parcel those tracts of land identified as Parcels 2 and 3 on Minor Land Partition Recorded October 13, 1983 bearing Microfilm Reel No. 83-4-2336, Coos County Deed Records.

ALSO EXCEPTING any portion of the above described parcel lying within the boundaries of US Highway 101 or Two Mile County Road.

ALSO SAVE AND EXCEPT that property conveyed by deed recorded September 23, 1988 bearing Microfilm Reel No. 88-9-1464, Records of Coos County, Oregon, more particularly described as follows:

A parcel of land beginning at a point 430 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point also being the Northeast corner of that property owned by Pacific Community Church Inc.; thence East 225 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 18; thence South 225 feet parallel to the West line of said Section 18; thence West 225 feet parallel to the North line of the SW 1/4 of the NW 1/4 of said

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$81.00

03/14/2013 03:54:58PM
PAGE 3 OF 9

2013 2353

EXHIBIT "A"
(Continued)

Section 18 to the Southeast corner of that property owned by Pacific Community Church Inc.; thence North along the East boundary line of a parcel owned by Pacific Community Church, Inc. to the point of beginning.

ALSO SAVE AND EXCEPT therefrom, Parcels 1, 2 and 3 of Final Partition Plat 2008 #17, CAB C-590 Recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

ALSO SAVE AND EXCEPT therefrom any portion conveyed by Property Line Adjustment Deed recorded September 17, 2008 as Instrument No. 2008-9673, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Final Partition Plat 2008 #17; thence South 0°00' 00" West a distance of 126.65 feet to the centerline of China Creek Road, a private easement; thence along said centerline South 62°25' 33" East a distance of 11.82 feet to a point; thence along a 300.00 foot radius curve right through a central angle of 26° 17' 34" an arc distance of 137.67 feet to a point; thence South 36°07' 59" East a distance of 154.81 feet to a point; thence along a 125.00 foot radius curve left through a central angle of 40°03' 51" an arc distance of 87.41 feet to a point; thence South 76° 11' 50" East a distance of 254.41 feet to a point; thence leaving said easement centerline South 76° 11' 49" East a distance of 175.59 feet to a 5/8 inch rebar in the center of an unnamed 50 foot easement; thence along said centerline North 0°15' 43" West a distance of 37.12 feet to a point; thence along a 320.00 foot radius curve left through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence North 22°15' 39" West a distance of 215.65 feet to a point; thence along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.86 feet, more or less, to the South line of Parcel 3 of said Final Partition Plat 2008 #17; thence North 89°15' 01" West along said South line a distance of 528.56 feet, more or less, to the point of beginning.

ALSO:
Beginning at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 89°01' East 527.9 feet; thence North 2,609.8 feet; thence North 89°56' West 527.9 feet to a 3/4 X 30 inch iron pipe; thence South 2,619.5 feet to the point of beginning.

EXCEPTING any portion of the above described parcel lying within the boundaries of the US Highway 101 or Two Mile County Road.

SAVE AND EXCEPT therefrom that property conveyed by Deed recorded June 24, 1963 in Book 301, Page 675, Deed Records of Coos County, Oregon, more particularly described as follows:

A parcel of land beginning 170 feet South and 30 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North, parallel to the Section line to a point 30 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18; thence East along the North line of the SW 1/4 of the NW 1/4 of Section 18, a distance of 400 feet; thence South 225 feet parallel to the West line of Section 18, thence West 200 feet parallel to the North line of the SW 1/4 of the NW 1/4 of Section 18; thence Northwest 202 feet, more or less, to the point of beginning, all in Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING from the above described parcel those tracts of land identified as Parcels 2 and 3 on Minor Land Partition Recorded October 13, 1983 bearing Microfilm Reel No. 83-4-2336, Coos County Deed Records.

ALSO SAVE AND EXCEPT that property conveyed by deed recorded September 23, 1988 bearing Microfilm Reel No. 88-9-1464, Records of Coos County, Oregon, more particularly described as follows:

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$61.00

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PAGE 4 OF 9

2013 2353

EXHIBIT "A"
(Continued)

A parcel of land beginning at a point 430 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point also being the Northeast corner of that property owned by Pacific Community Church Inc.; thence East 225 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 18; thence South 225 feet parallel to the West line of said Section 18; thence West 225 feet parallel to the North line of the SW 1/4 of the NW 1/4 of said Section 18 to the Southeast corner of that property owned by Pacific Community Church Inc.; thence North along the East boundary line of a parcel owned by Pacific Community Church, Inc. to the point of beginning.

ALSO SAVE AND EXCEPT therefrom Parcels 1, 2 and 3 of Final Partition Plat 2008 #14, CAB C-587 Recorded June 17, 2008, as Instrument No. 2008-6247, corrected by instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 2:

Parcel 3 of Final Partition Plat 2008 #14, CAB C-587 filed and recorded June 17, 2008 as Instrument No. 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

ALSO with that portion of Parcel 2 of said Plat that was conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as Instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 3 of said partition thence North 0°03' 00" West along the boundary of Parcel 2 a distance of 572.40 feet to a point; thence South 51°12' 26" East a distance of 13.15 feet to a 5/8 inch rebar; thence South 47°24' 34" East a distance of 297.78 feet to a 5/8 inch rebar; thence leaving said boundary South 1°09' 50" East a distance of 479.29 feet to a point on the South line of said Parcel 2; thence North 64°04' 13" West along the line common with Parcels 2 and 3 a distance of 453.21 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that portion conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as Instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of said Partition, thence South 0°00' 00" West a distance of 343.00 feet to a 5/8 inch rebar; thence North 89°15' 01" West a distance of 248.79 feet to a 5/8 inch rebar; thence North 1°09' 50" West a distance of 422.02 feet to a point on the line between Parcels 2 and 3; thence South 64°04' 13" East along the common line of Parcels 2 and 3 a distance of 186.65 feet to a 5/8 inch rebar; thence South 89°37' 56" East a distance of 89.50 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, filed and recorded June 17, 2008, CAB C-587 as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 3:

Parcel 1 of Final Partition Plat 2008 #14, CAB C-587 filed and recorded June 17, 2008 as Instrument No. 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$81.00

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PAGE 5 OF 9

2013 2353

EXHIBIT "A"
(Continued)

filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 4:

Parcel 2 of Final Partition Plat 2008 #14, CAB C-587 filed and recorded June 17, 2008 as Instrument No. 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

SAVE AND EXCEPT that portion of Parcel 2 of said Plat that was conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as Instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 3 of said partition thence North 0°03' 00" West along the boundary of Parcel 2 a distance of 572.40 feet to a point; thence South 51°12' 26" East a distance of 13.15 feet to a 5/8 inch rebar; thence South 47°24' 34" East a distance of 297.78 feet to a 5/8 inch rebar; thence leaving said boundary South 1°09' 50" East a distance of 479.29 feet to a point on the South line of said Parcel 2; thence North 64°04' 13" West along the line common with Parcels 2 and 3 a distance of 453.21 feet, more or less, to the point of beginning.

ALSO WITH that portion conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as Instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of said Partition, thence South 0°00' 00" West a distance of 343.00 feet to a 5/8 inch rebar; thence North 89°15' 01" West a distance of 248.79 feet to a 5/8 inch rebar; thence North 1°09' 50" West a distance of 422.02 feet to a point on the line between Parcels 2 and 3; thence South 64°04' 13" East along the common line of Parcels 2 and 3 a distance of 186.65 feet to a 5/8 inch rebar; thence South 89°37' 56" East a distance of 89.50 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 5:

Parcel 1 of Final Partition Plat 2008 #17, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 6:

Parcel 2 of Final Partition Plat 2008 #17, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

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COOS COUNTY CLERK, OREGON
TERRI L. TURTI, COO, COUNTY CLERK
TOTAL \$81.00
COOS COUNTY CLERK, OREGON

03/14/2013 03:54:58PM
PAGE 6 OF 9

2013 2353

EXHIBIT "A"
(Continued)

SAVE AND EXCEPT from said Parcel 2 of said Plat, that portion conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 2 of said Final Partition Plat 2008 #17; thence North 0°0'00" West a distance of 372.00 feet to a 5/8 inch rebar; thence South 75°58'13" East a distance of 100.92 feet to a 5/8 inch rebar; thence South 66°45'45" East a distance of 230.11 feet to a 5/8 inch rebar; thence South 1°07'59" West a distance of 336.96 feet to a 5/8 inch rebar; thence North 83°58'42" West a distance of 88.46 feet to a 5/8 inch rebar; thence North 82°00'29" West a distance of 114.14 feet to a 5/8 inch rebar; thence North 57°39'14" West a distance of 53.87 feet to a 5/8 inch rebar; thence North 38°26'14" West a distance of 70.50 feet, more or less, to the point of beginning.

ALSO WITH that property that was conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch rebar at the Southeast corner of Parcel 2 of said Final Partition Plat 2008 #17; thence South 0°00'00" West a distance of 25.91 feet to a 5/8 inch rebar; thence North 89°15'01" West a distance of 72.00 feet to the centerline of a 50 foot easement; thence following said centerline along a 2200.00 foot radius curve right through a central angle of 3°47'58" an arc distance of 145.88 feet to a point; thence South 22°15'39" East a distance of 215.65 feet to a point; thence along a 320.00 foot radius curve right through a central angle of 21°59'56" an arc distance of 122.87 feet to a point; thence South 0°15'43" East a distance of 37.12 feet to a 5/8 inch rebar; thence leaving said centerline North 76°11'49" West a distance of 175.59 feet to a point in the centerline of China Creek Road; thence along said centerline North 76°11'50" West a distance of 254.41 feet to a point; thence leaving said centerline North 13°48'10" East a distance of 25.00 feet to a 5/8 inch rebar; thence North 0°45'56" East a distance of 603.44 feet to a 5/8 inch rebar on the South line of said Parcel 2; thence South 62°09'58" East along the line common with Parcels 2 and 3 a distance of 190.93 feet to a 5/8 inch rebar; thence South 46°15'06" East a distance of 90.48 feet to a 5/8 inch rebar; thence South 49°52'05" East a distance of 99.33 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 7:

Parcel 3 of Final Partition Plat 2008 #17, CAB C-590, filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

ALSO WITH that portion of Parcel 2 that portion conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 2 of said Final Partition Plat 2008 #17; thence North 0°0'00" West a distance of 372.00 feet to a 5/8 inch rebar; thence South 75°58'13" East a distance of 100.92 feet to a 5/8 inch rebar; thence South 66°45'45" East a distance of 230.11 feet to a 5/8 inch rebar; thence South 1°07'59" West a distance of 336.96 feet to a 5/8 inch rebar; thence North 83°58'42" West a distance of 88.46 feet to a 5/8 inch rebar; thence North 82°00'29" West a distance of 114.14 feet to a 5/8 inch rebar; thence North 57°39'14" West a distance of 53.87 feet to a 5/8 inch rebar; thence North 38°26'14" West a distance of 70.50 feet, more or less, to the point of beginning.

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$91.00

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PAGE 7 OF 9

2013 2353

EXHIBIT "A"
(Continued)

ALSO WITH any portion conveyed by Property Line Adjustment Deed recorded September 17, 2008 as Instrument No. 2008-9673, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Final Partition Plat 2008 #17; thence South 0°00' 00" West a distance of 126.65 feet to the centerline of China Creek Road, a private easement; thence along said centerline South 62°25' 33" East a distance of 11.82 feet to a point; thence along a 300.00 foot radius curve right through a central angle of 26° 17' 34" an arc distance of 137.67 feet to a point; thence South 36°07' 59" East a distance of 154.81 feet to a point; thence along a 125.00 foot radius curve left through a central angle of 40°03' 51" an arc distance of 87.41 feet to a point; thence South 76° 11' 50" East a distance of 254.41 feet to a point; thence leaving said easement centerline South 76° 11' 49" East a distance of 175.59 feet to a 5/8 inch rebar in the center of an unnamed 50 foot easement; thence along said centerline North 0°15' 43" West a distance of 37.12 feet to a point; thence along a 320.00 foot radius curve left through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence North 22°15' 39" West a distance of 215.65 feet to a point; thence along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.86 feet, more or less, to the South line of Parcel 3 of said Final Partition Plat 2008 #17; thence North 89° 15' 01" West along said South line a distance of 528.56 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that property that was conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch rebar at the Southeast corner of Parcel 2 of said Final Partition Plat 2008 #17; thence South 0°00' 00" West a distance of 25.91 feet to a 5/8 inch rebar; thence North 89°15' 01" West a distance of 72.00 feet to the centerline of a 50 foot easement; thence following said centerline along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.88 feet to a point; thence South 22°15' 39" East a distance of 215.65 feet to a point; thence along a 320.00 foot radius curve right through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence South 0°15' 43" East a distance of 37.12 feet to a 5/8 inch rebar; thence leaving said centerline North 76°11' 49" West a distance of 175.59 feet to a point in the centerline of China Creek Road; thence along said centerline North 76°11' 50" West a distance of 254.41 feet to a point; thence leaving said centerline North 13°48' 10" East a distance of 25.00 feet to a 5/8 inch rebar; thence North 0° 45' 56" East a distance of 603.44 feet to a 5/8 inch rebar on the South line of said Parcel 2; thence South 62°09' 58" East along the line common with Parcels 2 and 3 a distance of 190.93 feet to a 5/8 inch rebar; thence South 46°15' 06" East a distance of 90.48 feet to a 5/8 inch rebar; thence South 49°52' 05" East a distance of 99.33 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 8:

Parcel 1 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #17 Final Partition Plat, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 28, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$81.00
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD.

03/14/2013 03:54:58PM
PAGE 8 OF 9

2013 2353

EXHIBIT "A"
(Continued)

No. 2008-11421, Records of Coos County, Oregon.

PARCEL 9:

Parcel 2 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #17 Final Partition Plat, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 28, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

PARCEL 10:

Parcel 3 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #17 Final Partition Plat, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 28, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

TOGETHER WITH AN easement as granted on 2008 #23 Final Partition Plat, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

FDOR0553.rdw

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$81.00
11000 0000 0000 0000 0000 0000 0000 0000 0000 0000

03/14/2013 03:54:58PM
PAGE 9 OF 9

2013 2353

Coos County, Oregon **2021-09911**
\$96.00 Pgs=3 09/01/2021 10:01 AM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING, RETURN TO:
BRADLEY LAKE, LLC
C/O Bruce C. Bearer, Manager
1707 Port Margate Place
Newport Beach, CA 92660

SEND TAX STATEMENTS TO:
BRADLEY LAKE, LLC
C/O Bruce C. Bearer, Manager
1707 Port Margate Place
Newport Beach, CA 92660

"Recorded by Ticor Title Company as an accommodation only. NO liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document."

BARGAIN AND SALE DEED

Highway 101 Farm, LLC ("Grantor"), conveys to **Bradley Lake, LLC** ("Grantee"), the following described real property (the "Property"):

(Tax Lot 1616 – 29S 14W 18)

SEE ATTACHED LEGAL DESCRIPTION - **EXHIBIT "A"**

The true consideration for this conveyance is \$-0- (Zero Dollars) to change vesting.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 31 day of August, 2021.

Highway 101 Farm, LLC

By: Bruce C. Bearer
Bruce C. Bearer, Manager

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on Aug 31, 2021,
by Bruce Bearer, Manager of Highway 101 Farm, LLC.



Lisa Summa
Notary Public of Oregon

My Commission expires: 1.17.2022

EXHIBIT "A"

LEGAL DESCRIPTION

(Tax Lot 1616 – 29S 14W 18)

A parcel of land located in the S1/2 of the NW1/4 and the N1/2 of the SW1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar at the Southeast corner of Parcel 3 of Partition 2008 #23, CAB C-596, Records of Coos County, Oregon, thence S89°15'01"E a distance of 320.16 feet to a 5/8" rebar; thence S89°15'01"E a distance of 4.00 feet to a point; thence S0°01'07"W a distance of 829.58 feet to a point; thence S88°24'43"W a distance of 340.06 feet to the centerline of China Creek Road (a private easement); thence N0°15'43"E along said centerline a distance of 393.00 feet to a point; thence along a 320.00 ft. radius curve left through a central angle of 21°59'56" an arc distance of 122.87 feet to a point; thence N22°15'39"W a distance of 215.65 feet to a point; thence along a 2200.00 ft. radius curve left through a central angle of 3°47'58" an arc distance of 145.88 feet to a point; thence S89°15'01"E a distance of 72.00 feet to a 5/8" rebar at the Southwest corner of said Parcel 3; thence N0°00'00"E a distance of 25.91 feet; thence S73°56'47"E a distance of 70.17 feet to a 5/8" rebar; thence S79°38'57"E a distance of 44.28 feet to the point of beginning.

Together with any easements of record.

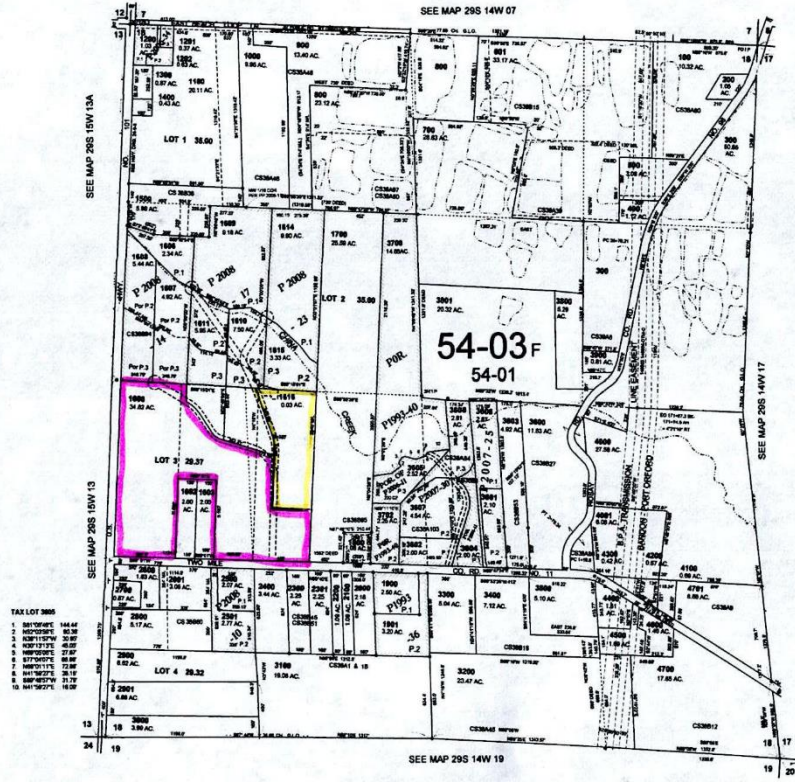
SECTION 18 T29S R14W W.M.
COOS COUNTY
1" = 400'

29S 14W 18

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

CANCELLED NO.

- 1600M1
- 600
- 1101
- 602
- 1101
- 3701
- 1601
- 1102
- 4702
- 3703
- 3602
- 1612
- 1613
- 1701
- 1604
- 1605
- 1617
- 1618
- 4003



BEFORE ADJUSTMENT

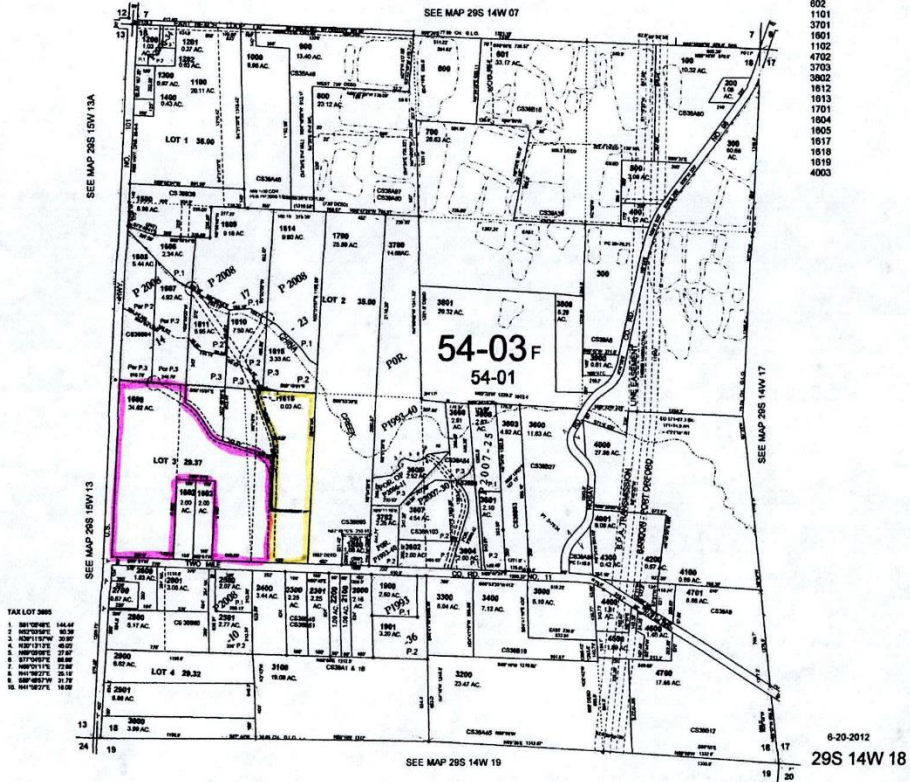
SECTION 18 T29S R14W W.M.
COOS COUNTY
1" = 400'

29S 14W 18

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED NO.

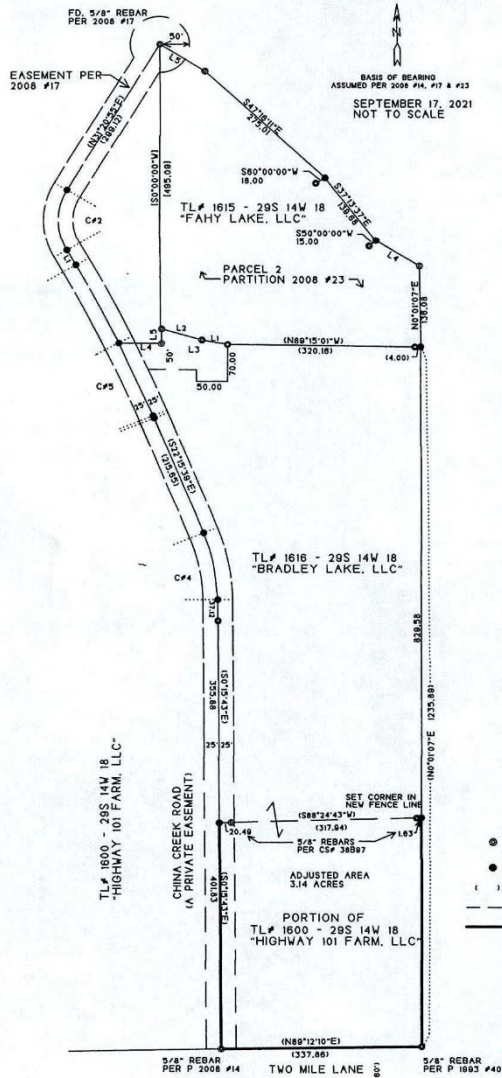
- 1600M1
- 600
- 602
- 1101
- 3701
- 1601
- 1102
- 4702
- 3703
- 3802
- 1612
- 1613
- 1701
- 1504
- 1605
- 1617
- 1618
- 1619
- 4003



AFTER ADJUSTMENT

PROPERTY LINE ADJUSTMENT SURVEY - LOCATED IN THE W1/2 OF SECTION 18, T.29S., R.14W., W.M., COOS COUNTY, OREGON

COOS COUNTY SURVEYOR
 DATE RECEIVED: _____
 DATE ACCEPTED/FILED: _____
 COOS COUNTY SURVEYOR



PREPARED FOR:
 BRUCE BEARER, MANAGER OF
 HIGHWAY 101 FARM, LLC
 BRADLEY LAKE, LLC
 FAHY LAKE, LLC
 1707 PORT MARGATE PLACE
 NEWPORT BEACH, CA 92660

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 TROY J. RAMBO
 2885

RENEWAL 12-31-2022

RECORD EASEMENT
 CENTERLINE CURVE DATA

- C#2 R = 105.00
 D = 24°34'03"
 Δ = 81°18'49"
 L = 112.30
 LC = N0°42'33"W
 107.02
- C#4 R = 320.00
 D = 27°54'18"
 Δ = 21°58'36"
 L = 122.87
 LC = N11°15'41"W
 122.11
- C#5 R = 2608.00
 D = 2°38'18"
 Δ = 3°47'58"
 L = 145.88
 LC = N24°09'38"W
 145.88

LINE TABLE

- L1 - N79°38'57"W - 44.28
- L2 - N73°58'47"W - 70.17
- L3 - S88°15'01"E - 116.00
- L4 - N89°15'01"W - 72.00
- L5 - S0°00'00"W - 25.81

LEGEND

- RECORD 5/8" REBAR PER P 2008 #14, #17 & #23 UNLESS OTHERWISE NOTED
- CALCULATED POSITION - NOT SET
- ⊥ RECORD & MEASURED PER 2008 #14, #17 & #23
- OLD LINE
- ADJUSTED LINE

MULKINS & RAMBO, LLC

P.O. BOX 809

NORTH BEND, OR 97459

PHONE (541) 751-8900

Email: mandrllc@frontier.com

December 15, 2021

Coos County Planning Dept.
225 N. Adams St.
Coquille, OR 97423

RE: PLA-21-042 – Title Report

I, Troy Rambo LS 2865, hereby request the that requirement for the title reports for the above Property Line Adjustment application be waived at this time. I have researched this property and found no liens against or lenders of the subject properties involved in the proposed adjustment. The only easement of record are for "China Creek Road" and a turnaround which were created in past partitions.

If you have any questions, let me know

Troy Rambo, LS 2865