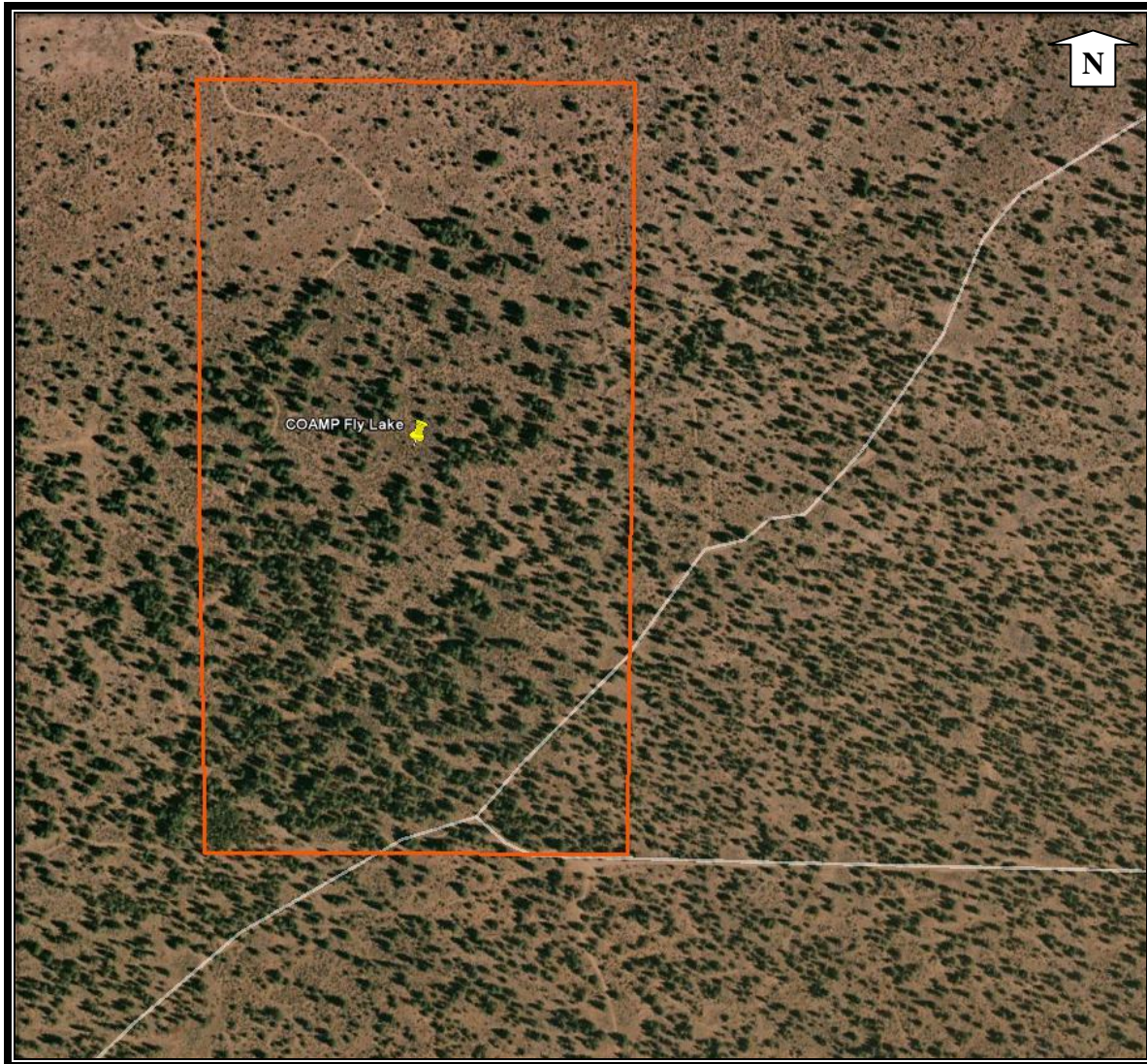




Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301
503-986-5200

CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

FLY LAKE, JEFFERSON COUNTY, OR — 80.5 ACRES*



LOCATION: Township 12 South, Range 11 East, Section 16, Tax Lot 3000

ZONING: Exclusive Farm Use (EFU-RL)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: SW Grandview Loop/Montgomery Road

DESCRIPTION: Standing tree cover in most of site. Juniper Creek traverses site.

ODFW COMMENTS: Metolius Mule Deer winter range

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

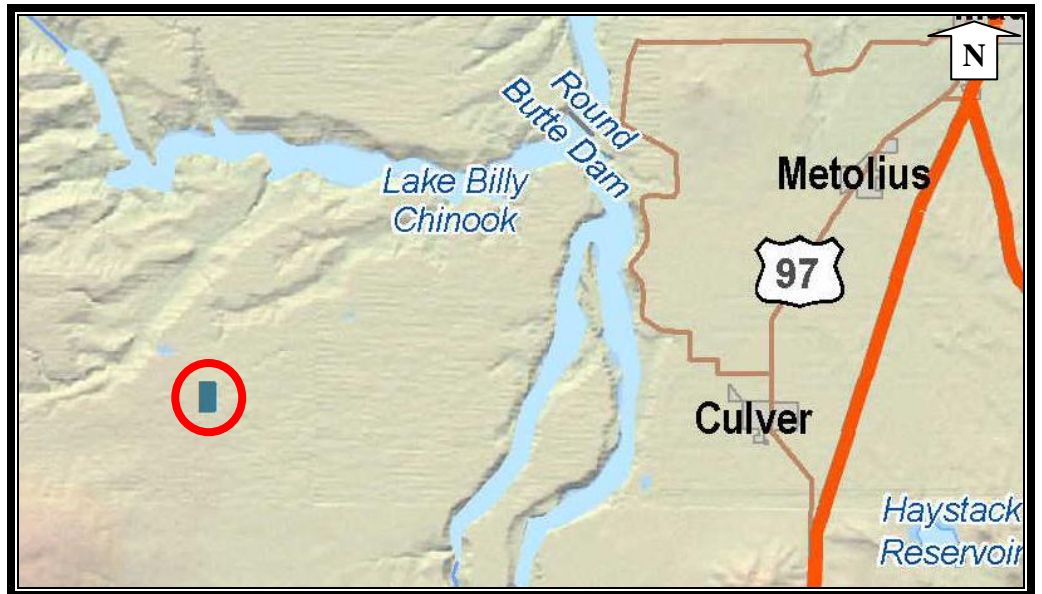
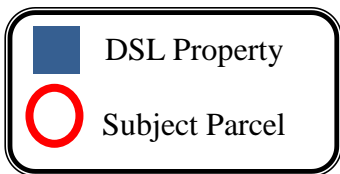
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Fly Lake
County Assessor's Acct #: 4223

Parcel ID: 3
DSL Land Class: Forest Land

LAS Parcel #: 542
Lat/Long: 44°31'39.00"N 121°24'53.06"W



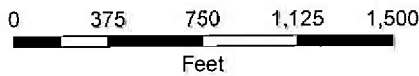
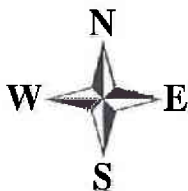
Reference Information

Parcel Name: Fly Lake
 County Assessor's Acct #: 4223

Parcel ID: 3
 DSL Land Class: Forest Land

LAS Parcel #: 542
 Lat/Long: 44°31'39.00"N 121°24'53.06"W

COAMP Cultural 2010 FLY LAKE



1 inch = 762 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID # 3

Parcel Name: Fly Lake

County: Jefferson

LAS Parcel #: 542

DSL Land Class: Forest Land

TRS Tax Lot: 12S11E16; Tax Lot 3000

GIS Acres: 80.5

Co. Acct. # 4223

County Assessor's Acres: 80

County Assessor RMV (2010): \$58,000

Multiple Parcel site? No

Highest and Best Use: Sell/Trade

Ownership: Surface: DSL

Subsurface: DSL

Zoning: Farm Use Comprehensive Plan Designation: Rangeland

Special Mgmt Area: No

Wildlife Overlay zone: No

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

Property Boundaries/Corner Stakes/Survey Markers? None found

Access/ Road name: SW Grandview Loop/Montgomery Rd./Fly Lake Rd. Legal Access: Yes

Unimproved Trails/roads located on-site? Yes, desert 2-track

Identified Hazards? No Fire District: No

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

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

Structures/Site Improvements: None

Water Features On-site or nearby? Juniper Creek traverses the site

Known water/irrig rights? No Water District? None

Water Well? No

View site/other amenities: Beautiful area, nice spot for a cabin

Soils: Rocky clay, 50% R006XB002OR Juniper-Pine-Fescue, 50% R010XA018OR Loamy 10-12pz

Vegetation Cover Types: Standing trees cover in south 4/5 of lot, Pine-Bitterbrush plant community, increasing Juniper

Vegetation Condition/Impact Excellent condition

Agricultural potential? No

Forestry potential? Yes Evidence? Large pine trees; Decertified by State Land Board 2/10/1998

Wildfire Fuel Type/History: Large fuels

Significant Physical/Terrain Features: Relatively flat with rough roads

Site Use/trespass/dumping/noxious weeds: None- some recreation use

Current Uses: Roads and trails through site; otherwise not used

Adjacent property: occupied? 1 - distant Direct access? No

Evidence of Site Trespass or Encroachment? Roads/trails through site

Any existing leases? No

Any existing easements? No

ORBIC Listing: Yes, possible Bald Eagle nest site approximately 1 mile to southeast of site

Known Encumbrances/Liabilities: None

Other: Decertified by State Land Board 2/10/1998

Income Strategies/Highest & Best Use Prospects: Possible wildlife mitigation site

Final highest & best use determination: Sell/Trade

Other comments, notes, considerations, actions/efforts needed: None

ODFW Comments

Parcel located within the County designated Metolius Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current County standards are for no new land divisions in excess of one per 80 acres in the WA designations as well as a variety of siting standards.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within this parcel, 2 surveys have been done within a 2 mile radius, to the N/NW. Most of the land surrounding this parcel to the SW, S, NE, E & SE has not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: based on the relatively close proximity of water, the general terrain within and surrounding the parcel, the probability of cultural resources is moderate

Cultural Resources within 2 mi. of Parcel: Isolates: 1 Sites: 14 (8H, 4PH, 2MC) Description: 7RS, 4LS, 2MC, 1 Mill

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

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

Legend: H – Historic LS – Lithic Scatter MC – Multi Component PH – Prehistoric RS – Refuse Scatter