



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

R85905
110903000090000
Lincoln

OWNER

Verde Pacific LLC

DATE PREPARED

08/29/2022

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 8/29/2022

OWNERSHIP INFORMATION

Owner: Verde Pacific LLC

CoOwner:

Site: OR 97343

Mail: 1977 NW Bonney Dr Corvallis OR 97330

Parcel #: R85905

Ref Parcel #: 110903000090000

TRS: 11S / 09W / 03

County: Lincoln

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 951800 Block: 1094

Neighborhood: RRNB

School Dist: Lincoln County School District

Impr Type:

Subdiv/Plat:

Land Use: 640 - Special Assessed Vacant Forest Land

Std Land Use: AMSC - Agricultural Misc

Zoning: T-C - Timber Conservation

Lat/Lon: 44.64191902 / -123.7674291

Watershed: Upper Yaquina River

Legal: TWNSHP 11, RNG 09, ACRES 135.10,
POTENTIAL ADDITIONAL TAX LIABILITY,
DOC202006116

ASSESSMENT AND TAXATION

Market Land: \$122,600.00

Market Impr: \$0.00

Market Total: \$122,600.00 (2021)

% Improved: 0.00%

Assessed Total: \$105,180.00 (2021)

Levy Code: 259

Tax: \$1,297.52 (2021)

Millage Rate: 10.6924

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

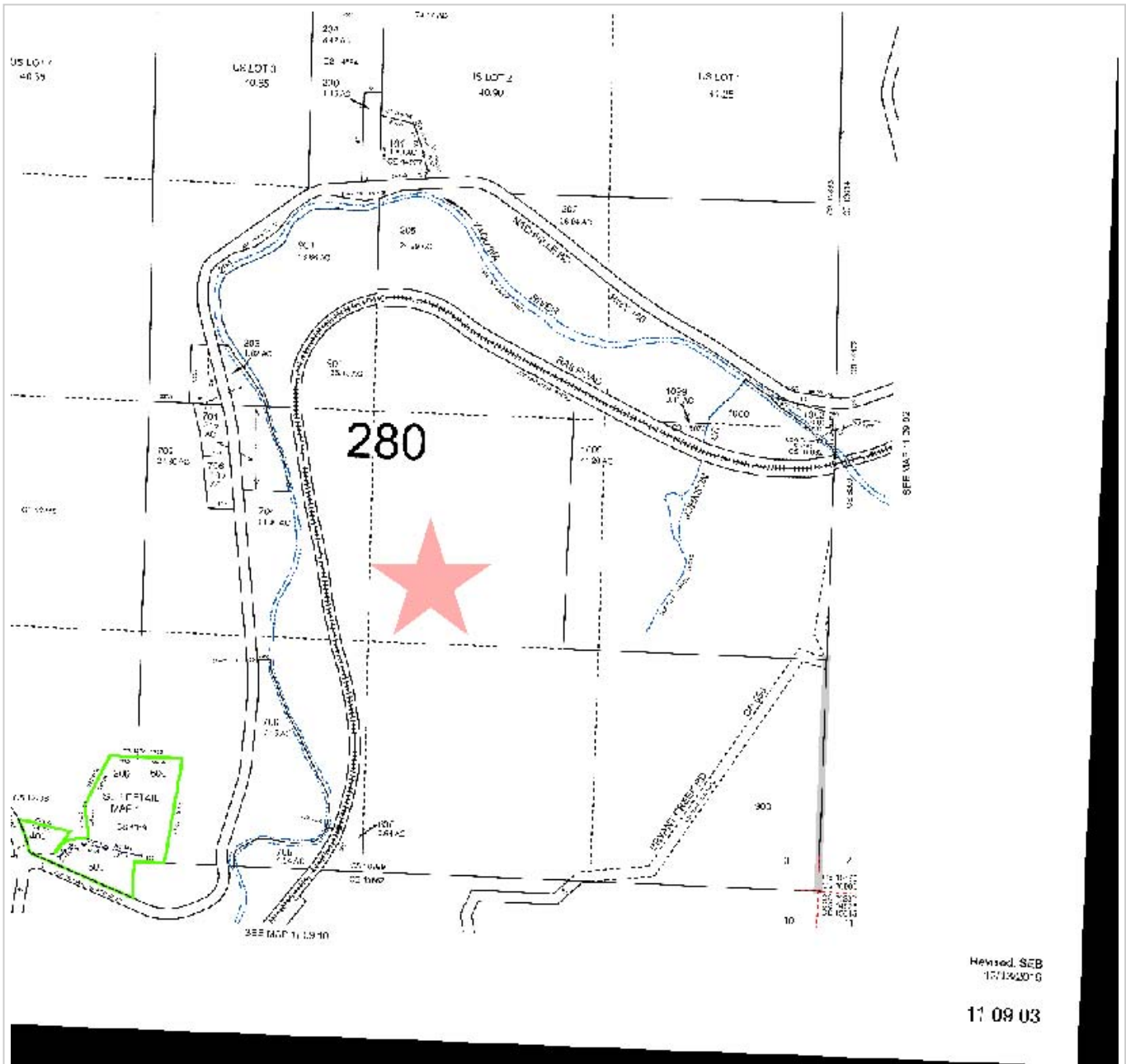
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 135.10 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 5,884,956 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
VERDE PACIFIC LLC	06/09/2020	202006116	\$1,057,000.00	SWD		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



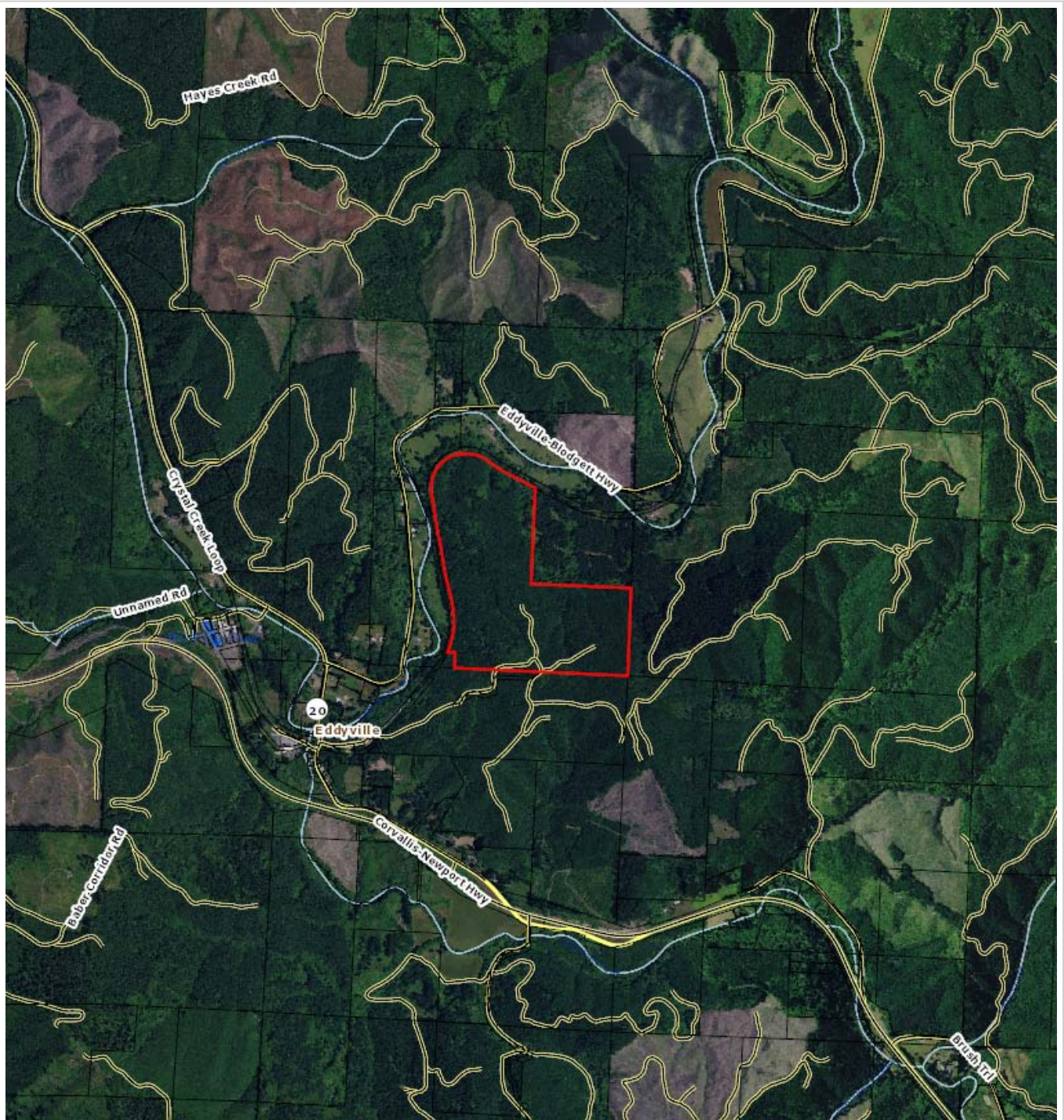
First American Title

Parcel ID: R85905

Site Address:

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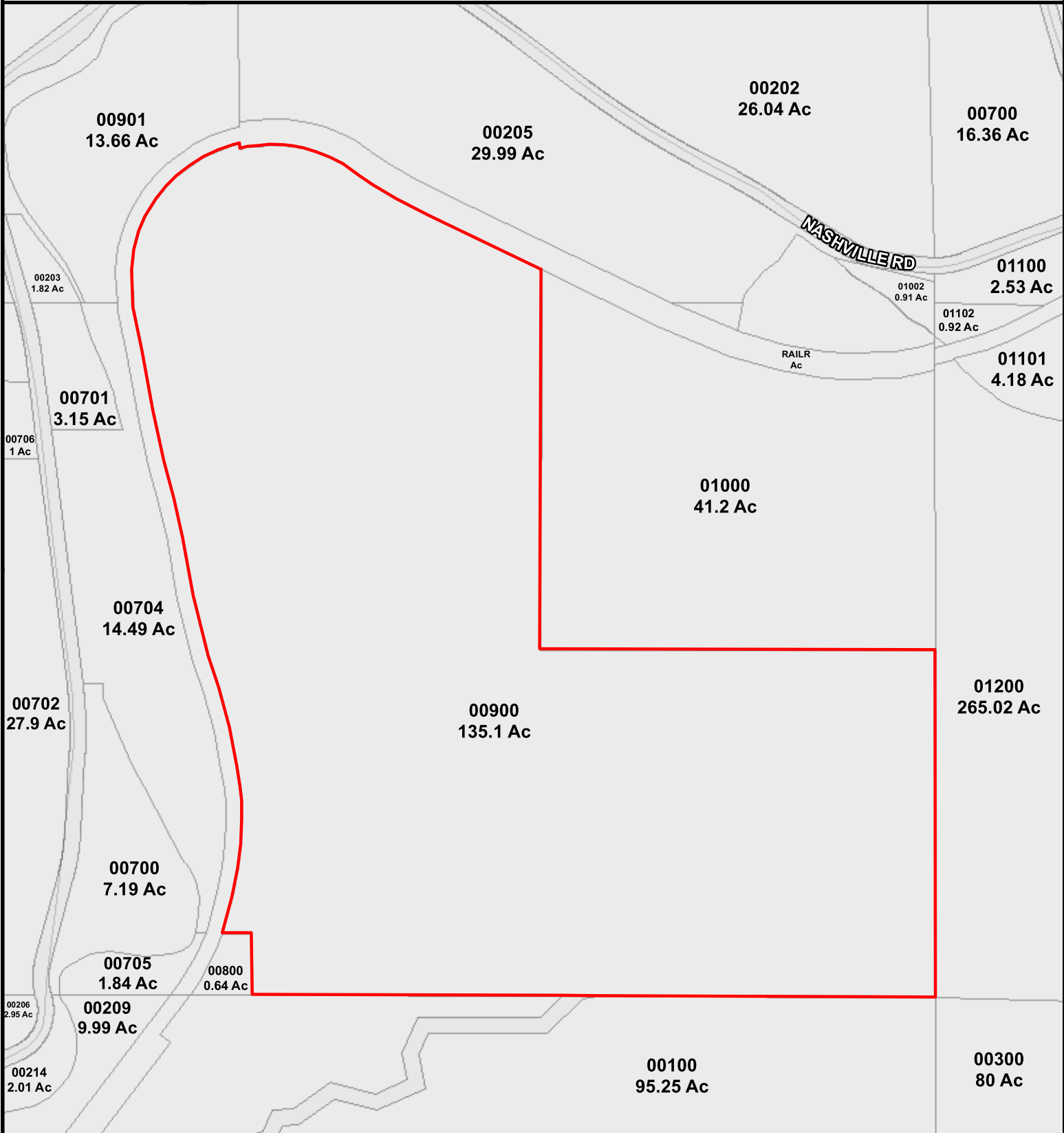
Aerial Map



First American Title

Parcel ID: R85905

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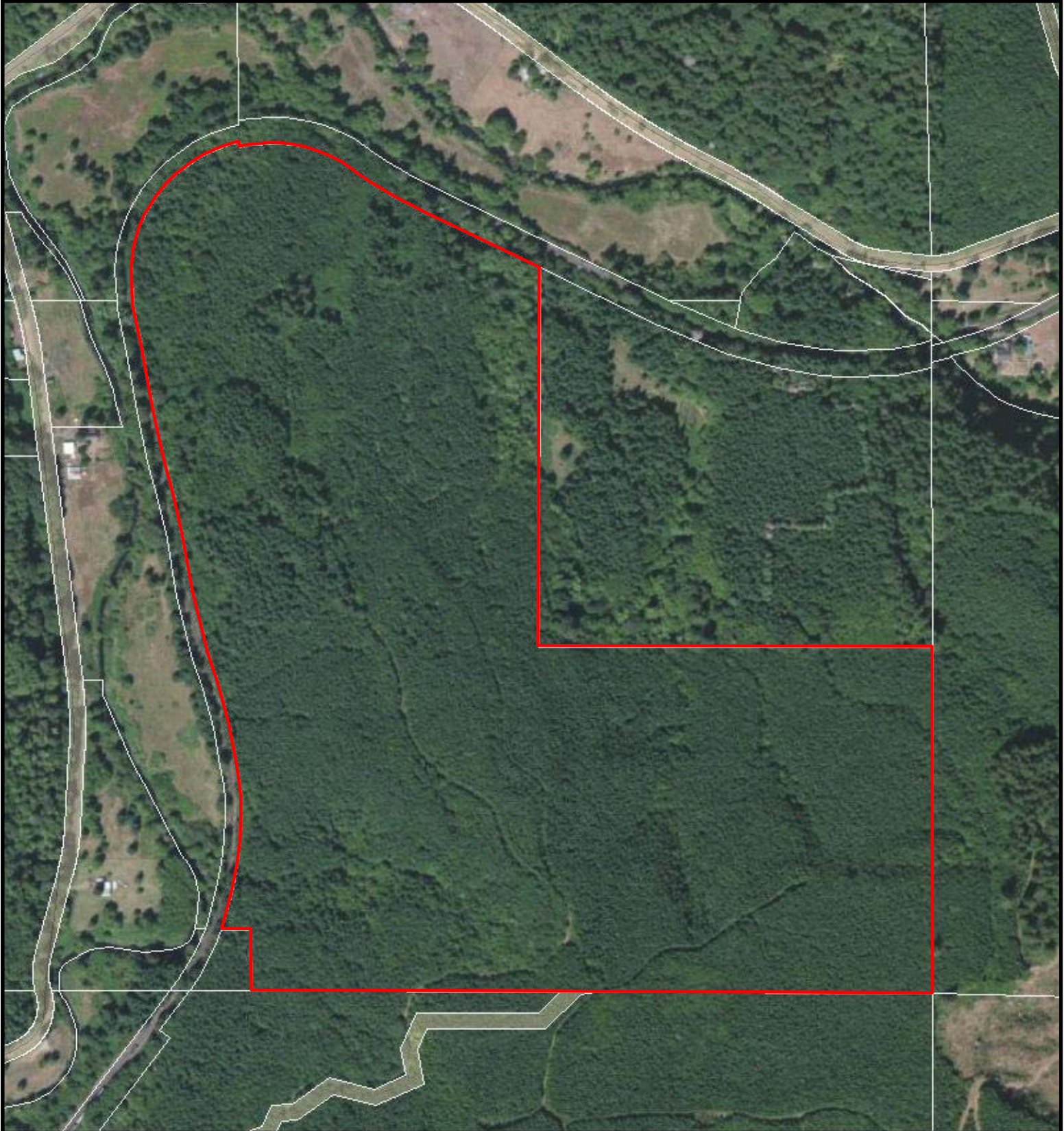
Taxlot



Subject



Taxlot



Aerial



Subject



Taxlot



Aerial

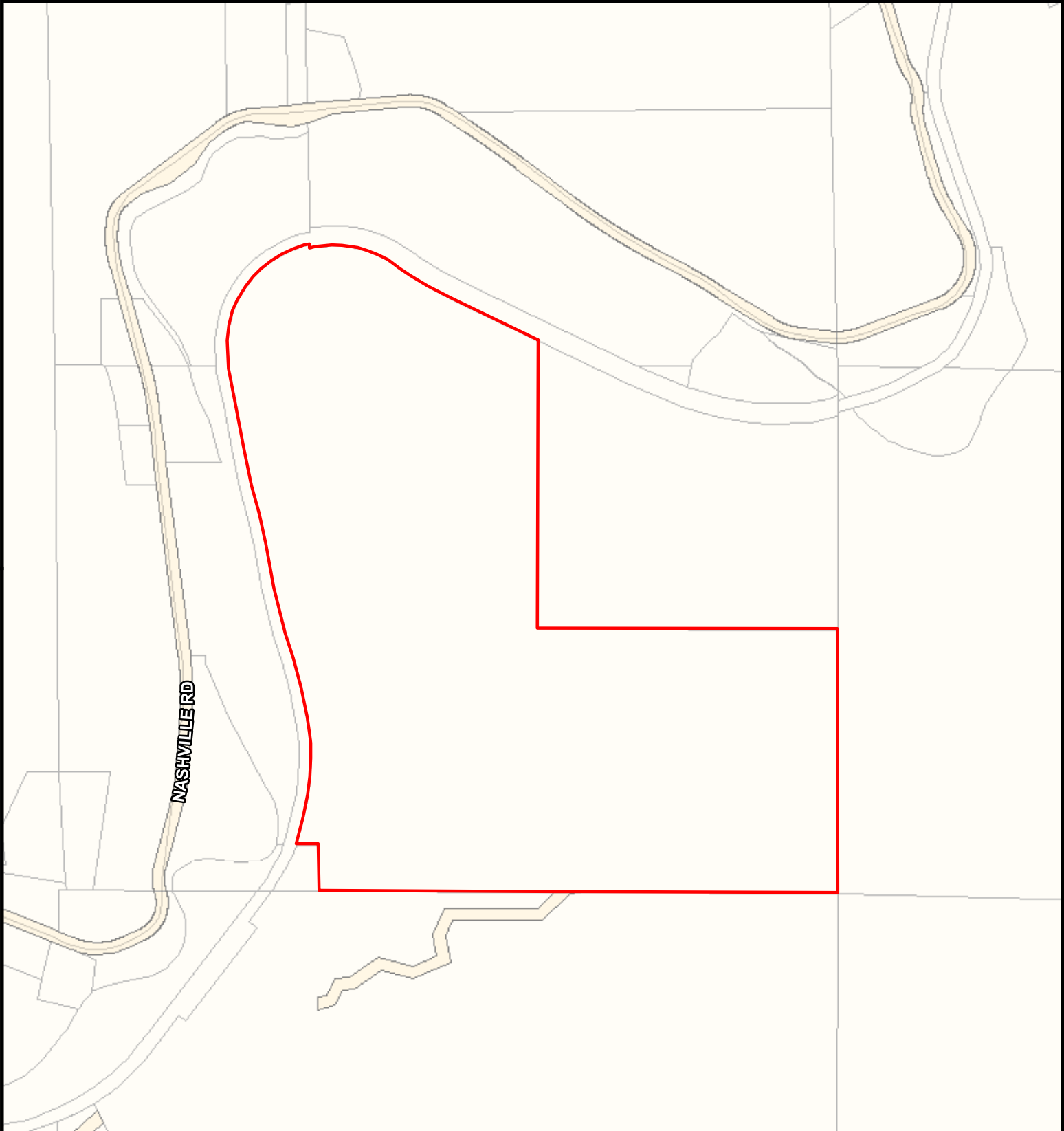


Subject



Taxlot

8/29/2022

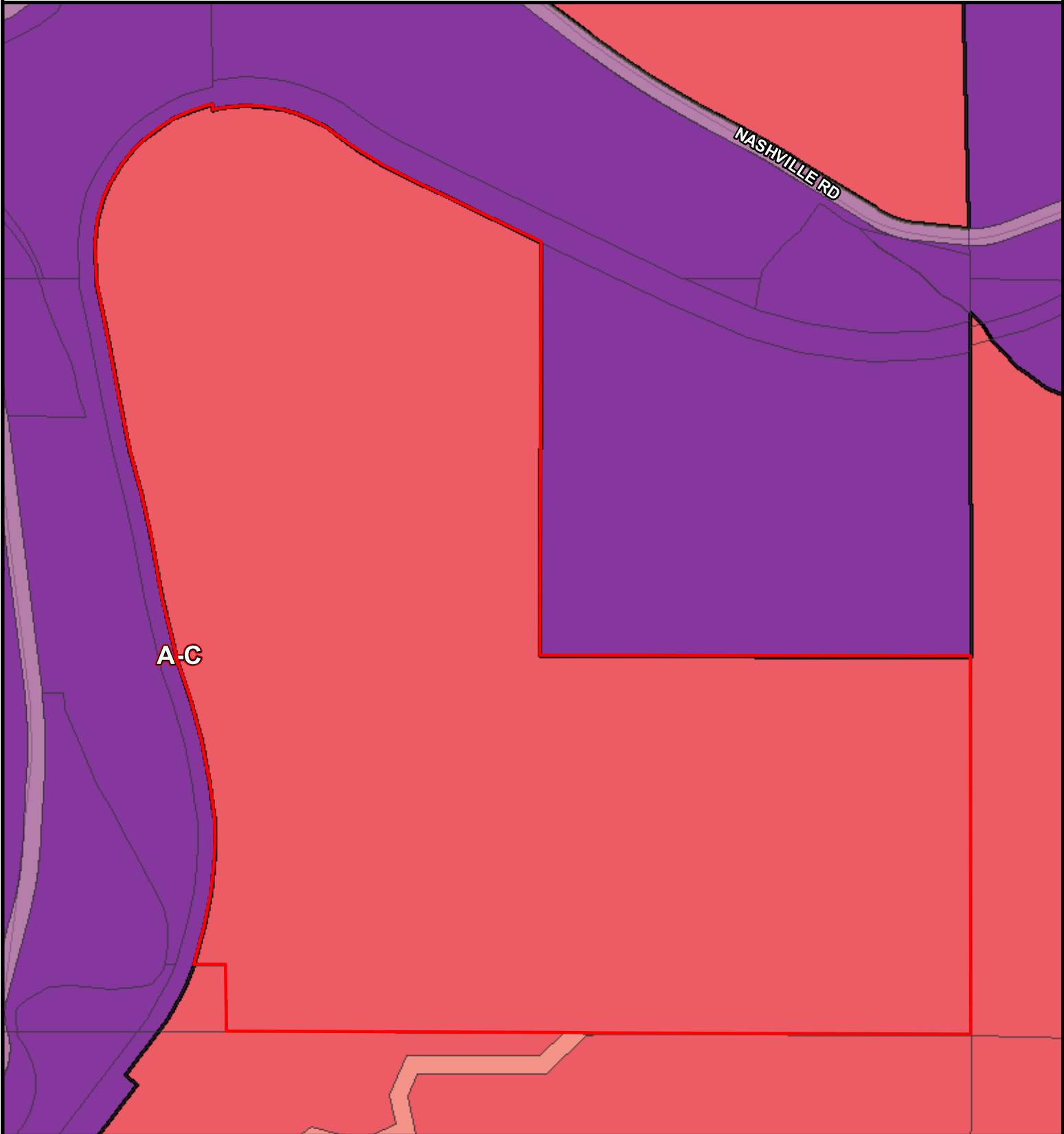


Community

- High School
- Middle School
- Elementary School
- Water Feature
- Hospital
- Fire Station
- Library
- City Limits
- Parks

8/29/2022

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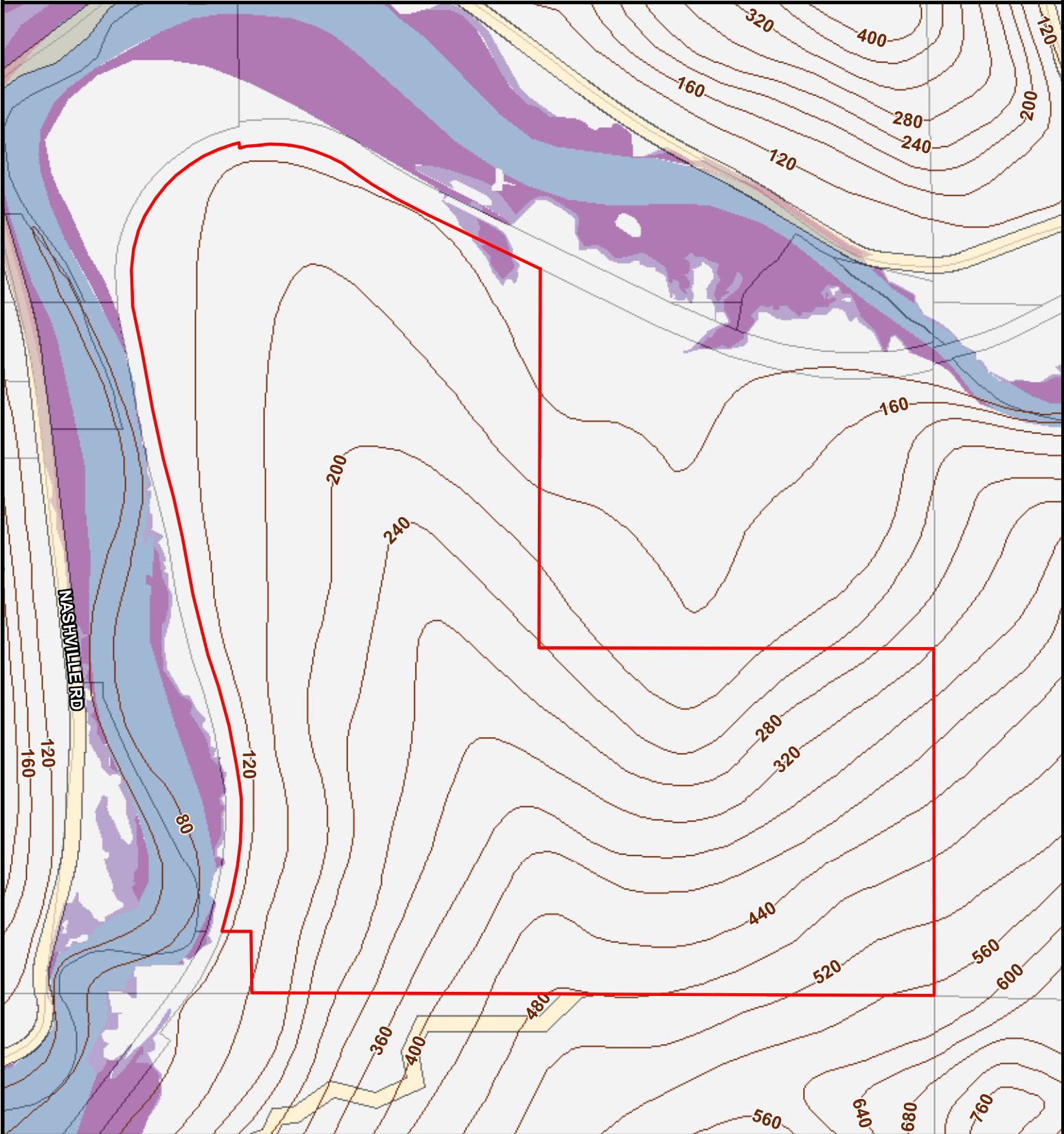
Zoning





Subject



Taxlot

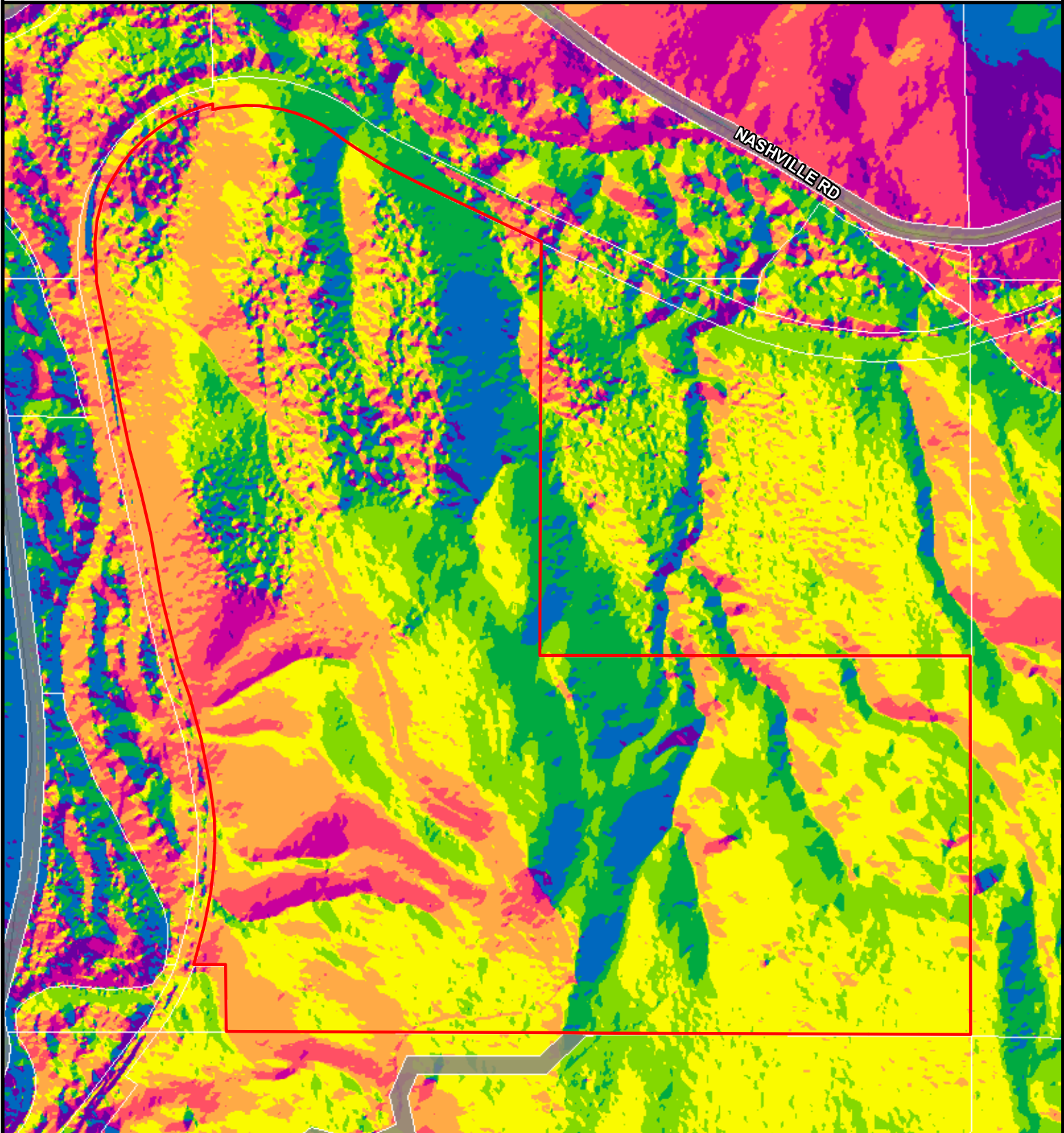


Natural Features

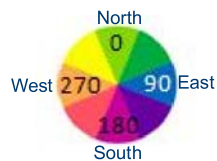
-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard

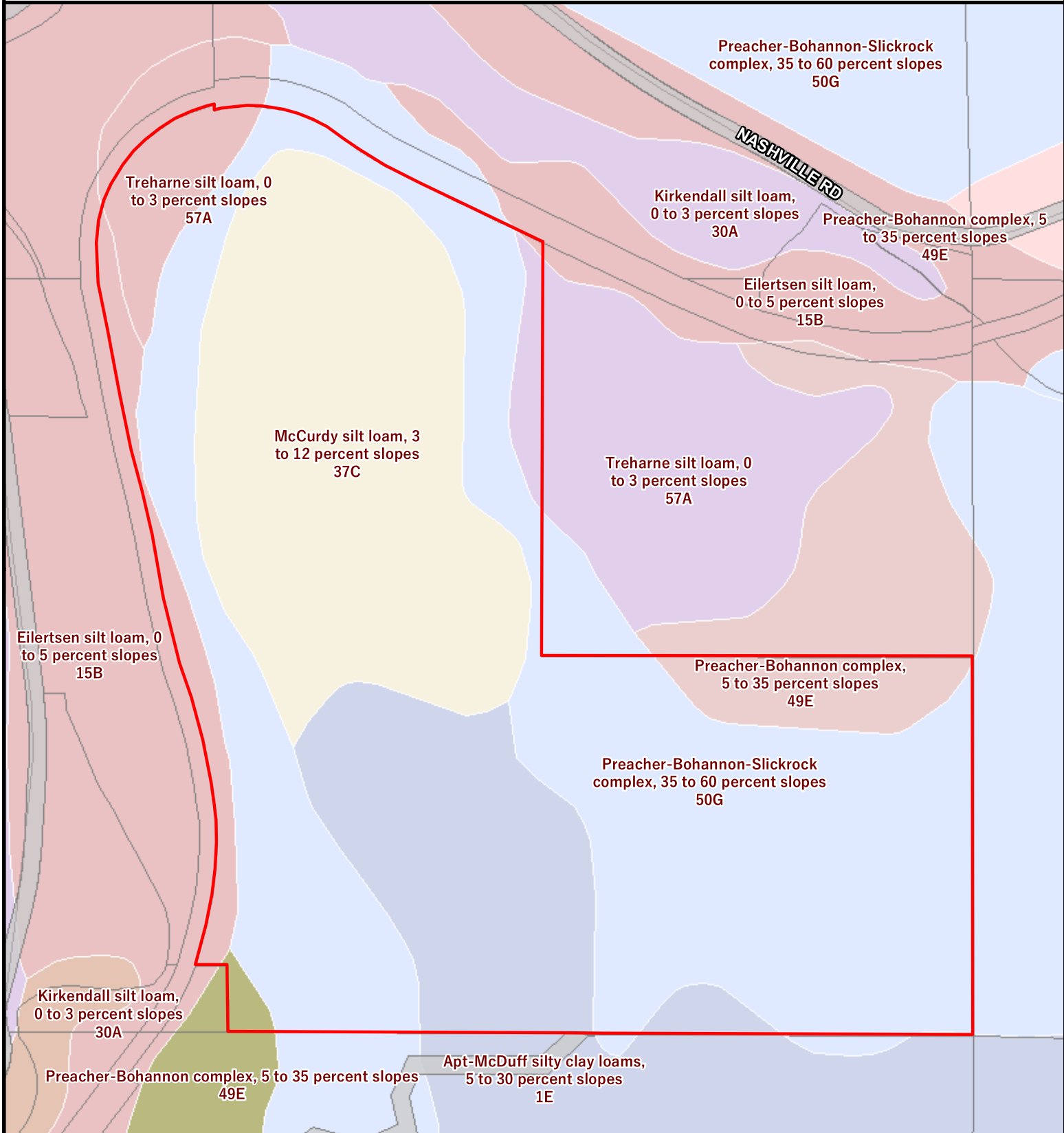
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Aspect





Soil



Subject



Taxlot

WTD187077

AFTER RECORDING RETURN TO:
Verde Pacific LLC
c/o Nic Dahl
2535 SW Whiteside Drive
Corvallis, OR 97333

Lincoln County, Oregon

06/22/2020 04:15:01 PM

2020-06116

DOC-WD

Cnt=1 Pgs=9 Str=20

\$45.00 \$11.00 \$10.00 \$60.00 \$7.00

\$133.00

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Dana W. Jenkins, Lincoln County Clerk



UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:
Same as above.

STATUTORY SPECIAL WARRANTY DEED (Oregon)

NESTUCCA FORESTS LLC, a Delaware limited liability company (“Grantor”), conveys and specially warrants to **VERDE PACIFIC, LLC**, an Oregon limited liability company (“Grantee”), the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth herein:

The real property described in Exhibit “A” attached hereto (the “Property”).

This conveyance is made by Grantor and accepted by Grantee subject to those liens, encumbrances and other exceptions to title set forth in Exhibit “B” attached hereto.

The true consideration for this conveyance is \$1,057,000.00.

The Property is hereby conveyed “as is” by the tract and not by the acre, the acreage not being guaranteed by Grantor, and is also conveyed subject to current non-delinquent and subsequent real estate taxes, and all of the following matters except those arising through Grantor; all outstanding mineral rights or reservations or oil, gas or mineral leases; previously perfected water rights; restrictions or reservations; and public roadways or rights of way. By accepting this instrument, Grantee agrees to pay and be responsible for any *ad valorem* taxes which may hereafter be imposed on the Property by reason of the Property, or any part thereof, losing its current forestland classification and being reclassified for such tax purposes.

By accepting this Deed, Grantee agrees, for itself and its successors and assigns, that as owners of the Property, (i) Grantee shall not object to, and Grantor and its successors and assigns shall have the right and be allowed to make, normal uses related to realizing the value of any and all real property owned by Grantor that is either contiguous to the Property or served by an easement across the Property, (ii) Grantee shall not object to or attempt to delay the issuance of permits relating to Grantor’s timber harvest or timber management operations on any property owned by Grantor that is either contiguous to the Property or served by an easement across the Property, and (iii) Grantee shall not object to dust and/or noise created by Grantor’s normal timber harvest or timber management operations on any property owned by Grantor that is either contiguous to the Property or served by an easement across the Property. The foregoing covenants shall burden and be appurtenant to the Property and shall benefit and be appurtenant to any and all property owned by Grantor that is either contiguous to the Property or served by an easement across the Property and shall run with the land as to all property burdened and benefited hereby, including any division or partition thereof.

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 as of April 9, 2020.


[Signature and acknowledgement appears on following page]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed as of the date first written above.

GRANTOR:

NESTUCCA FORESTS LLC, a Delaware limited liability company

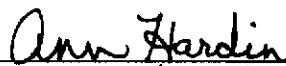
By: Hancock Natural Resource Group, Inc., its Manager

By: 
Name: David Kimbrough
Title: Vice President

STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

On this 9th day of April, 2020, before me, the undersigned, a Notary Public in and for the state of North Carolina, duly commissioned and sworn, personally appeared David Kimbrough, known to be the Vice President of Hancock Natural Resource Group, Inc., the Manager of Nestucca Forests LLC, a Delaware limited liability company, the company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of that company for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument on behalf of the company.

WITNESS my hand and official seal hereto affixed the day and year first above written.


Print Name: Ann Hardin
NOTARY PUBLIC for the State of North Carolina
My Commission Expires: 3-27-2022

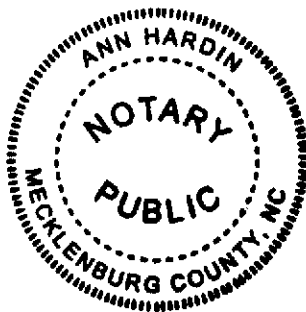


Exhibit A

Property

The real property situated in Lincoln County, Oregon, and more particularly described as follows:

PARCEL 132:

(TRACT 1):

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION, 264 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE 275 FEET; THENCE EAST 116 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 230 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON, WHICH IS 60 RODS NORTH OF THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION 3; THENCE WEST 6 RODS, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT THAT IS 257½ FEET NORTHERLY, MEASURED ALONG SAID RIGHT OF WAY LINE, FROM THE SOUTH LINE OF SAID SECTION 3; THENCE EAST, 116 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH TO THE POINT OF BEGINNING.

ALSO: A PART OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 20 CHAINS NORTH AND 22.62 CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, THENCE NORTH ALONG THE WEST LINE OF THE SAM COX TRACT AS DESCRIBED IN BOOK 93, PAGE 464, DEED RECORDS, 22.41 CHAINS TO THE RAILROAD RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, FORMERLY THE WILLAMETTE VALLEY AND COAST RAILROAD; THENCE ALONG SAID RIGHT OF WAY IN A NORTHWESTERLY DIRECTION TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH ON SAID LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE EAST 17.38 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY OF THE SAID SOUTHERN PACIFIC COMPANY.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; RUNNING THENCE NORTH ALONG CENTERLINE OF SECTION TO THE SOUTH BANK OF THE YAQUINA RIVER A DISTANCE OF 55 RODS, MORE OR LESS; THENCE FOLLOWING DOWN SAID STREAM ON THE SOUTH BANK THEREOF TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE EAST ON SAID LINE 32 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY AND WESTERLY OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD.

ALSO: BEGINNING AT A POINT 60 RODS NORTH OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 3 AND 10 IN TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON; THENCE WEST 6 RODS TO THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING THE BOUNDARY LINE OF SAID RIGHT OF WAY TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE EAST 6 RODS AND .21 CHAINS TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 25 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING OUTSIDE OF THE SOUTHWEST QUARTER OF SAID SECTION 3.

(TRACT 2):

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON.

EXCEPTING ANY PORTION LYING WITHIN THE BRYANT CREEK ROAD.

PARCEL 139:

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON.

ALSO: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON.

EXCEPTING ANY PORTION THEREOF LYING BETWEEN HIGHWAY NO. 180 AND THE SOUTHERN PACIFIC COMPANY RAILROAD RIGHT OF WAY.

ALSO EXCEPTING ANY PORTION LYING WITHIN HIGHWAY NO. 180; YAQUINA RIVER AND THE RAILROAD RIGHT OF WAY.

ALSO EXCEPTING ANY PORTION LYING NORTHERLY AND WESTERLY OF HIGHWAY NO. 180.

FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT SOUTH, 1134.25 FEET AND EAST 1252.15 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 4, 3, 9 AND 10 IN TOWNSHIP 11 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON; THENCE SOUTH $0^{\circ} 50'$ EAST A DISTANCE OF 217.05 FEET TO SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH $89^{\circ} 22' 30''$ EAST A DISTANCE OF 267.16 FEET; THENCE NORTH $26^{\circ} 22'$ WEST, A DISTANCE OF 324.61 FEET TO THE SOUTH LINE OF RAILROAD RIGHT OF WAY; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE AS FOLLOWS: SOUTH $58^{\circ} 18'$ WEST A DISTANCE OF 21.19 FEET; NORTH $22^{\circ} 31'$ WEST A DISTANCE OF 10 FEET; AND SOUTH $63^{\circ} 09'$ WEST A DISTANCE OF 166.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE NORTHERLY 12 FEET OF THE NEXT HEREINABOVE DESCRIBED PARCEL RESERVED IN DEED FROM THOMAS EARL WELTIN TO THE OREGON STATE HIGHWAY COMMISSION RECORDED JULY 2, 1948 IN BOOK 126, PAGE, DEED RECORDS.

Exhibit B

Permitted Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown the by the public records but which could be ascertained by an inspection of the Property or by making inquiry of such persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Property onto adjoining land or of existing improvements located on adjoining land onto the Property), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. The Property has been classified as Designated Forestland, as disclosed by the tax roll. If the Property becomes disqualified, the Property may be subject to additional taxes and/or penalties.
7. Rights of the public to any portion of the Property lying within the area commonly known as roads and highways.
8. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Willamette Valley and Coast Railroad Co.
Recording Date: August 2, 1884
Recording No: Book B, Page 363
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: S.T. Loudon
Recording Date: July 7, 1921
Recording No: Book 40, Page 163
11. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and

a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: July 2, 1948
Recording No: Book 126, Page 604

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Consumers Power Inc.
Recording Date: June 2, 1964
Recording No: Book 245, Page 426

13. Right of Way Agreement, including the terms and provisions thereof,

Recording Date: August 20, 1969
Recording No: Book 13, Page 58
Between: Publishers Paper Co.
And: United States Department of the Interior, Bureau of Land Management

Amended by Instrument,

Recording Date: March 8, 1985
Recording No: Book 158, Page 2377

Superseded by Instrument,

Recording Date: December 21, 1990
Recording No: Book 224, Page 2518

14. Right-of-Way Agreement, including the terms and provisions thereof,

Recording Date: January 17, 1983
Recording No: Book 138, Page 396
Between: Publishers Paper Co.
And: Rex Timber Inc.

Assigned to Simpson Timber Company by Instrument,

Recording Date: March 21, 1991
Recording No: Book 227, Page 1403

Amendment No. 1 to Right-of-Way,

Recording Date: July 25, 2002
Recording No: Book 454, Page 2438

Assignment of Right of Way.

Recording Date: October 10, 2008
Recording No: 2008-11930

Assignment of Right of Way.

Recording Date: November 10, 2008
Recording No: 2008-12945

15. Reciprocal Right-of-Way Agreement, including the terms and provisions thereof,

Recording Date: September 23, 1996

Recording No: Book 325, Page 972
Between: Starker Forests, Inc., an Oregon corporation
And: Simpson Timber Co., a Washington corporation

16. Assignment and Assumption Agreement for Access Right, including the terms and provisions thereof,

Recording Date: November 10, 2008
Recording No: 200812946
Between: Green Diamond Resource Company, a Washington corporation
And: Nestucca Forests LLC, a Delaware limited liability company

17. Lack of a right of access to and from the Property

(b) Land divisions creating parcels of less than 80 acres may be permitted for non-farm uses authorized in accordance with subsection (2) or (3) of this section, except residential uses. Such new parcels shall be the minimum size needed to accommodate the authorized use. No new parcels for non-farm uses may be created until after the subject use has been authorized in accordance with subsections (2) or (3) of this section.

(c) A division of land to create up to two new parcels smaller than the minimum size established under subsection (a), each to contain a dwelling not provided in conjunction with farm use, may be permitted if:

(A) The remaining lot or parcel not containing the dwelling meets the minimum 80 acre parcel size of the A-C zone; or

(B) The remaining lot or parcel not containing the dwelling is consolidated with an adjoining lot or parcel which together meet the 80 acre minimum parcel size of the A-C zone; or

(C) The parcels for the nonfarm dwellings are divided from a lot or parcel that was lawfully created prior to July 1, 2001;

(d) New parcels created for dwellings not in conjunction with farm use shall be a minimum of two acres.

(10) Dimensional Standards:

(a) The front yard shall be a minimum of 20 feet.

(b) Each side yard shall be a minimum of five feet, or one foot for each three feet of building height, whichever is greater.

(c) The rear yard shall be a minimum of 10 feet, except that on a corner lot it shall be a minimum of either five feet, or one foot for each three feet of building height, whichever is greater.

(d) No structure shall be located closer than 30 feet from the right of way of any state highway, and no structure shall be located closer than 30 feet from the right of way of any arterial or collector street which has a right of way width of less than 60 feet.

(e) No dwelling or residential accessory structure shall exceed a height of 30 feet. [1994 o.247 §3; 2000 o.377 §2; 2001 o.416 §2; 2017 o.499 §1]

1.1375 Timber Conservation Zone T-C

In a T-C zone the following regulations shall apply:

(1) Uses Permitted Outright:

The following uses and their accessory uses are permitted outright, subject to applicable siting criteria, other applicable provisions of this section, and applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

(a) Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash.

(b) Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation.

(c) Physical alterations to the land auxiliary to forest practices, including but not limited to, those made for purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities.

(d) Uses to conserve soil, air and water quality and to provide for wildlife and fisheries resources.

(e) Farm use as defined in ORS 215.203.

(f) Local distribution lines, such as electric, telephone and natural gas, and accessory equipment, such as electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals, or equipment which provides service hookups, including water service hookups.

(g) Temporary portable facility for the primary processing of forest products. The facility shall not be placed on a permanent foundation and shall be removed at the conclusion of the forest operation requiring its use.

(h) Temporary forest labor camps limited to the duration of the forest operation requiring the use.

(i) Exploration for, and production of, geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head as defined in ORS chapters 517 and 520.

(j) Caretaker residences for public parks and fish hatcheries.

(k) Private hunting and fishing operations without any accommodations.

(l) Exploration for mineral and aggregate resources as defined in ORS chapter 517.

(m) Towers and fire stations for forest fire protection.

(n) Widening of roads within existing rights-of-way in conformance with the transportation element of acknowledged comprehensive plans, including public road and highway projects as described in ORS 215.213(1)(l) through (o) and ORS 215.283(1)(k) through (n).

(o) Water intake facilities, canals and distribution lines for farm irrigation and ponds.

(p) Uninhabitable structures accessory to fish and wildlife enhancement.

(q) Alteration, restoration or replacement of a lawfully established dwelling that:

(A) Has intact interior walls and roof structure;

(B) Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system;

(C) Has interior wiring or interior lights;

(D) Has a heating system; and

(E) In the case of replacement, is removed, demolished or converted to a permitted nonresidential use within 90 days of completion of the replacement dwelling.

(2) Conditional Uses Permitted:

The following uses may be permitted subject to provisions of subsection (3) of this section and applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999:

(a) Permanent facility for the primary processing of forest products.

(b) Permanent logging equipment repair and storage.

(c) Log scaling and weigh stations.

(d) Disposal site for solid waste approved by the governing body of a city or county or both and for which the Department of Environmental Quality has granted a permit under ORS 459.245, together with equipment, facilities or buildings necessary for its operation.

(e) Private parks and campgrounds.

(f) Public parks, limited to those uses specified under OAR 660-034-0035 or 660-034-0040, whichever is applicable.

(g) Mining and processing of oil, gas, or other subsurface resources, as defined in ORS chapter 520, and not otherwise permitted under paragraph (i) of subsection (1) of this section, such

as compressors, separators and storage serving multiple wells, and mining and processing of aggregate and mineral resources as defined in ORS chapter 517.

(h) Television, microwave and radio communication facilities and transmission towers.

(i) Fire stations for rural fire protection.

(j) Utility facilities for the purpose of generating power. A power generation facility shall not preclude more than 10 acres from use as a commercial forest operation unless an exception is taken pursuant to OAR 660, Division 4;

(k) Aids to navigation and aviation.

(L) Water intake facilities, related treatment facilities, pumping stations, and distribution lines.

(m) Reservoirs and water impoundments.

(n) Firearms training facility.

(o) Cemeteries.

(p) Private seasonal accommodations for fee hunting operation, subject to subsections (3), (6) and (7) of this section and the following requirements:

(A) Accommodations are limited to no more than 15 guest rooms as that term is defined in the Oregon Structural Specialty Code.

(B) Only minor incidental and accessory retail sales are permitted.

(C) Accommodations are occupied temporarily for the purpose of hunting during game bird and big game hunting seasons authorized by the Oregon Fish and Wildlife Commission.

(q) New electric transmission lines with right-of-way widths of up to 100 feet as specified in ORS 772.210. New distribution lines, such as gas, oil and geothermal, with rights-of-way 50 feet wide or less in width.

(r) Temporary asphalt and concrete batch plants as accessory uses to specific highway projects.

(s) Home occupations.

(t) Medical hardship dwelling.

(u) Expansion of existing airports.

(v) Public road and highway projects as described in ORS 215.213(2)(p) through (r) and ORS 215.283(2)(p) through (r).

(w) Private accommodations for fishing occupied on a temporary basis, subject to subsections (3), (6) and (7) of this section, and the following requirements:

(A) Accommodations limited to no more than 15 guest rooms, as that term is defined in the Oregon Structural Specialty Code;

(B) Only minor incidental and accessory retail sales are permitted;

(C) Accommodations occupied temporarily for the purpose of fishing during fishing seasons authorized by the Oregon Fish and Wildlife Commission; and

(D) Accommodations must be located within 1/4 mile of fish bearing Class I waters.

(x) Forest management research and experimentation facilities as defined by ORS 526.215 or where accessory to forest operations.

(y) One single-family dwelling on a tract meeting the following qualifications:

(A) The lot or parcel on which the dwelling is to be sited was lawfully created and was acquired by the present owner prior to January 1, 1985, or by devise or intestate succession from a person who acquired the lot or parcel prior to January 1, 1985. As used in this subparagraph, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister,

sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner, or a business entity owned by any one or combination of these family members.

(B) The tract upon which the dwelling is to be sited does not include another dwelling.

(C) If the lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, no dwelling exists on another lot or parcel that was part of that tract.

(D) The tract is composed of soils not capable of producing 5,000 cubic feet per year of commercial tree species.

(E) The tract is located within 1,500 feet of a maintained public road as defined in ORS 368.001 that is either paved or surfaced with rock, but not including United States Forest Service and Bureau of Land Management roads.

(F) If the lot or parcel on which the dwelling will be sited lies within an area designated in the comprehensive plan as major big game range, the siting of the dwelling shall be consistent with the limitations on density set forth in the comprehensive plan for the protection of the major big game range.

(G) If the tract on which the dwelling is to be sited consists of more than one lot or parcel, all lots and parcels within the tract shall be consolidated into a single lot or parcel.

(z) One single family template dwelling, subject to the provisions of subsection (5) of this section.

(aa) One single family dwelling on a tract of 160 or more contiguous acres and located on a lawfully created lot or parcel or at least 200 acres in one ownership that are not contiguous but are within Lincoln County, Lane County, Benton County, Polk County or Tillamook County and are zoned for forest use. A deed restriction shall be filed pursuant to subsection (6)(h) of this section for all parcels that are used to meet the acreage requirements of this subsection.

(bb) Youth camp as provided for in LCC 1.1630(33).

(cc) Storage structures for emergency supplies to serve communities and households that are located in tsunami inundation zones identified on the applicable Tsunami Inundation Map (TIM) published by the Oregon Department of Geology and Mineral Industries, as provided for in LCC 1.1630(34).

(3) Limitations on Conditional Uses:

The Planning Director or Commission shall determine whether a use other than a dwelling authorized by subsection (2) of this section meets the following requirements. 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, significantly increase fire suppression costs, or significantly increase risks to fire suppression personnel; and

(c) For uses authorized pursuant to paragraphs (e), (m), (s), (t) and (w) of subsection (2) of this section, a written statement is recorded with the deed or written contract with the county or its equivalent executed by the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and rules.

(4) Lot Size Standards:

(a) The minimum lot size shall be 80 acres.

(b) Land divisions creating parcels less than 80 acres in size may be approved:

(A) For uses which have been authorized in accordance with paragraphs (i) and (j) of subsection (1) and paragraphs (a) through (n) of subsection (2) of this section. Such parcels shall be the minimum size necessary to accommodate the authorized use.

(B) To allow the establishment of a parcel for an existing dwelling, subject to the following requirements:

(i) The parcel established shall be not larger than five acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall be no larger than 10 acres;

(ii) The dwelling was lawfully established prior to June 1, 1995;

(iii) The remaining parcel, not containing the dwelling, is 80 acres or more in size or is consolidated with another parcel, and together the parcels are 80 acres or more in size;

(iv) The remaining parcel, not containing the dwelling, is not entitled to a dwelling; and

(v) The applicant landowner records in the deed records of the county a restriction applicable to the remaining parcel not containing the dwelling which prohibits the placement of any new dwellings on the parcel, and is irrevocable unless a statement is signed by the director indicating that the comprehensive plan or land use regulations applicable to the property have been changed in such a manner that the parcel is no longer subject to statewide planning goals pertaining to forest land; and

(vi) The applicant landowner records in the deed records of the county a statement declaring that the landowner will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.

(C) To allow the division of a lot or parcel if:

(i) At least two dwellings lawfully existed on the lot or parcel prior to November 4, 1993;

(ii) Each dwelling currently complies with the criteria for a replacement dwelling under LCC 1.1375(1)(q);

(iii) None of the dwellings was approved under a statute, administrative rule or land use regulation as defined in ORS 197.015 that required removal of the dwelling or that prohibited subsequent division of the lot or parcel;

(iv) At least one dwelling is located on each lot or parcel created;

(v) Not more than one of the lots or parcels created is less than two acres or greater than five acres in size; and

(vi) The landowner of a lot or parcel created under this subparagraph provides evidence that a restriction prohibiting the landowner and the landowner's successors in interest from further dividing the lot or parcel has been recorded in the county deed records. A restriction imposed under this subparagraph shall be irrevocable unless a statement of release is signed by the director indicating that the land use regulations applicable to the subject lot or parcel have been changed so that the lot or parcel is no longer subject to statewide planning goals protecting forestland or unless the land division is subsequently authorized by law or by a change in a statewide planning goal for land zoned for forest use.

(D) To facilitate a forest practice as defined in ORS 527.620, provided that there are unique, property specific characteristics present on the subject property that require an amount of land smaller than 80 acres in order to conduct the forest practice. The resultant parcels:

(i) May not result in a parcel of less than 35 acres, unless the purpose of the land division is to facilitate an exchange of lands involving a governmental agency, or to allow transactions where at least one participant is a person with a cumulative ownership of at least 2,000 acres of

forest land;

(ii) Are not eligible for the siting of a new dwelling;

(iii) May not be counted for purposes of authorizing a template dwelling pursuant to subsection (5) of this section; and

(iv) May not be used to justify re-designation or rezoning of any land zoned T-C or A-C.

(E) To allow a division to create two parcels if the division is for the purpose of allowing a provider of public parks or open space or a not-for-profit land conservation organization to purchase one of the resulting parcels, subject to the following:

(i) A parcel created by a division authorized by this subsection that is not purchased by a provider of public parks or open space or not-for-profit land conservation organization that contains a dwelling shall be large enough to support continued residential use.

(ii) A parcel created by a division authorized by this subsection that is not purchased by a provider of public parks or open space or not-for-profit land conservation organization that does not contain a dwelling is eligible for the siting of a dwelling as may be authorized under subsection (2) of this section.

(iii) For the parcel purchased by the provider of public parks or open space or not-for-profit land conservation organization, the purchaser shall record in the deed records of Lincoln County an irrevocable deed restriction prohibiting the siting of a dwelling on the parcel or development of the parcel for any purpose other than park or conservation use, and prohibiting the owner or successors in interest from pursuing a cause of action or claim of relief alleging injury from farming or forest practices for which a claim or action is not allowed ORS 30.936 or 30.937.

(iv) If a division of land authorized under this subsection results in the disqualification of a parcel for special assessment described in ORS 308A.718 or the withdrawal of a parcel from designation as riparian habitat under ORS 308A.365, the owner must pay the additional taxes as provided under ORS 308A.371 or 308A.700 to 308A.733 before final approval of the land division.

(F) For division of a lot or parcel that is partially within an acknowledged urban growth boundary where one of the parcels created is bounded by and outside of the urban growth boundary, provided that:

(i) If the parcel includes a dwelling, the parcel shall be large enough to support continued residential use;

(ii) If the parcel does not contain a dwelling, it is not eligible for siting a dwelling, except as may be authorized under ORS 195.120;

(iii) The parcel may not be considered in approving or denying an application for any other dwelling;

(iv) The parcel may not be considered in approving a re-designation or rezoning of forest lands, except to allow a public park, open space or other natural resource use; and

(v) The owner of the parcel records with the county clerk irrevocable deed restriction prohibiting the owner and all successors in interest from pursuing a cause of action or claim of relief alleging injury from farming or forest practices for which a claim or action is not allowed under ORS 30.936 or 30.937.

(c) The director shall maintain a record of parcels that do not qualify for the siting of a new dwelling under the restrictions imposed by subparagraph (v) of subparagraph (B) of paragraph (b) of this subsection and of parcels that do not qualify for division under the

restrictions imposed under subparagraph (vi) of subparagraph (C) of this subsection. The record shall be readily available to the public for inspection.

(d) A landowner allowed a land division under subsection (b) of this section shall sign a statement that shall be recorded in the deed records of Lincoln County, declaring that the landowner will not in the future complain about accepted farming or forest practices on nearby lands devoted to farm or forest use.

(e) Property line adjustments that result in the separation of a temporary hardship dwelling or any accessory structure or land area devoted to a home occupation from the parcel containing the primary dwelling are prohibited.

(5) Template Dwellings:

(a) Tracts Not Abutting a Public Road or Perennial Stream and Tracts of Less Than 60 Acres Which Abut a Perennial Stream:

A template dwelling may be approved on a tract which does not abut a road or perennial stream, or which abuts a perennial stream and is less than 60 acres in size, and meets the following qualifications:

(A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160 acre square centered on the subject tract; and

(B) At least three dwellings existed on January 1, 1993, anywhere on the other lots or parcels described in subparagraph (A) of this paragraph.

(b) Tracts of Less Than 60 Acres Which Abut a Public Road:

A non-forest dwelling to be sited on a tract which is less than 60 acres in size and which abuts a road that existed on January 1, 1993, shall meet the following qualifications:

(A) All or part of 11 other lots or parcels that existed on January 1, 1993, are within either a 160 acre square centered on the subject tract or a 160 acre rectangle 1/4 mile wide and one mile long, centered on the subject tract and, to the maximum extent possible, aligned with the road; and

(B) At least three other dwellings existed on January 1, 1993, on the other lots or parcels described in subparagraph (A) of this paragraph.

(c) Tracts of 60 Acres or Greater Which Abut a Public Road or Perennial Stream:

A template dwelling may be approved on a tract which is 60 acres or greater in size and which abuts a road or perennial stream and meets the following qualifications:

(A) All or part of 11 other lots or parcels that existed on January 1, 1993, are within a 160 acre rectangle 1/4 mile wide and one mile long centered on the subject tract and, to the maximum extent possible, aligned with the road or stream;

(B) At least three other dwellings existed on January 1, 1993, on the other lots or parcels described in subparagraph (A) of this paragraph. At least one of the three dwellings shall be on the same side of road or stream as the subject tract, and shall be either partially or wholly within the 160 acre rectangle or within 1/4 mile of the edge of the subject tract but not outside the length of the 160 acre rectangle; and

(C) If a road crosses the subject tract, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.

(d) Lots or parcels within urban growth boundaries shall not be counted toward satisfying the qualification requirements for any dwelling permitted under this subsection.

(e) No dwelling may be permitted under this subsection on any tract which includes a dwelling.

(f) If the lot or parcel upon which a dwelling permitted under this subsection is to be sited is part of a tract, no additional dwellings may be permitted on any other lot or parcel within the tract. Deed restrictions shall be established pursuant to and in accordance with subsection (6) of this section.

(g) All dwellings permitted under this subsection shall be located on a lawfully created lot or parcel.

(6) General Requirements for All Dwellings:

In addition to the other applicable requirements of this chapter and this section, all dwellings authorized in the T-C zone shall be subject to the following conditions:

(a) The director shall notify the county assessor of any decision to approve a dwelling in the T-C zone.

(b) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.

(c) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved.

(d) The property owner shall submit a stocking survey report to the county assessor and the assessor shall verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules.

(e) Upon notification by the assessor the Department of Forestry shall determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the department determines that the tract does not meet those requirements, the department shall notify the owner and the assessor that the land is not being managed as forest land. The assessor shall then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax.

(f) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules, OAR chapter 629. For purposes of this subsection, evidence of a domestic water supply means:

(A) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;

(B) A water use permit issued by the Water Resources Department for the use described in the application; or

(C) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

(g) If road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

(h) For dwellings which are approved on a tract consisting of more than one lot or parcel, the applicant shall provide copies of covenants and restrictions which:

(A) Are set forth on a form prescribed by the division and recorded in the deed records of the county;

(B) Prohibit the location of any additional dwellings on any lot or parcel which is a part of the tract; and

(C) Are irrevocable, unless a statement of release is signed by the director and the Director of the Department of Land Conservation and Development.

(i) Enforcement of the covenants and restrictions required by this section may be undertaken by the Department of Land Conservation and Development or by Lincoln County.

(j) Failure to follow the covenants and restrictions requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property which is subject to the covenants and restrictions.

(k) The director shall maintain a copy of the covenants and restrictions filed in the county deed records pursuant to this section and a map or other record depicting tracts which do not qualify for the siting of a dwelling under the covenants and restrictions. This map or other record shall be available to the public in the division office.

(L) Upon authorization of a dwelling in the T-C zone, the landowner shall execute and record in the deed records of Lincoln County a document binding on the landowner and the landowner's successors in interest prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.396 or 30.397.

(7) Siting and Fire Protection Standards for Dwellings:

The following siting fire protection standards shall apply to all new dwellings:

(a) Dwellings and structures shall be sited on the subject lot or parcel so that:

(A) They have the least impact on nearby or adjoining forest lands;

(B) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

(C) The amount of forest land used to site access roads, service corridors, the dwelling and structures is minimized; and

(D) The risks associated with wildfire are minimized. The division or commission may impose conditions on any dwelling approval which are deemed necessary to ensure conformance with the standards contained in this paragraph, including, but not limited to, requiring increased setbacks from adjoining properties, siting on that portion of a property least suitable for growing trees, or clustering near existing dwellings or roads.

(b) Dwellings shall have fire retardant roofs rated Class A in accordance with UL 790 or ASTM E108.

(c) Dwellings shall be sited on slopes of 40 percent or less.

(d) A primary fire break no less than 30 feet wide shall be provided and maintained. The primary firebreak may include a lawn, ornamental shrubbery or individual or groups of trees separated by a distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All trees shall be pruned to at least eight feet in height. Dead fuels shall be removed.

(e) A secondary firebreak cleared of all dead fuels shall be provided and maintained. The size of the secondary firebreak shall be:

(A) On slopes of less than 10 percent, 50 feet beyond the primary firebreak.

(B) On slopes of 11 to 25 percent, 75 feet beyond the primary firebreak.

- (C) On slopes of 26 to 40 percent, 100 feet beyond the primary firebreak.
- (D) On slopes greater than 40 percent, 150 feet beyond the primary firebreak.
- (f) All chimneys shall be equipped with a spark arrester.
- (g) If a dwelling is to be located on a parcel that is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included in the nearest such district.
- (h) If a dwelling is to be located on a lot or parcel that is not within a fire protection district, either:
 - (A) The applicant shall provide evidence that residential fire protection is provided to the property by contract and that such contracted service is comparable to that generally provided by fire protection districts in the rural areas of the county; or
 - (B) On site fire protection means are provided. Such means shall consist of:
 - (i) Fire sprinkling system or systems;
 - (ii) On-site water storage and pumping equipment. Such a water supply shall consist of a swimming pool, pond, lake or similar body of water and at all times contains at least 4,000 gallons or a stream with a minimum flow of one CFS. Road access shall be provided to within 15 feet of the water's edge for fire fighting equipment and shall provide a turnaround for fire fighting equipment; or
 - (iii) Other methods which provide at least a comparable level of protection to that contained in subparagraphs (i) and (ii) of this subparagraph, and which are reasonable given site conditions.

(8) Fire Safety Design Standards for Roads:

The following standards apply to all roads and driveways which access uses permitted under subsection (1) of this section or approved under subsection (2) of this section, except for private roads accessing only commercial forest uses:

- (a) Width: Access roads serving three or fewer dwellings shall have a 12 foot improved width and a 20 foot horizontal clearance. Access roads serving more than three dwellings shall have a 16 foot improved width and a 20 foot horizontal clearance.
- (b) Construction: Access roads must be improved with an all weather surface. Roads, bridges and culverts shall be designed and maintained to support a minimum gross vehicle weight (GVW) of 50,000 pounds. If bridges or culverts are involved in the construction of a road or driveway, written verification of compliance with the 50,000 pound GVW standard shall be provided by a professional engineer, registered in Oregon.
- (c) Vertical Clearance: Access roads shall have an unobstructed vertical clearance of not less than 13.5 feet.
- (d) Turnarounds: Dead end roads over 150 feet in length shall provide a turnaround adequate for emergency vehicles.
- (e) Turnouts: Access roads greater than 400 feet in length shall have turnouts at a maximum spacing of one-half the length of the access road or 400 feet, whichever is less. Turnouts shall be required more frequently where visibility is limited. Turnouts shall be an all weather surface at least 10 feet wide and 40 feet long.
- (f) Road Grade: Road grades shall not exceed 12 percent, except that a maximum of 15 percent may be permitted on pitches less than 200 feet long. Variations from these standards may be granted by the fire service having responsibility for the area when topographic conditions make

these standards impractical and where the local fire protection district states that their fire fighting equipment can negotiate the proposed road grades.

(g) The applicant shall provide an as-built certification stamped by a licensed professional engineer registered in the State of Oregon verifying that road safety design standards set forth in this section have been met.

(9) Dimensional Standards:

(a) The front yard shall be a minimum of 20 feet.

(b) Each side yard shall be a minimum of five feet, or one foot for each three feet of building height, whichever is greater.

(c) The rear yard shall be a minimum of 10 feet, except for that on a corner lot the rear yard shall be a minimum of either five feet, or one foot for each three feet of building height, whichever is greater.

(d) No structure shall be located closer than 30 feet from the right of way of any state highway, and no structure shall be located closer than 30 feet from the right of way of any arterial or collector street which has a right of way width of less than 60 feet.

(e) No dwelling or residential accessory structure shall exceed a height of 30 feet. [1994 o.347 §4; 2000 o.397 §3; 2001 o.408 §1; 2001 o.416 §3; 2017 o.499 §1]

1.1377 Public Facilities Zone P-F

In a P-F zone, the following regulations shall apply:

(1) Uses Permitted Outright

The following existing uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

(a) Public parks and playgrounds, swimming pools, golf courses or similar recreation facility intended for use by the public.

(b) Public schools and associated facilities.

(c) Hospitals.

(d) Government use.

(e) Solid waste disposal site.

(f) Beach front protective structures.

(2) Conditional Uses Permitted

Expansion of existing facilities that would substantially increase overall capacity or the conversion of one outright use to another may be permitted when authorized in accordance with the provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699 and 1.1901 to 1.1999.

(a) Public park and playground, golf course, swimming pool or similar recreation facility.

(b) Public schools and associated facilities.

(c) Hospitals.

(d) Government use.

(e) Solid waste disposal site.

(f) Conversion of one outright use to another outright use.

1.1379 Public Park Master Plan Zone PMP

(1) Purpose:

The purpose of the PMP Zone is to facilitate the development, maintenance and enhancement of state and local public parks. The PMP zone is intended to provide for the