

ZONING

Foley Butte Block is located in both Crook and Jefferson Counties, as outlined on the ownership map.

Crook County: All Crook County ownership of Foley Butte Block is zoned Forest Zone -- F-1, with the exception of an estimated 1,195± acres located within the Lofton Creek Tract. Those 1,195± acres are zoned Exclusive Farm Use -- EFU-2.

Jefferson County: All Jefferson County ownership of Foley Butte Block is zoned Forest Management -- F-M.

Wildlife Range Overlays exist in both Crook and Jefferson Counties and have conditions for sitings of any improvements. Copies of pertinent zoning regulations, with permitted and conditional uses, are contained in the Supplemental Information Package. Please see SIP for details.

HUNTING

The entire property is located in the Grizzly Wildlife Management Unit, administrated by the Oregon Department of Fish and Wildlife. A total of eight Landowner Preference Tags are allowed for each contiguous ownership of 20,000 to 40,000 acres.



FOLEY BUTTE LOOKOUT TOWER

The Oregon Department of Forestry maintains the Foley Butte Lookout Tower during fire season, and has a 99-year-lease which will expire in 2057. A lookout tower has been on the property since 1934, and is one of three active lookout towers within the Sisters/Prineville District.

CONSERVATION EASEMENT

There is a conservation easement with Deschutes Resources Conservancy that is part of the Deschutes Riparian Restoration Project and covers 257± acres along seven miles of Foley and Martin Creeks. The easement was signed in 2003 and has a term of 52 years. Ten miles of fence were installed, 72,000 native plants and trees were planted, and two off-site watering facilities were constructed. Copies of all documents are part of the Supplemental Information Package, which includes landowner agreement, site management plan and conservation easement agreement.

EASEMENTS

For access, there are a number of road use agreements with adjoining owners that are outlined in the Preliminary Title Report. (Please see Supplemental Information Package.)

LEASES

There are four grazing leases for a total of up to 356 AUMS that extend from June 1 to September 30, 2013. Total income from those four leases is \$10,000. There are no other leases. The Foley Butte Block has not been leased for commercial hunting.

MINERALS

All minerals owned by the Seller will be conveyed to the new owner.

ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment has been prepared by Osprey Environmental LLC, and is available on the data site, or by contacting the Auction Information Office.

PRELIMINARY TITLE REPORT

A Preliminary Title Report for the Foley Butte Block in its entirety has been prepared by AmeriTitle, with copies of the exception documents, and is available on the data site, by CD, or hard copy, by contacting the Auction Information Office at 1-800-845-3524. Revised Preliminary Title Reports will be prepared for the Ochoco Main Block, Lofton Creek and Willow Creek Cabin Tracts prior to close of escrow if sold individually.

TAX ASSESSMENT

The entire property is classified as forest land for tax assessment purposes in both Crook and Jefferson Counties. Total taxes are \$83,038, or \$2.55 per acre, with \$57,076 allocated to Fire Assessment and \$25,962 for other taxes.

RIGHT OF FIRST REFUSAL

An adjoining owner has a Right of First Refusal to purchase 477± acres which have 1,178± MBF in the southwestern portion of Foley Butte in Sections 1 and 12, Township 13 south, Range 15 east. A sale has been ne-



Ochoco Lumber is a partner in the Willow Creek Watershed