

May 11, 2022

Via Hand Delivery and by Email to: plan@co.crook.or.us

Crook County Community Development
Attn: Crook County Planning Commission
300 NE 3rd Street
Prineville, OR 97754

**Re: Remand of Appeal of Planning Commission Decision
Brasada Ranch Subdivision Phase 15
File Number: 217-21-001013-PLNG**

Crook County Planning Commission:

As you know this office represents BR Community Coalition, a nonprofit corporation presently consisting of 18 residential lot owners in Brasada Ranch (the “Coalition”). The Coalition’s position is clear: Applicant must show the location, surfacing and size of all community trails and paths on the Phase 15 plat. The Coalition’s position is consistent with Condition of Approval No. 15: *“The applicant shall provide a detailed depiction of the final location, surfacing, and size of all trails within a phase prior to preliminary plat approval for each phase of resort development.”*

Detailed trail information must be shown on plats.

The intended path will connect residents to the commercial community center and provide overnight transient cabin guests use of the path. The path will provide the equivalent of sidewalks in a subdivision, which will be used for multiple purposes by residents and the public who reserve cabins for overnight lodging at Brasada Ranch.

The path will have a significant impact on homes near the path. To give proper notice to buyers in Phase 15, the path must be located on the final plat after being depicted on the preliminary plat. Notably, the intended path is not an internal nature path. Instead, the Applicant wants to burden Phase 15 residential lots and earlier subdivision lots with an interconnected commercial path. The proposed path is a commercial public path because it provides access to the commercial center, will benefit cabin sales, and benefit cabin transient guest rentals of the cabins. The cabin rent is divided between Applicant and cabin owners. The cabin owners must place their cabins in the rental pool.

Michael W. Peterkin ♦ *Megan K. Burgess* ♦ *Christian Malone* ♦ *Taylor Hale*

Locating the path on the Phase 15 plat eliminates confusion and conflicts with future lot owners and past owners. Attached are samples of Applicant's past maps that are inconsistent and sow confusion about the location and purpose of paths. Applicant's past inconsistent practices require this Commission to make Applicant comply moving forward. Buyers and current owners deserve better. They have a right to certainty. Applicant as developer cannot do whatever it wants whenever it wants.

There is no question the 2003 Final Development Plan (C-CU-DES-001-03) Conditions of Approval apply to all phases of development in Brasada Ranch. The Staff confirmed this point in their report prior to the Appeal, and the Applicant acknowledged this fact in its submission. The Coalition again takes issue with the finding in the original Planning Commission decision that "As the development of the resort has progressed, the Applicant has demonstrated compliance with each of the 33 approval conditions, ensuring compatibility with the area surrounding the project site." The Applicant has not demonstrated compliance with Condition of Approval No. 15 which states:

"15. The applicant shall provide a detailed depiction of the final location, surfacing, and size of all trails within a phase prior to preliminary plat approval for each phase of resort development."

(Emphasis added.)

The plain meaning of Condition 15 means that the Applicant is required to show the final location, surfacing and size of all trails and paths prior to preliminary plat approval. The location, surfacing and size of trails and paths will be final. Finality is not a difficult or overburdensome concept, but rather a mandatory planning requirement.

The Applicant ignores the word "final" in Condition 15. In interpreting a statute or a contract, Oregon Courts look to the plain meaning of the language used, and the Oregon Court of Appeals and Oregon Supreme Court most often look to the definitions provided in the Webster's Third New International Dictionary (unabridged ed 2002). *Kohring v. Ballard*, 355 Or 297, 303-304 n. 2, 325 P3d 717 (2014). The definition of "final" in *Webster's Third* is as follows:

- 1 a** (1): Not to be altered or undone: CONCLUSIVE, DECISIVE
(2): constituting the ultimate in degree, achievement or utilization:
approaching perfection: PERFECT: not to be done again: DEFINITIVE

Webster's Third New International Dictionary (Unabridged ed 2002).

The Oregon Supreme Court has also noted that when consulting dictionaries it is important to use sources close in time with the document whose language you are interpreting. *See, e.g., State v. Perry*, 336 Or 49, 53, 77 P3d 313 (2003). In this case, the Final Development Plan was signed June 4, 2003, so the *Webster's Third* is a reliable and contemporaneous source.

Thus, the Applicant is required to show the final location, surfacing and size of all trails and paths prior to preliminary plat approval in each phase. That means those paths cannot be later altered or not constructed as depicted at the time of each phase, otherwise Condition of Approval No. 15 is meaningless. The Applicant and its predecessor have been permitted, likely unknowingly, to avoid the obligations of this Condition of Approval in prior subdivision phases. That is not a justification or excuse to allow it to continue. Importantly, the interconnected path directly affects present owners use and value of their properties.

The Planning Commission must require the Applicant to demonstrate compliance with Condition of Approval No. 15. This condition is not burdensome. In fact, Applicant has not advanced any good reason why the path would not be located on the plat just like other subdivision improvements. The only way to ensure that the location, surfacing and size of all paths in Phase 15 are conclusively located and described is to require the Applicant to show that information on the preliminary and final plat. That way, the County, the Applicant, the public, including owners in Brasada Ranch, will have notice of the paths. What else could possibly be the purpose of Condition of Approval No. 15 but to provide such finality and certainty?

As the Planning Commission knows, there has been conflict regarding trails in Brasada Ranch. Applicant testified that it has held neighborhood meetings, sought input, and is trying to be responsive to a variety of property owners' concerns. **None of these actions would be necessary if the paths were shown on the final plats.** A potential purchaser should make a purchase decision in Brasada Ranch based on the final location of paths shown on the plat map. Those that want to be near a path can factor the location, size and surfacing of paths into their buying decision. Those that do not want to be near a trail can choose to buy away from paths. Requiring the final location, surfacing and size of paths will provide the predictability, consistency and notice that is expected and required.

As you know from the March 9, 2022 letter and attachments from this office submitted into the record (original record, Ex. 4), Applicant is recently constructing a paved trail system in Brasada Ranch that was not shown on final plat maps or is partly outside the trail easements shown on the Phase 2 plat map. The existence, location, use, and surface of a trail within Brasada Ranch are material factors weighed when consumers buy a Brasada Ranch lot, when designing their homes, when receiving Design Review Committee approval, and when landscaping their lots.

Only platted path easements afford purchasers adequate notice of the future existence of a trail. The final development plan, Condition of Approval No. 15 requires Applicant to show the final location, surfacing and size of all trails in each phase prior to preliminary (tentative plan) plat approval.

The importance of this requirement is further illustrated by the Applicant's most recent submission (Exhibit 3 on Remand, May 10, 2022). After reviewing the May 4 Staff Report on Remand, Applicant realized that several of its existing trails do not have the required land use approval, including geotechnical reports. This issue illustrates that adherence to Condition of Approval No. 15 is imperative because years have passed and as phases have moved forward without compliance, the development now has many trail locations that don't meet the original criteria and require additional approvals. If Condition of Approval No. 15 is enforced and the Applicant is required to show the final location, surfacing and size of trails, similar future problems will be eliminated.

The Applicant should be required to either build the trails out consistent with the preliminary plat prior to lot sales or provide an agreement and security.

Development standards for Brasada Ranch as a destination resort require that prior to closure of lot sales in each phase, "developed recreational facilities" either "shall be constructed prior to sales in that phase or guaranteed by providing an agreement and security in accordance with CCC 17.40.080 and 17.40.090." CCC 18.116.040 (4). "Developed recreational facilities" includes "nature trails". The Coalition concedes that the bond for the 2005 Improvement Agreement was released. However, because the trails Applicant is required to depict in their final location, surfacing and width are "developed recreational facilities" under the Code, Applicant must either construct them prior to lot sales or provide a new agreement and security guaranteeing their construction as represented.

The Coalition respectfully requests that the Planning Commission modify the Decision on remand and specifically condition preliminary plat approval by requiring Applicant to specify trails and depict the final location, surfacing, and size of any trail within or servicing Brasada Ranch Phase 15 and any future phase on the preliminary and final subdivision plat. This ensures compliance with prior and continuing conditions of approval, appropriately protecting current and future owners in Brasada Ranch.

The Applicant does not meet overnight lodging requirements.

Regarding overnight lodging, the Coalition relies on and incorporates its prior arguments, and further points out that the definition of "Overnight lodgings" under

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Crook County Code cannot be ignored when the County, as required, looks at whether the Applicant meets the overnight lodging requirements on a factual basis. *Central Oregon Landwatch vs. Deschutes County*, 285 Or App 267, 294 (2017) (analyzing proper interpretation of ORS 197.435 and holding that whether units qualify as “overnight lodging” under that statute and other authority, is not a theoretical question and analysis, but a factual one that must be demonstrated).

In this instance, Crook County Code section 18.116.030 (5) defines “overnight lodgings” means permanent, separately rentable accommodations, which are not available for residential use. The Applicant has not demonstrated that the accommodations are both permanent and separately rentable, as required. When a person rents out the entirety of a 2-, 3-, or 4-bedroom cabin, none of those “separate” units are permanently, separately rentable. Crook County’s code differs from ORS 197.435(5)(b) in requiring permanency.

Applicant’s overnight lodging offerings do not meet Crook County Code requirements. The Commission should require Applicant to re-analyze and provide documentation of the number of permanent, separately rentable accommodations so that an accurate calculation of the number of additional required units and bonding can be determined.

Sincerely,



Megan K. Burgess

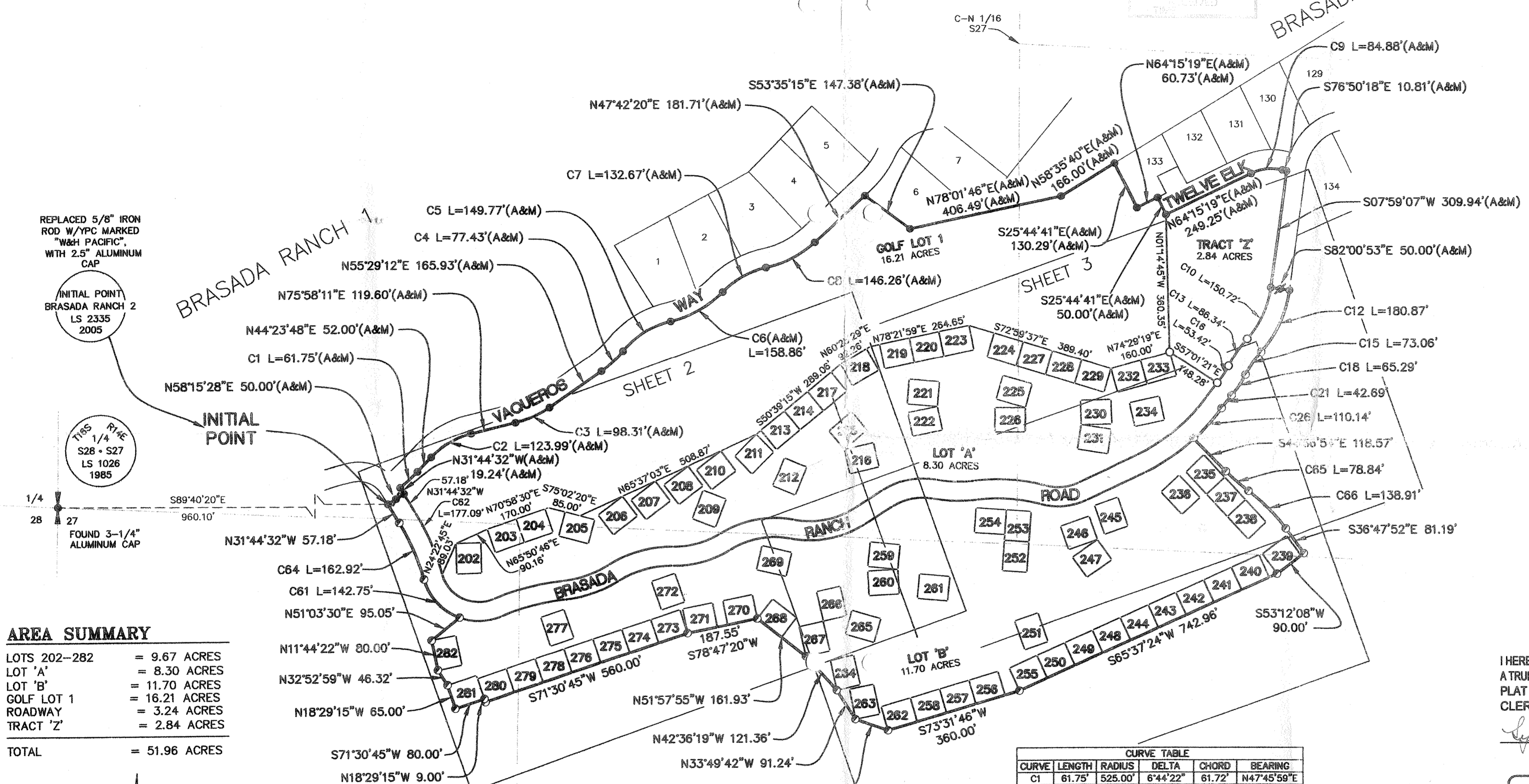
Encl. as stated

cc: Client

BRASADA RANCH 2
 LOCATED IN SECTION 27,
 TOWNSHIP 16 SOUTH, RANGE 14 EAST,
 WILLAMETTE MERIDIAN, CROOK COUNTY,
 OREGON, C-CU-DES-001-03.

RECORDED
 SEP 27 2005
 RECEIVED
 TWP 16 S R 14 E S 27

BRASADA RANCH 1



REPLACED 5/8" IRON ROD W/YPC MARKED "W&H PACIFIC", WITH 2.5" ALUMINUM CAP

INITIAL POINT BRASADA RANCH 2 LS 2335 2005

TWP 16 S R 14 E S 27 S 27 1985

FOUND 3-1/4" ALUMINUM CAP
 S89°40'20"E 960.10'

AREA SUMMARY

LOTS 202-282	= 9.67 ACRES
LOT 'A'	= 8.30 ACRES
LOT 'B'	= 11.70 ACRES
GOLF LOT 1	= 16.21 ACRES
ROADWAY	= 3.24 ACRES
TRACT 'Z'	= 2.84 ACRES
TOTAL	= 51.96 ACRES

REFERENCES

A. BRASADA RANCH 1 PLAT, BY W&H PACIFIC, RECORDED APRIL 22, 2005 IN CROOK COUNTY SURVEYS #2445.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" PER REFERENCE A.
- ⊕ 5/8" IRON ROD WITH ALUMINUM CAP MARKED "W&H PACIFIC" TO BE SET PER BRASADA RANCH 1 PLAT
- ⊙ SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC"
- (A&M) RECORD AND MEASURED INFORMATION PER CITED REFERENCE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	61.75'	525.00'	6°44'22"	61.72'	N47°45'59"E
C2	123.99'	225.00'	31°34'23"	122.42'	N60°10'59"E
C3	98.31'	275.00'	20°28'59"	97.79'	N65°43'41"E
C4	77.43'	275.00'	16°07'56"	77.17'	N47°25'14"E
C5	149.77'	225.00'	38°08'17"	147.02'	N58°25'24"E
C6	158.86'	275.00'	33°05'56"	156.66'	N60°56'35"E
C7	132.67'	225.00'	33°47'06"	130.76'	N61°17'10"E
C8	146.26'	275.00'	30°28'23"	144.54'	N62°56'31"E
C9	84.88'	125.00'	38°54'24"	83.26'	N83°42'31"E
C10	150.72'	250.00'	34°32'36"	148.45'	N25°15'25"E
C12	180.87'	300.00'	34°32'36"	178.14'	S25°15'25"W
C13	86.34'	325.00'	15°13'19"	86.09'	S34°55'04"W
C15	73.06'	275.00'	15°13'19"	72.84'	S34°55'04"W
C16	53.42'	225.00'	13°36'12"	53.29'	N34°06'30"E
C18	65.29'	275.00'	13°36'12"	65.14'	S34°06'30"W
C21	42.69'	475.00'	5°08'59"	42.68'	S38°20'07"W
C26	110.14'	525.00'	12°01'14"	109.94'	S41°46'14"W
C61	142.75'	150.00'	54°31'31"	137.42'	N42°48'14"W
C62	177.09'	625.00'	16°14'03"	176.50'	N23°37'30"W
C64	162.92'	575.00'	16°14'03"	162.38'	N23°37'30"W
C65	78.84'	525.00'	8°36'17"	78.77'	S49°15'03"E
C66	138.91'	475.00'	16°45'19"	138.41'	S45°10'32"E

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERKS OFFICE

Lynn J. Bruno

REGISTERED PROFESSIONAL LAND SURVEYOR

Lynn J. Bruno

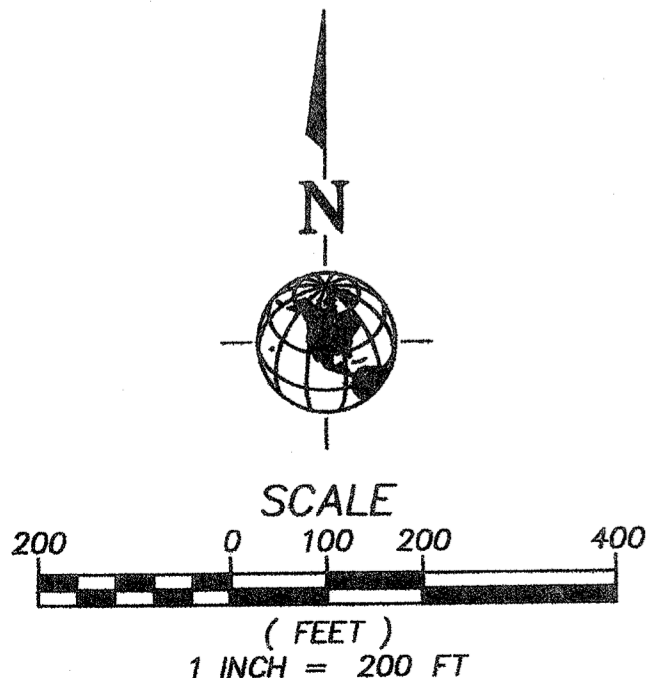
OREGON JULY 28, 1988
 LYNN J. BRUNO
 2335

RENEWAL DATE: 12/31/05

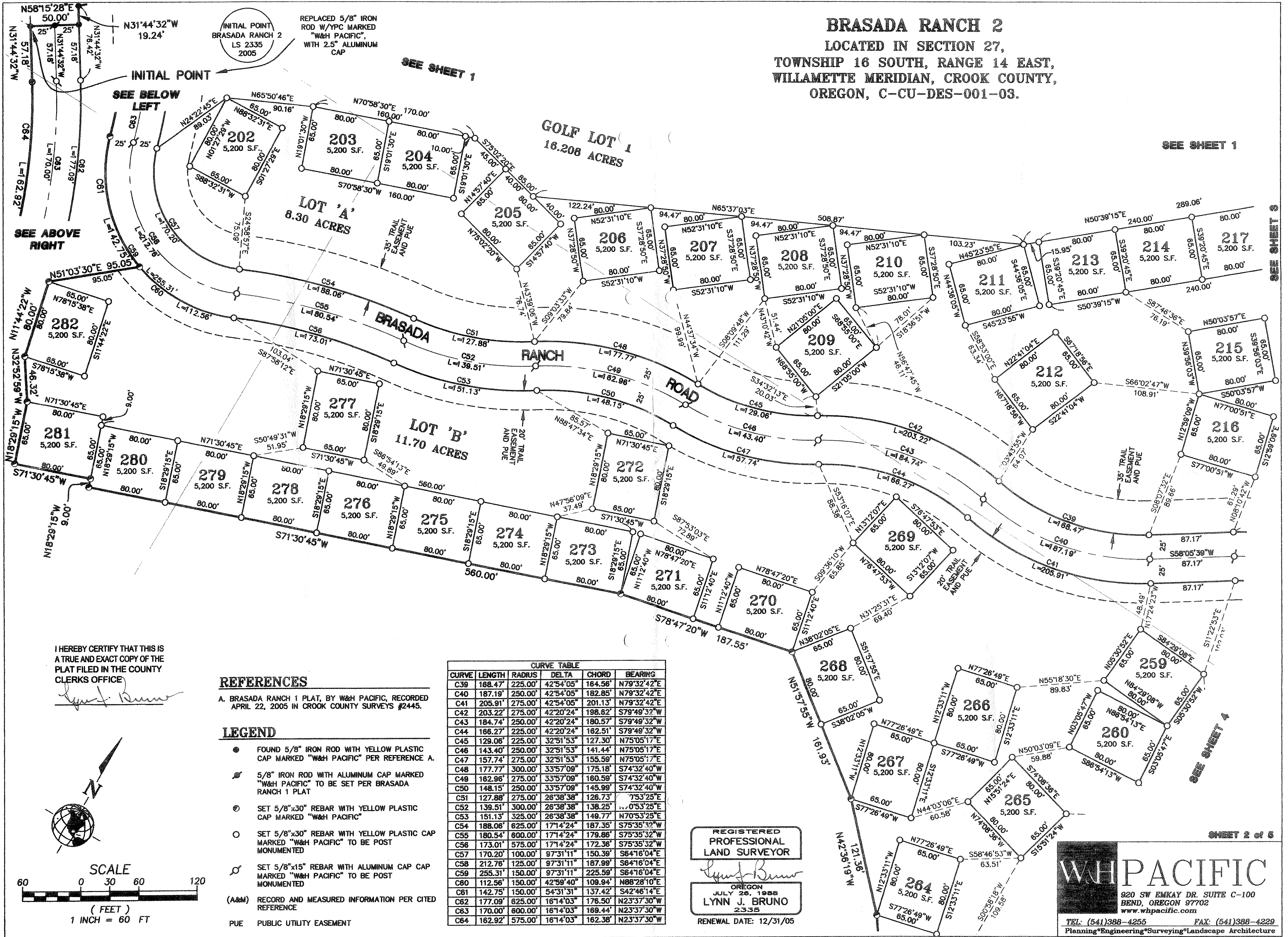
SHEET 1 of 5

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BRASADA RANCH 2
 LOCATED IN SECTION 27,
 TOWNSHIP 16 SOUTH, RANGE 14 EAST,
 WILLAMETTE MERIDIAN, CROOK COUNTY,
 OREGON, C-CU-DES-001-03.



REPLACED 5/8" IRON ROD W/YPC MARKED "W&H PACIFIC" WITH 2.5" ALUMINUM CAP

INITIAL POINT
 BRASADA RANCH 2
 LS 2335
 2005

SEE SHEET 1

SEE SHEET 1

SEE SHEET 3

SEE SHEET 4

SHEET 2 of 5

SEE ABOVE RIGHT

SEE BELOW LEFT

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERKS OFFICE

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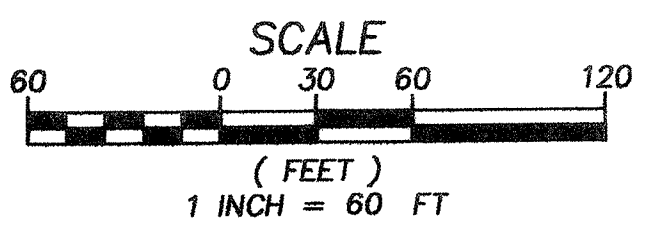
REFERENCES

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- ⊙ SET 5/8"x15" REBAR WITH ALUMINUM CAP MARKED "W&H PACIFIC" TO BE POST MONUMENTED
- (A&M) RECORD AND MEASURED INFORMATION PER CITED REFERENCE
- PUE PUBLIC UTILITY EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C39	188.47	225.00'	42°54'05"	164.56'	N79°32'42"E
C40	187.19'	250.00'	42°54'05"	182.85'	N79°32'42"E
C41	205.91'	275.00'	42°54'05"	201.13'	N79°32'42"E
C42	203.22'	275.00'	42°20'24"	198.62'	S79°49'32"W
C43	184.74'	250.00'	42°20'24"	180.57'	S79°49'32"W
C44	166.27'	225.00'	42°20'24"	162.51'	S79°49'32"W
C45	129.06'	225.00'	32°51'53"	127.30'	N75°05'17"E
C46	143.40'	250.00'	32°51'53"	141.44'	N75°05'17"E
C47	157.74'	275.00'	32°51'53"	155.59'	N75°05'17"E
C48	177.77'	300.00'	33°57'09"	175.18'	S74°32'40"W
C49	182.96'	275.00'	33°57'09"	160.59'	S74°32'40"W
C50	148.15'	250.00'	33°57'09"	145.99'	S74°32'40"W
C51	127.88'	275.00'	28°38'38"	128.73'	S75°32'25"E
C52	139.51'	300.00'	28°38'38"	138.25'	S75°32'25"E
C53	151.13'	325.00'	28°38'38"	149.77'	N70°53'25"E
C54	188.06'	625.00'	17°14'24"	187.35'	S75°35'32"W
C55	180.54'	600.00'	17°14'24"	179.86'	S75°35'32"W
C56	173.01'	575.00'	17°14'24"	172.36'	S75°35'32"W
C57	170.20'	100.00'	97°31'11"	150.39'	S64°18'04"E
C58	212.78'	125.00'	97°31'11"	187.99'	S64°18'04"E
C59	255.31'	150.00'	97°31'11"	225.59'	S64°18'04"E
C60	112.56'	150.00'	42°59'40"	109.94'	N88°28'10"E
C61	142.75'	150.00'	54°31'31"	137.42'	S42°46'14"E
C62	177.09'	625.00'	16°14'03"	176.50'	N23°37'30"W
C63	170.00'	600.00'	16°14'03"	169.44'	N23°37'30"W
C64	162.92'	575.00'	16°14'03"	162.36'	N23°37'30"W



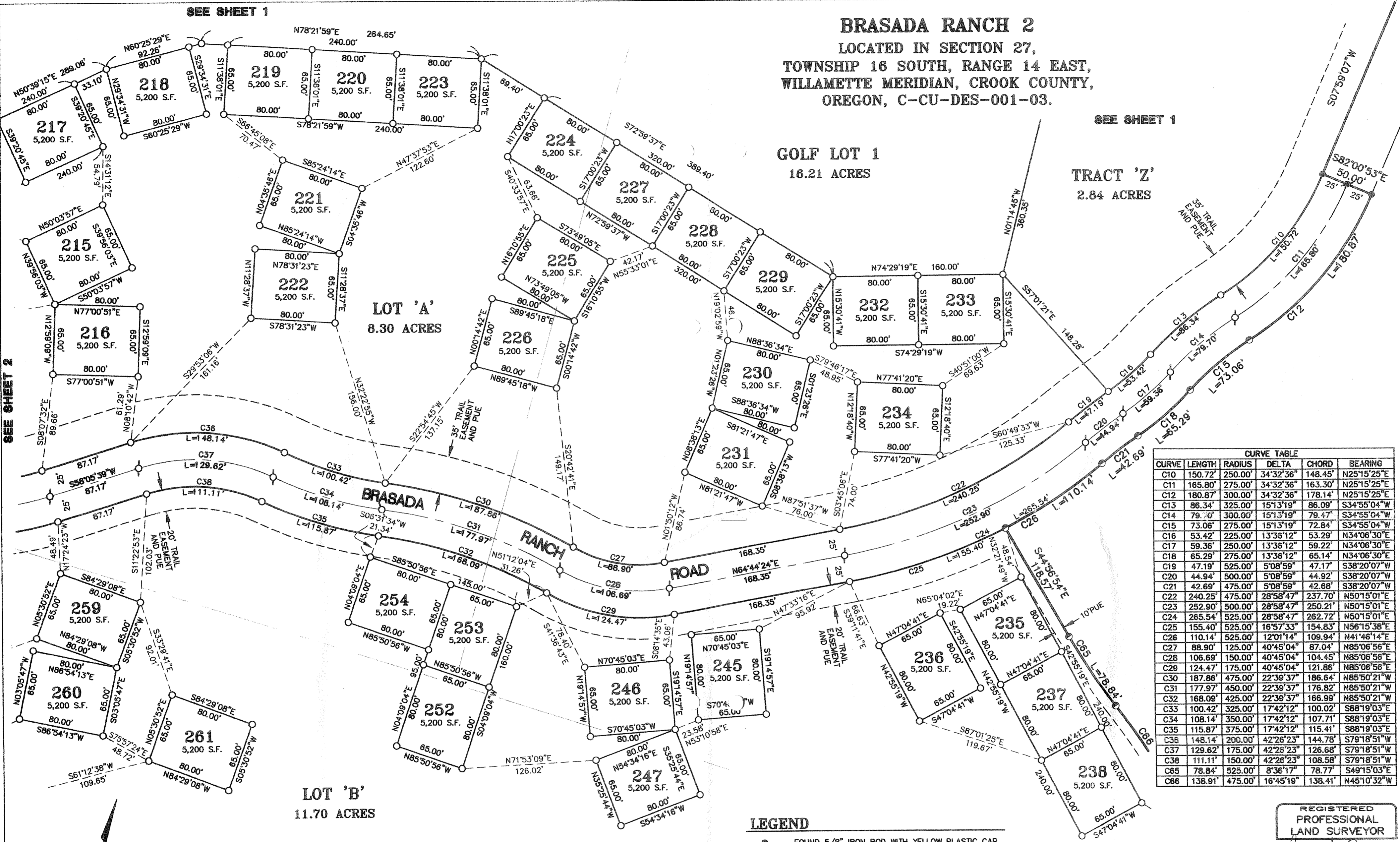
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GOLF LOT 1
 16.21 ACRES

TRACT 'Z'
 2.84 ACRES



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C10	150.72	250.00	34°32'36"	148.45	N25°15'25"E
C11	165.80	275.00	34°32'36"	163.30	N25°15'25"E
C12	180.87	300.00	34°32'36"	178.14	N25°15'25"E
C13	86.34	325.00	15°13'19"	86.09	S34°55'04"W
C14	79.70	300.00	15°13'19"	79.47	S34°55'04"W
C15	73.06	275.00	15°13'19"	72.84	S34°55'04"W
C16	53.42	225.00	13°36'12"	53.29	N34°06'30"E
C17	59.36	250.00	13°36'12"	59.22	N34°06'30"E
C18	65.29	275.00	13°36'12"	65.14	N34°06'30"E
C19	47.19	525.00	5°08'59"	47.17	S38°20'07"W
C20	44.94	500.00	5°08'59"	44.92	S38°20'07"W
C21	42.69	475.00	5°08'59"	42.68	S38°20'07"W
C22	240.25	475.00	28°58'47"	237.70	N50°15'01"E
C23	252.90	500.00	28°58'47"	250.21	N50°15'01"E
C24	265.54	525.00	28°58'47"	262.72	N50°15'01"E
C25	155.40	525.00	16°57'33"	154.83	N56°15'38"E
C26	110.14	525.00	12°01'14"	109.94	N41°46'14"E
C27	88.90	125.00	40°45'04"	87.04	N85°06'56"E
C28	106.69	150.00	40°45'04"	104.45	N85°06'56"E
C29	124.47	175.00	40°45'04"	121.86	N85°06'56"E
C30	187.86	475.00	22°39'37"	186.64	N85°50'21"W
C31	177.97	450.00	22°39'37"	176.82	N85°50'21"W
C32	168.09	425.00	22°39'37"	166.99	N85°50'21"W
C33	100.42	325.00	17°42'12"	100.02	S88°19'03"E
C34	108.14	350.00	17°42'12"	107.71	S88°19'03"E
C35	115.87	375.00	17°42'12"	115.41	S88°19'03"E
C36	148.14	200.00	42°26'23"	144.78	S79°18'51"W
C37	129.62	175.00	42°26'23"	126.68	S79°18'51"W
C38	111.11	150.00	42°26'23"	108.58	S79°18'51"W
C65	78.84	525.00	8°36'17"	78.77	S49°15'03"E
C66	138.91	475.00	16°45'19"	138.41	N45°10'32"W

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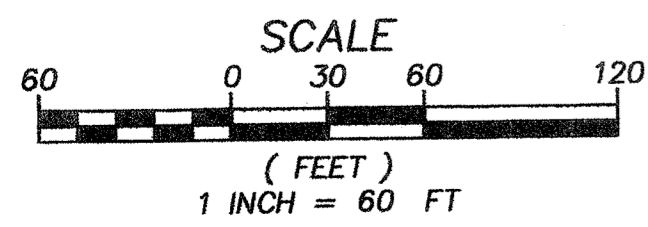
REFERENCES

- A. BRASADA RANCH 1 PLAT, BY W&H PACIFIC, RECORDED APRIL 22, 2005 IN CROOK COUNTY SURVEYS #2445.

SEE SHEET 4

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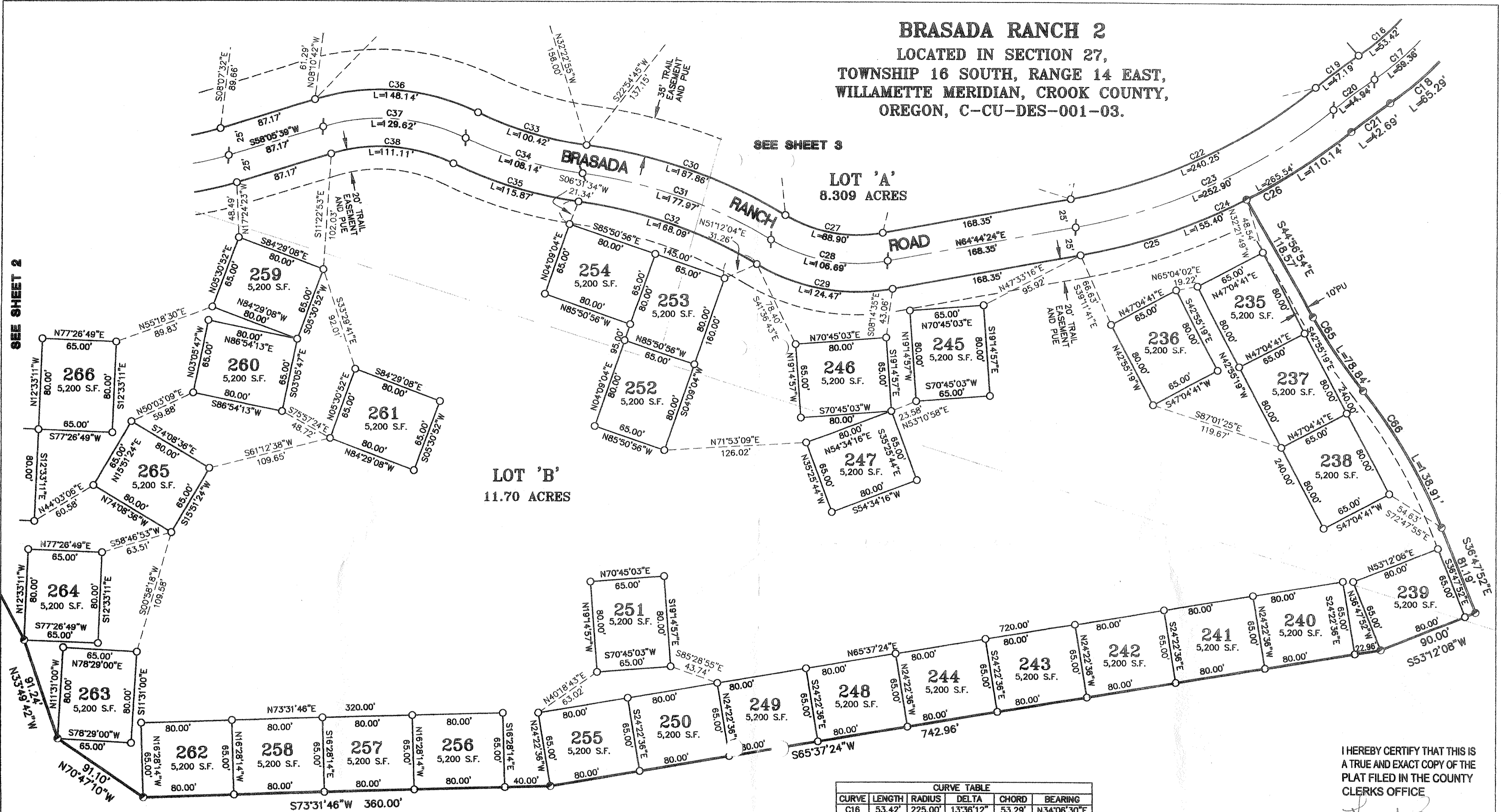
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SEE SHEET 2

SEE SHEET 3

LOT 'B'
11.70 ACRES

LOT 'A'
8.309 ACRES

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C17	59.36'	250.00'	13°36'12"	59.22'	N34°06'30"E
C18	65.29'	275.00'	13°36'12"	65.14'	N34°06'30"E
C19	47.19'	525.00'	5°08'59"	47.17'	S38°20'07"W
C20	44.94'	500.00'	5°08'59"	44.92'	S38°20'07"W
C21	42.69'	475.00'	5°08'59"	42.68'	S38°20'07"W
C22	240.25'	475.00'	28°58'47"	237.70'	N50°15'01"E
C23	252.90'	500.00'	28°58'47"	250.21'	N50°15'01"E
C24	265.54'	525.00'	28°58'47"	262.72'	N50°15'01"E
C25	155.40'	525.00'	16°57'33"	154.83'	N56°15'38"E
C26	110.14'	525.00'	12°01'14"	109.94'	N41°46'14"E
C27	88.90'	125.00'	40°45'04"	87.04'	N85°06'56"E
C28	106.69'	150.00'	40°45'04"	104.45'	N85°06'56"E
C29	124.47'	175.00'	40°45'04"	121.86'	N85°06'56"E
C30	187.86'	475.00'	22°39'37"	186.64'	N85°50'21"W
C31	177.97'	450.00'	22°39'37"	176.82'	N85°50'21"W
C32	168.09'	425.00'	22°39'37"	166.99'	N85°50'21"W
C33	100.42'	325.00'	17°42'12"	100.02'	S88°19'03"E
C34	108.14'	350.00'	17°42'12"	107.71'	S88°19'03"E
C35	115.87'	375.00'	17°42'12"	115.41'	S88°19'03"E
C36	148.14'	200.00'	42°26'23"	144.78'	S79°18'51"W
C37	129.62'	175.00'	42°26'23"	126.68'	S79°18'51"W
C38	111.11'	150.00'	42°26'23"	108.58'	S79°18'51"W
C65	78.84'	525.00'	8°36'17"	78.77'	S49°15'03"E
C66	138.91'	475.00'	16°45'19"	138.41'	N45°10'32"W

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERKS OFFICE

Lynn J. Bruno

REGISTERED
PROFESSIONAL
LAND SURVEYOR

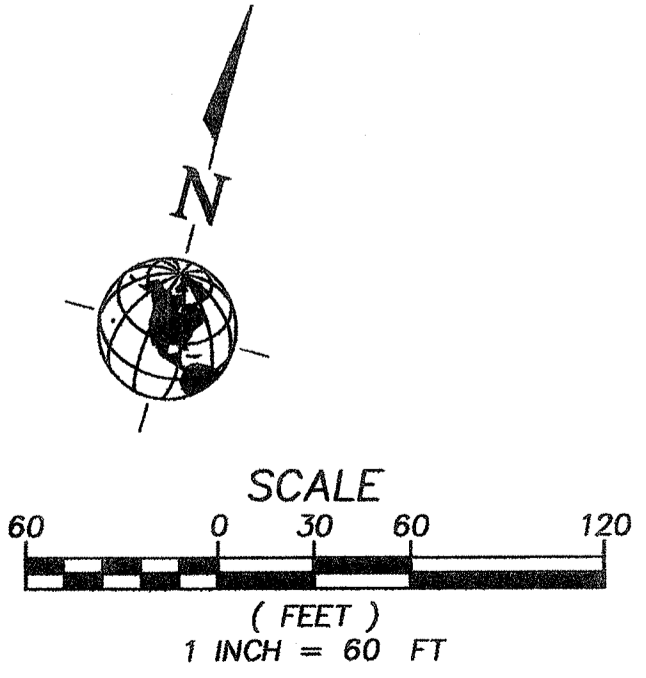
Lynn J. Bruno

OREGON
JULY 26, 1988
LYNN J. BRUNO
2335

RENEWAL DATE: 12/31/05

SHEET 4 of 5

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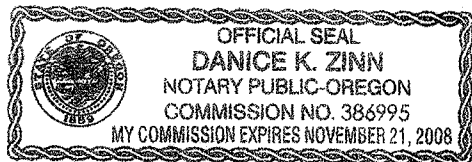
BRASADA RANCH 2
LOCATED IN SECTION 27,
TOWNSHIP 16 SOUTH, RANGE 14 EAST,
WILLAMETTE MERIDIAN, CROOK COUNTY,
OREGON, C-CU-DES-001-03.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRASADA RANCH, INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT, HAS CAUSED SAID LAND TO BE SURVEYED INTO PRIVATE LOTS, LOTS A AND B, GOLF LOT 1, PRIVATE WAYS, PUBLIC UTILITY EASEMENTS, TRAIL EASEMENTS AS SHOWN ON THIS PLAT, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, PUBLIC UTILITY EASEMENTS OVER ALL PRIVATE WAYS, AND HEREBY RESERVE EASEMENTS FOR ROAD PURPOSES OVER ALL PRIVATE WAYS, INCLUDING SIGNS, IRRIGATION SYSTEMS, THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND HEREBY RESERVES EASEMENTS OVER LOTS A AND B FOR UTILITIES, DRAINAGE, IRRIGATION SYSTEMS, SIGNS AND OTHER RELATED USES, AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "BRASADA RANCH 2", HENCEFORTH TO BE SO KNOWN.

BY: Jerol E. Andres 8-31-05
 JEROL E. ANDRES, PRESIDENT, BRASADA RANCH, INC. DATE

ACKNOWLEDGMENT



STATE OF OREGON }
 COUNTY OF CROOK } SS

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 31 DAY OF August, 2005, BEFORE ME, PERSONALLY APPEARED JEROL E. ANDRES WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF BRASADA RANCH, INC..

Danice K. Zinn
 NOTARY PUBLIC
 PRINTED NAME: Danice K. Zinn
 NOTARY PUBLIC - OREGON
 COMMISSION NO: 386995
 MY COMMISSION EXPIRES Nov. 21, 2008

APPROVALS

- CROOK COUNTY PLANNING COMMISSION W.R.C. 09/16/ 2005
- CROOK COUNTY TAX COLLECTOR Laura Hading Deputy 9/7 2005
- CROOK COUNTY ASSESSOR Pecca's Office Deputy 8/30 2005
- CROOK COUNTY FIRE DISTRICT Jin Den 9-5-05 2005
- CROOK COUNTY ROAD MASTER Penney Z Keller 9/6/05 2005
Roads only
- CROOK COUNTY SANITARIAN Michael Z. Blanton EHS 9/6/05 2005
- CROOK COUNTY SURVEYOR David B. Armstrong 8-30 2005
- CROOK COUNTY PLANNER Will P. Zeland 9/22 2005
- CENTRAL OREGON IRRIGATION DISTRICT Richard J. Cook 9-12 2005
- CROOK COUNTY JUDGE Scott L 9-21 2005
- CROOK COUNTY COMMISSIONER Mike McLean 9-21 2005
- CROOK COUNTY COMMISSIONER Michael W. ... 9-21 2005

SIGNATURE BY THE COUNTY COURT CONSTITUTES ACCEPTANCE OF ANY DEDICATIONS TO THE PUBLIC AS SURVEYED AND PLATTED HEREON.

RECORDATION - CLERK

STATE OF OREGON }
 COUNTY OF CROOK } SS 104177

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE 26th DAY OF September, 2005 AT 3:59 P.M., AND RECORDED IN Deed 1201

RECORDS OF SAID COUNTY MF NO. 104177
 DEANNA E. BERMAN, CROOK COUNTY CLERK
 BY: Deanna E. Beraman DEPUTY

RECORDATION - SURVEYOR

STATE OF OREGON }
 COUNTY OF CROOK } SS

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE 26th DAY OF SEPTEMBER, 2005, AND RECORDED IN SURVEYS # 2500 OF SAID COUNTY.

DAVID B. ARMSTRONG
David B. Armstrong
 COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, LYNN J. BRUNO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS SUBDIVISION PLAT, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, SAID LAND BEING A REPLAT OF A PORTION OF PARCELS 1 AND 2 PARTITION PLATS NO. 1996-82, AND PARCEL 2, PARTITION PLAT NO. 1996-84, ALL LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2.5" ALUMINUM CAP STAMPED "INITIAL POINT BRASADA RANCH 2", AT THE WESTERLY TERMINATION OF THE SOUTHWEST RIGHT-OF-WAY OF BRASADA RANCH ROAD OF "BRASADA RANCH 1", AS SHOWN ON THE PLAT ON FILE WITH THE CROOK COUNTY SURVEYOR AS CS 2445, SAID POINT BEARS SOUTH 89°40'20" EAST, 960.10 FEET FROM THE QUARTER CORNER BETWEEN SECTIONS 27 AND 28, IN TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, BEING A 3 - INCH ALUMINUM CAP; THENCE ALONG THE SOUTH BOUNDARY OF SAID PLAT THE FOLLOWING TWENTY FIVE (25) COURSES: NORTH 58°15'28" EAST, 50.00 FEET; THENCE NORTH 31°44'32" WEST, 19.24 FEET; THENCE ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°44'22", AN ARC LENGTH OF 61.75 FEET (THE CHORD OF WHICH BEARS NORTH 47°45'59" EAST, 61.72 FEET) TO A POINT OF TANGENCY; THENCE NORTH 44°23'48" EAST, 52.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°34'23", AN ARC LENGTH OF 123.99 FEET (THE CHORD OF WHICH BEARS NORTH 60°10'59" EAST, 122.42 FEET) TO A POINT OF TANGENCY; THENCE NORTH 75°58'11" EAST, 119.60 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'59", AN ARC LENGTH OF 98.31 FEET (THE CHORD OF WHICH BEARS NORTH 65°43'41" EAST, 97.79 FEET) TO A POINT OF TANGENCY; THENCE NORTH 55°29'12" EAST, 165.93 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°07'56", AN ARC LENGTH OF 77.43 FEET (THE CHORD OF WHICH BEARS NORTH 47°25'14" EAST, 77.17 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°08'17", AN ARC LENGTH OF 149.77 FEET (THE CHORD OF WHICH BEARS NORTH 58°25'24" EAST, 147.02 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°05'58", AN ARC LENGTH OF 118.86 FEET (THE CHORD OF WHICH BEARS NORTH 60°56'35" EAST, 156.66 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°47'06", AN ARC LENGTH OF 132.67 FEET (THE CHORD OF WHICH BEARS NORTH 61°17'10" EAST, 130.76 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°28'23", AN ARC LENGTH OF 146.26 FEET (THE CHORD OF WHICH BEARS NORTH 62°56'31" EAST, 144.54 FEET) TO A POINT OF TANGENCY; THENCE NORTH 47°42'20" EAST, 181.71 FEET; THENCE SOUTH 53°35'11" EAST, 147.38 FEET; THENCE NORTH 78°01'46" EAST, 406.49 FEET; THENCE NORTH 58°35'40" EAST, 168.00 FEET; THENCE SOUTH 25°44'41" EAST, 130.29 FEET; THENCE NORTH 64°15'19" EAST, 60.73 FEET TO THE WESTERLY TERMINATION OF THE NORTHWEST RIGHT-OF-WAY OF TWELVE ELK ROAD; THENCE CROSSING SAID RIGHT-OF-WAY, SOUTH 25°44'41" EAST, 50.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 64°15'19" EAST, 249.25 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°54'24", AN ARC LENGTH OF 84.88 FEET (THE CHORD OF WHICH BEARS NORTH 83°42'31" EAST, 83.26 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 76°50'18" EAST, 10.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BRASADA RANCH ROAD; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 07°59'07" WEST, 309.94 FEET TO THE TERMINATION OF SAID RIGHT-OF-WAY; THENCE CROSSING SAID RIGHT-OF-WAY, SOUTH 82°00'53" EAST, 50.00 FEET TO A POINT OF CURVATURE; THENCE LEAVING SAID RIGHT-OF-WAY AND SAID BRASADA RANCH 1 PLAT BOUNDARY, ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°32'36", AN ARC LENGTH OF 180.87 FEET (THE CHORD OF WHICH BEARS SOUTH 25°15'25" WEST, 178.14 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°13'19", AN ARC LENGTH OF 73.06 FEET (THE CHORD OF WHICH BEARS SOUTH 34°55'04" WEST, 72.84 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°36'12", AN ARC LENGTH OF 65.29 FEET (THE CHORD OF WHICH BEARS SOUTH 34°08'30" WEST, 65.14 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°08'59", AN ARC LENGTH OF 42.69 FEET (THE CHORD OF WHICH BEARS SOUTH 38°20'07" WEST, 42.68 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°01'14", AN ARC LENGTH OF 110.14 FEET (THE CHORD OF WHICH BEARS SOUTH 41°46'14" WEST, 109.94 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 44°56'54" EAST, 118.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°36'17", AN ARC LENGTH OF 78.84 FEET (THE CHORD OF WHICH BEARS SOUTH 49°15'03" EAST, 78.77 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°45'19", AN ARC LENGTH OF 138.91 FEET (THE CHORD OF WHICH BEARS SOUTH 45°10'32" EAST, 138.41 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 36°47'52" EAST, 81.19 FEET; THENCE SOUTH 53°12'08" WEST, 90.00 FEET; THENCE SOUTH 65°37'24" WEST, 742.96 FEET; THENCE SOUTH 73°31'46" WEST, 360.00 FEET; THENCE NORTH 70°47'10" WEST, 91.10 FEET; THENCE NORTH 33°49'42" WEST, 91.24 FEET; THENCE NORTH 42°36'19" WEST, 121.36 FEET; THENCE NORTH 51°57'55" WEST, 161.93 FEET; THENCE SOUTH 78°47'20" WEST, 187.55 FEET; THENCE SOUTH 71°30'45" WEST, 560.00 FEET; THENCE NORTH 18°29'15" WEST, 9.00 FEET; THENCE SOUTH 71°30'45" WEST, 80.00 FEET; THENCE NORTH 18°29'15" WEST, 65.00 FEET; THENCE NORTH 32°52'59" WEST, 46.32 FEET; THENCE NORTH 11°44'22" WEST, 80.00 FEET; THENCE NORTH 51°03'30" EAST, 95.05 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°31'31", AN ARC LENGTH OF 142.75 FEET (THE CHORD OF WHICH BEARS NORTH 42°46'14" WEST, 137.42 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 575.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°14'03", AN ARC LENGTH OF 162.92 FEET (THE CHORD OF WHICH BEARS NORTH 23°37'30" WEST, 162.38 FEET) TO A POINT OF TANGENCY; THENCE NORTH 31°44'32" WEST, 57.18 FEET TO THE SOUTHERLY BOUNDARY OF SAID BRASADA RANCH 1 PLAT AND THE POINT OF BEGINNING.

SAID SUBDIVISION PLAT CONTAINS 51.96 ACRES MORE OR LESS.

NOTES

1. THE PROPERTY SHOWN ON THIS MAP IS SUBJECT TO EXISTING RIGHTS OF WAY FOR ROADS, HIGHWAYS, IRRIGATION DITCHES, CANALS AND POLE LINES.
2. THE PROPERTY SHOWN ON THIS MAP IS SUBJECT TO ANY LIENS AND ASSESSMENTS THAT MAY RESULT FROM BEING WITHIN THE BOUNDARIES OF THE CENTRAL OREGON IRRIGATION DISTRICT.
3. THE PROPERTY SHOWN ON THIS MAP IS SUBJECT TO RESERVATIONS CONTAINED IN PATENTS FROM THE UNITED STATES OF AMERICA AND IN DEEDS FROM THE STATE OF OREGON.
4. AS DISCLOSED BY THE TAX ROLL, THE PREMISES HEREIN DESCRIBED HAVE BEEN ZONED OR CLASSIFIED FOR FARM USE. AT ANY TIME THAT SAID LAND IS DISQUALIFIED FOR SUCH USE, THE PROPERTY WILL BE SUBJECT TO ADDITIONAL TAXES OR PENALTIES AND INTEREST.

THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED ON THE 22nd DAY OF APRIL, 2005 IN CROOK COUNTY RECORDS MF NO. 2005-199244.

NARRATIVE

WE WERE RETAINED BY BRASADA RANCH INC. TO COMPLETE A SUBDIVISION PER THEIR APPROVED SUBDIVISION APPLICATION C-CU-DES-001-03.

THE BASIS OF BEARING IS THE EAST LINE OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, BETWEEN THE CENTER QUARTER CORNER AND THE SOUTHEAST SECTION CORNER OF SAID SECTION 22, PER BOUNDARY SURVEY, BY DAVID B. ARMSTRONG, CROOK COUNTY SURVEY #2423, BEING S00°00'58"E.

THIS PHASE OF DEVELOPMENT LIES IN THE MIDDLE OF THE BRASADA RANCH, INC. PROPERTY AND IS NOT ADJACENT TO ANY OTHER PROPERTY BOUNDARY OTHER THAN BRASADA RANCH 1.

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES, AS REQUIRED BY ORS 92.095 TO BE PLACED ON THE 2005-2006 TAX ROLLS, WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR, HAVE BEEN PAID TO ME.

CROOK COUNTY ASSESSOR Pecca's Office Deputy 8/30 2005

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID AS OF THIS DATE.

CROOK COUNTY TAX COLLECTOR Laura Hading Deputy 9/7 2005

POST-MONUMENTATION CERTIFICATE

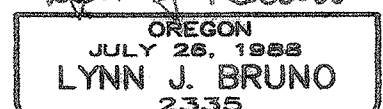
I, LYNN J. BRUNO, CERTIFY THAT POST MONUMENTATION OF ALL REMAINING INTERIOR CORNERS, AS SHOWN WILL BE COMPLETED ON OR BEFORE OCTOBER 31, 2005.

Lynn J. Bruno
 LYNN J. BRUNO PLS 2335

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERKS OFFICE

INTERIOR AND CENTERLINE MONUMENTS SET PER AFFIDAVIT OF MONUMENTATION RECORDED IN VOLUME _____ OF _____ COUNTY RECORDS.

Lynn J. Bruno



INDEX

- SHEET 1 - INDEX SHEET
- SHEET 2 - STREETS AND LOTS 202-217, 259-260, 264-282, GOLF LOT 1
- SHEET 3 - STREETS AND LOTS 218-238, 245-247, 252-254, 259-261, LOT A
- SHEET 4 - STREETS AND LOTS 235-266, LOT B
- SHEET 5 - SIGNATURES, NOTES DECLARATION, & SURVEYOR'S CERTIFICATE

SHEET 5 of 5

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Homesites

PHASE 3

HOMESITE	ACRES	HOMESITE	ACRES
283	0.862	326	0.760
284	0.880	327	0.789
285	0.887	328	0.672
286	0.954	329	0.706
287	0.677	330	0.675
288	0.693	331	0.628
289	0.693	332	0.636
290	0.689	333	0.667
291	0.505	334	0.769
292	0.528	335	0.827
293	0.543	336	0.616
294	0.509	337	0.737
295	0.645	338	0.650
296	0.689	339	0.599
297	0.689	340	0.601
298	0.626	341	0.578
299	0.719	342	0.557
300	0.600	343	0.594
301	0.583	344	0.589
302	0.663	345	0.544
303	0.705	346	0.599
304	0.565	347	0.665
305	0.685	348	0.645
306	0.736	349	0.588
307	0.716	350	0.628
308	0.683	351	0.735
309	0.620	352	0.675
310	0.602	353	0.660
311	0.608	354	0.770
312	0.729	355	0.650
313	0.749	356	0.658
314	0.744	357	0.618
315	0.760	358	0.579
316	0.777	359	0.614
317	0.785	360	0.585
318	0.754	361	0.627
319	0.698	362	0.641
320	0.637	363	0.733
321	0.548	364	0.750
322	0.541	365	0.691
323	0.556	366	0.569
324	0.515	367	0.659
325	0.637	368	0.713
		369	0.639
		370	0.540
		371	0.702
		372	0.584
		373	0.563
		374	0.604

PHASE 4

HOMESITE	ACRES	HOMESITE	ACRES	HOMESITE	ACRES
375	0.87	423	0.68	469	0.74
376	0.87	424	0.67	470	0.81
377	0.88	425	0.65	471	0.84
378	0.88	426	0.65	472	0.78
379	0.78	427	0.52	473	0.79
380	0.70	428	0.63	474	0.79
381	0.70	429	0.60	475	0.81
382	0.77	430	0.62	476	0.66
383	0.69	431	0.61	477	0.58
384	0.64	432	0.62	478	0.59
385	0.92	433	0.53	479	0.54
386	0.65	434	0.52	480	0.60
387	0.57	435	0.51	481	0.54
388	0.73	436	0.51	482	0.580
389	0.64	437	0.50	483	0.59
390	0.75	438	0.50	484	0.610
391	0.59	439	0.50	485	0.56
392	0.61	440	0.51	486	0.620
393	0.57	441	3.15	487	0.70
394	0.56	442	0.55	488	0.69
395	0.58	443	0.54	489	0.70
396	0.63	444	0.54	490	0.64
397	0.59	445	0.62	491	0.61
398	0.54	446	0.55	492	0.58
399	0.66	447	0.64	493	0.560
400	0.73	448	0.63	494	0.59
401	0.81	449	0.59	495	0.550
402	0.86	450	0.52	496	0.58
403	0.690	451	0.530	497	0.71
404	0.70	452	0.62	498	0.58
405	0.56	453	0.63	499	0.53
406	0.54	454	0.57	500	0.66
407	0.59	455	0.53	501	0.57
408	0.74	456	0.76	502	0.56
409	0.72	457	0.64	503	1.26
410	0.68	458	0.71		
411	0.56	459	0.61		
412	0.59	460	0.60		
413	0.61	461	0.60		
414	0.73	462	0.66		
415	0.67	463	0.64		
416	0.56	464	0.68		
417	0.62	465	0.57		
418	0.71	466	0.60		
419	0.730	467	0.69		
420	0.65	468	0.71		
421	0.710				
422	0.70				

Community Map Legend

- A** COMMUNITY DISCOVERY CENTER
- B** RANCH HOUSE
- C** DRIVING RANGE
- D** FUTURE SITE OF EQUESTRIAN FACILITIES
- E** SPIRIT ROCK
- F** FUTURE SITE OF THE BRASADA ATHLETIC CLUB
- G** FUTURE SITE OF THE GOLF CLUBHOUSE
- H** FUTURE SITE OF ATHLETIC CLUB OUTDOOR TENNIS COURTS
- HOMESITE**
- RANCH CABIN**
- SOLD**



This map is a partial representation of current and future development. As such, neither current development nor plans for possible future development of Brasada Ranch are fully represented on this map. In addition, development represented on this map is not complete at press time. The developer may, at its sole discretion and in accordance with planning considerations, market conditions, and any applicable governmental land use regulations, develop future facilities or properties at any specific location at Brasada Ranch. Except for those improvements and facilities committed for completion in a written sales agreement, all future development must be considered planned, and not promised. Access to amenities may be subject to the payment of fees, membership requirements and other restrictions. Properties offered by Brasada Ranch Real Estate, 16986 SW Brasada Ranch Rd, Powell Butte, OR 97753, 541-504-3200.

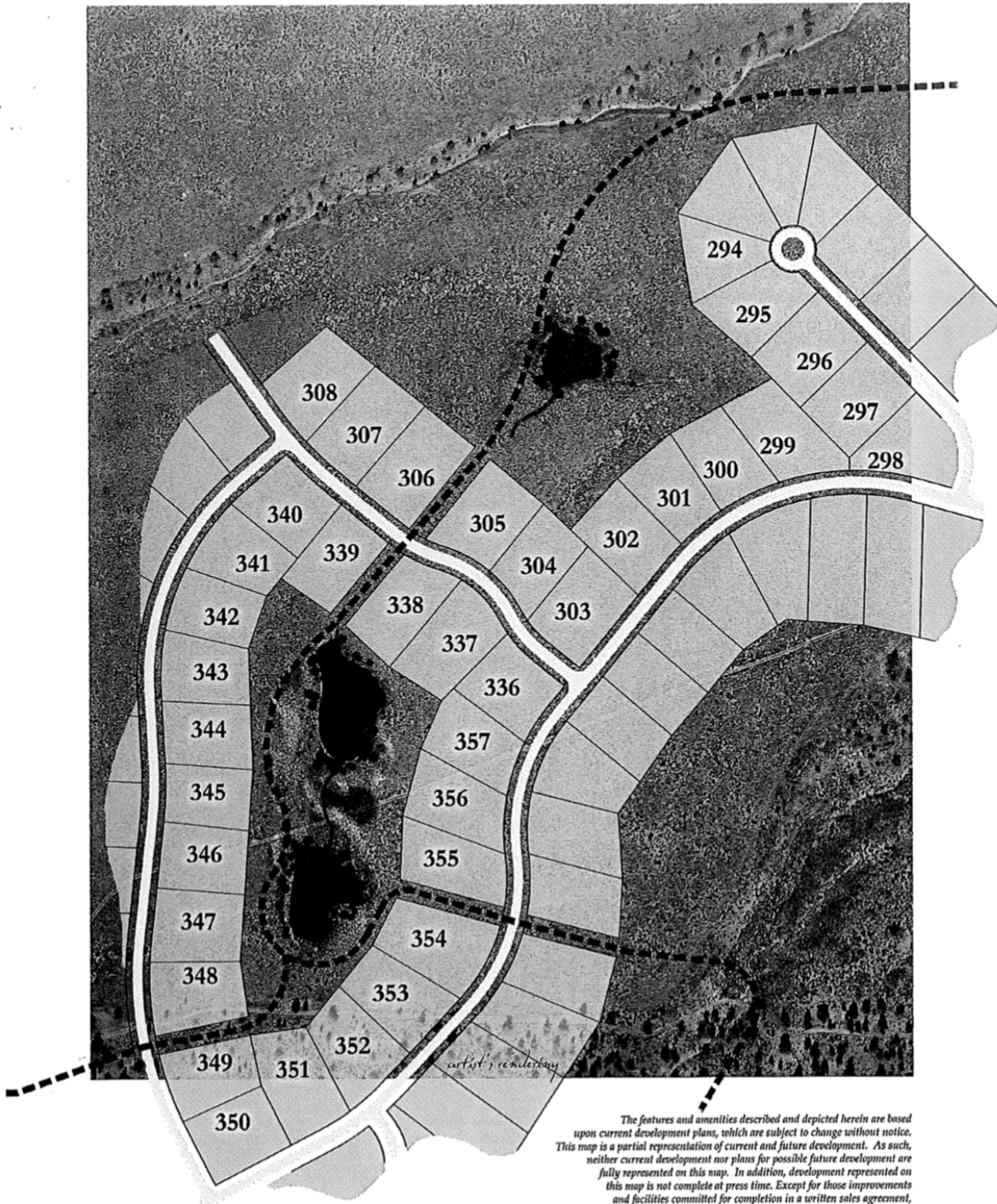
Ⓜ Obtain the property report required by Federal Law and read it before signing anything. No Federal Agency has judged the merits or value, if any, of this property. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED OR QUALIFIED THIS OFFERING.



BRASADA RANCH™

A JELD-WEN® COMMUNITY

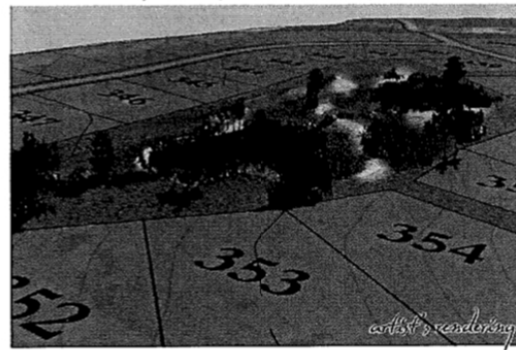




The features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This map is a partial representation of current and future development. As such, neither current development nor plans for possible future development are fully represented on this map. In addition, development represented on this map is not complete at press time. Except for those improvements and facilities committed for completion in a written sales agreement, all future development must be considered planned and not promised.



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1/08 Finalized for use by sales in an open house in Phase 3 - rather than Phase 3 mkt.

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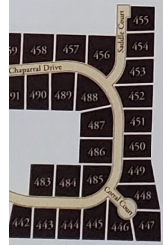


KS



by whim, indulged.
 and biking trails
 accommodations.
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nal
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This use is intended only for identification of platted, numbered homesites. The features and amenities described and depicted herein are based upon current development plans, which are subject to change. We are not obligated to develop any specific future facility at any specific location within Brasada Ranch and, subject to any governmental land use regulation or other planning considerations, may be subject to the payment of fees, membership requirements and other restrictions.
 Powell Butte, OR 97753 541-504-3200. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of

Brasada Ranch Real Estate

Principal Broker - Annette Montgomery

Prices Subject to Change



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Properties offered by Brasada Ranch Real Estate, 16986 SW Brasada Ranch Rd., Powell Butte Or. 97753, 541-504-3200

A THE BARN

B RANCH HOUSE

C REAL ESTATE OFFICE
GENERAL STORE

D ATHLETIC CENTER
BRASADA ADVENTURES
THE HIDEOUT

E THE STUDIO

F OUTDOOR TENNIS/SPORTS COURTS

G CASCADE EVENT LAWNS
CASCADE ADULT POOL

H RANGE RESTAURANT & BAR
THE CLUB ROOM
SPA BRASADA

I BRASADA CANYONS GOLF SHOP
THE BUNKER

J BRASADA CANYONS PRACTICE FACILITY

K EQUESTRIAN CENTER

L BRASADA TRAILS

M SPIRIT ROCK

— CART PATH

~ HIKING & BIKING TRAILS

— PAVED ROADS

■ TEE BOXES

BRASADA RANCH®

— REAL ESTATE —



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EASTSIDE



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* pricing is subject to change *

BRASADA RANCH®
 — REAL ESTATE —
 WESTSIDE



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** pricing is subject to change **



LOT #	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	166	167	168	173	174	175
SETBACK (linear feet)	60	55	50	50	50	60	50	60	60	85	100	95	95	95	95	115	110	105	100	75	115	320	280	280	375	265	250
LOT #	176	177	178	192	193	194	195	292	293	308	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	
SETBACK (linear feet)	200	40	110	95	95	15	50	245	585	315	55	50	50	50	50	65	55	55	85	100	100	95	95	95	110	100	

SETBACK IS APPROXIMATE AND SUBJECT TO CHANGE
(minimum from lot line to center of trail)