

# **Exhibit F**

## **Property Owners of Record**

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**Yellow Rosebush Energy Center  
August 2024**

**Prepared for  
Yellow Rosebush Energy Center, LLC**

**Prepared by**



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## Acronyms and Abbreviations

Applicant	Yellow Rosebush Energy Center, LLC
Facility	Yellow Rosebush Energy Center
OAR	Oregon Administrative Rules

## 1.0 Introduction

Yellow Rosebush Energy Center, LLC (Applicant) seeks to develop the Yellow Rosebush Energy Center (Facility), a solar energy generation facility, battery energy storage system, and related or supporting facilities in Wasco and Sherman counties, Oregon. This Exhibit F was prepared to meet the submittal requirements in Oregon Administrative Rules (OAR) 345-021-0010(1)(f).

## 2.0 Property Owner Contact Information – OAR 345-021-0010(1)(f)(A)(B)(C)

*OAR 345-21-0010(1)(f) A list of the names and mailing addresses of property owners, as described in this subsection:*

*(A) The list must include all owners of record, as shown on the most recent property tax assessment roll, of property located:*

*(i) Within 100 feet of property which is the subject of the application, where the subject property is wholly or in part within an urban growth boundary;*

*(ii) Within 250 feet of the property which is the subject of the application, where the subject property is outside an urban growth boundary and not within a farm or forest zone; or*

*(iii) Within 500 feet of the property which is the subject of the application, where the property is within a farm or forest zone;*

*(B) The applicant must submit an updated list of property owners as requested by the Department before the Department issues notice of any public hearing on the application for a site certificate as described in OAR 345-015-0220; and*

*(C) In addition to incorporating the list in the application, the applicant must submit the list to the Department in an electronic format approved by the Department.*

The Applicant has provided the names and addresses for owners of record within 500 feet of the Facility from the most recent property tax assessment roll received August 8, 2024, in Attachment F-1, which has also been provided as a Microsoft Excel file. A mapbook showing these tax lots is included with Attachment F-1.

In coordination with Oregon Department of Energy staff, the Applicant will submit the updated list of the names and mailing addresses of all owners of record, as shown on the most recent property tax assessment roll, of property located within or adjacent to the site boundary as required by Exhibit F when the complete application is submitted.

### 3.0 Submittal Requirements and Approval Standards

#### 3.1 Submittal Requirements

**Table F-1. Submittal Requirements Matrix**

Requirement	Location
OAR 345-021-0010(1)(f) A list of the names and mailing addresses of property owners, as described in this subsection:	-
(A) The list must include all owners of record, as shown on the most recent property tax assessment roll, of property located:	-
(i) Within 100 feet of property which is the subject of the application, where the subject property is wholly or in part within an urban growth boundary;	-
(ii) Within 250 feet of the property which is the subject of the application, where the subject property is outside an urban growth boundary and not within a farm or forest zone; or	-
(iii) Within 500 feet of the property which is the subject of the application, where the property is within a farm or forest zone;	Attachment F-1
(B) The applicant must submit an updated list of property owners as requested by the Department before the Department issues notice of any public hearing on the application for a site certificate as described in OAR 345-015-0220; and	Attachment F-1
(C) In addition to incorporating the list in the application, the applicant must submit the list to the Department in an electronic format approved by the Department.	Attachment F-1

#### 3.2 Approval Standards

OAR 345 Division 22 does not provide an approval standard specific to Exhibit F.

**Attachment F-1. Property Owners  
within 500 Feet of the Site Boundary  
(List and Mapbook)**

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## Attachment F-1

Property Owner List and Tax Lot Map - Sherman and Wasco County Assessor Data (Obtained August 8, 2024)

Map Tax Lot	Owner	Mail Address	Mail City	State	Zip Code	Full Mailing Address
4S 15E 0 100	ODOM BETTY J ET AL	55133 JUNIPER FLAT RD	MAUPIN	OR	97037	55133 JUNIPER FLAT RD MAUPIN OR 97037
4S 15E 0 1100	TOWNSEND ROBERT L & TRUDY J	63903 E QUAIL HAVEN DR	BEND	OR	97703	63903 E QUAIL HAVEN DR BEND OR 97703
4S 15E 0 1300	BROWN LONNY & PAMELA	PO BOX 879	FAIRVIEW	OR	97024	PO BOX 879 FAIRVIEW OR 97024
4S 15E 0 1400	BROWN LONNY & PAMELA	PO BOX 879	FAIRVIEW	OR	97024	PO BOX 879 FAIRVIEW OR 97024
4S 15E 0 1500	ASHLEY L STEVEN ET AL	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
4S 15E 0 200	S & K RANCHES LLC	502 RANCHO SANTA BARBARA DR.	MESQUITE	NV	89027	502 RANCHO SANTA BARBARA DR. MESQUITE NV 89027
4S 15E 0 300	STATE OF OREGON****	775 SUMMER STREET NE, SUITE 100	SALEM	OR	97301	775 SUMMER STREET NE, SUITE 100 SALEM OR 97301
4S 15E 0 600	UNITED STATES OF AMERICA	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
4S 15E 0 700	WAKERLIG LLC	91440 BAKEOVEN RD	MAUPIN	OR	97037	91440 BAKEOVEN RD MAUPIN OR 97037
4S 16E 0 100	ODOM BETTY J ET AL	55133 JUNIPER FLAT RD	MAUPIN	OR	97037	55133 JUNIPER FLAT RD MAUPIN OR 97037
4S 16E 0 1000	UNITED STATES OF AMERICA	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
4S 16E 0 200	BIBBY DOUGLAS	92018 KOPKE LANE	GRASS VALLEY	OR	97029	92018 KOPKE LANE GRASS VALLEY OR 97029
4S 16E 0 300	PHILLIPS DON W ET AL	PO BOX 689	BEAVERCREEK	OR	97004-0689	PO BOX 689 BEAVERCREEK OR 97004-0689
4S 16E 0 400	UNITED STATES OF AMERICA	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
4S 16E 0 500	BIBBY DOUGLAS	92018 KOPKE LANE	GRASS VALLEY	OR	97029	92018 KOPKE LANE GRASS VALLEY OR 97029
4S 16E 0 600	UNITED STATES OF AMERICA	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
4S 16E 0 900	PHILLIPS DON W ET AL	PO BOX 689	BEAVERCREEK	OR	97004-0689	PO BOX 689 BEAVERCREEK OR 97004-0689
5S 15E 0 100	ASHLEY L STEVEN ET AL	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 15E 0 101	ASHLEY L STEVEN ET AL	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 15E 0 102	LAWSON PLACE PARTNERS LLC	3633 WASHINGTON ST	SAN FRANCISCO	CA	94118	3633 WASHINGTON ST SAN FRANCISCO CA 94118
5S 15E 0 200	UNITED STATES OF AMERICA	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
5S 15E 0 301	ASHLEY L STEVEN	3633 WASHINGTON ST	SAN FRANCISCO	CA	94118	3633 WASHINGTON ST SAN FRANCISCO CA 94118
5S 15E 0 400	BROWN LONNY & PAMELA	PO BOX 879	FAIRVIEW	OR	97024	PO BOX 879 FAIRVIEW OR 97024
5S 16E 0 1000	PHILLIPS DON W ET AL	PO BOX 689	BEAVERCREEK	OR	97004-0689	PO BOX 689 BEAVERCREEK OR 97004-0689
5S 16E 0 1100	PHILLIPS DON W ET AL	PO BOX 689	BEAVERCREEK	OR	97004-0689	PO BOX 689 BEAVERCREEK OR 97004-0689
5S 16E 0 1200	A & K RANCHES	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 16E 0 1201	ASHLEY VICKI	90530 BAKEOVEN RD	MAUPIN	OR	97037	90530 BAKEOVEN RD MAUPIN OR 97037
5S 16E 0 1300	CHRISMAN LEVI FAMILY LLC	62261 DEER TRIAL RD	BEND	OR	97701	62261 DEER TRIAL RD BEND OR 97701
5S 16E 0 2000	A & K RANCHES	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 16E 0 2200	ASHLEY VICKI	90530 BAKEOVEN RD	MAUPIN	OR	97037	90530 BAKEOVEN RD MAUPIN OR 97037
5S 16E 0 2300	A & K RANCHES	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 16E 0 2400	A & K RANCHES	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 16E 0 2500	BAKEOVEN I LLC	12819 SE 38TH ST #9	BELLEVUE	WA	98006	12819 SE 38TH ST #9 BELLEVUE WA 98006
5S 16E 0 2501	CLARK KENNETH W ET AL	12819 SE 38TH ST #9	BELLEVUE	WA	98006	12819 SE 38TH ST #9 BELLEVUE WA 98006
5S 16E 0 2502	CLARK KENNETH W ET AL	12819 SE 38TH ST #9	BELLEVUE	WA	98006	12819 SE 38TH ST #9 BELLEVUE WA 98006
5S 16E 0 2600	CHRISMAN LEVI FAMILY LLC	62261 DEER TRIAL RD	BEND	OR	97701	62261 DEER TRIAL RD BEND OR 97701
5S 16E 0 600	CARVER FAMILY RANCHES LLC	91443 HINTON RD	MAUPIN	OR	97037	91443 HINTON RD MAUPIN OR 97037
5S 16E 0 800	A & K RANCHES	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
5S 16E 0 900	PHILLIPS DON W ET AL	PO BOX 689	BEAVERCREEK	OR	97004-0689	PO BOX 689 BEAVERCREEK OR 97004-0689
4S 15E 0 800	TOWNSEND ROBERT L & TRUDY J	63903 E QUAIL HAVEN DR	BEND	OR	97703	63903 E QUAIL HAVEN DR BEND OR 97703
04S15E0000400	CLODFELTER, D WENDELL & JOYCE	58650 BUCKLEY ROAD	GRASS VALLEY	OR	97029	58650 BUCKLEY ROAD GRASS VALLEY OR 97029
04S15E0000301	FEDERAL GOVERNMENT*	PO BOX 3621	PORTLAND	OR	97208	PO BOX 3621 PORTLAND OR 97208
04S15E00002200	SKORO RANCH, LLC	PO BOX 38	BORING	OR	97009	PO BOX 38 BORING OR 97009
04S15E0000400	CLODFELTER, D WENDELL & JOYCE	58650 BUCKLEY ROAD	GRASS VALLEY	OR	97029	58650 BUCKLEY ROAD GRASS VALLEY OR 97029
04S15E0000300	LEMLEY RANCH LLC	30 SIMPSON ROAD	SEQUIM	WA	98382	30 SIMPSON ROAD SEQUIM WA 98382
04S15E0000300	LEMLEY RANCH LLC	30 SIMPSON ROAD	SEQUIM	WA	98382	30 SIMPSON ROAD SEQUIM WA 98382
04S15E00002000	SKORO RANCH, LLC	PO BOX 38	BORING	OR	97009	PO BOX 38 BORING OR 97009
04S15E00002000	SKORO RANCH, LLC	PO BOX 38	BORING	OR	97009	PO BOX 38 BORING OR 97009
04S15E00002100	SKORO RANCH, LLC	PO BOX 38	BORING	OR	97009	PO BOX 38 BORING OR 97009
04S15E00003300	SKORO RANCH, LLC	PO BOX 38	BORING	OR	97009	PO BOX 38 BORING OR 97009
04S15E00003400	FEDERAL GOVERNMENT**	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
04S15E00002900	STATE OF OREGON****	775 SUMMER STREET NE, SUITE 100	SALEM	OR	97301-1279	775 SUMMER STREET NE, SUITE 100 SALEM OR 97301-1279
04S15E00001900	SKORO RANCH, LLC	PO BOX 38	BORING	OR	97009	PO BOX 38 BORING OR 97009
04S16E00004000	BIBBY, DOUGLAS J	92018 KOPKE LANE	GRASS VALLEY	OR	97029	92018 KOPKE LANE GRASS VALLEY OR 97029
04S15E00001800	BUCKLEY RANCH, LLC	30 SIMPSON RD	SEQUIM	WA	98382	30 SIMPSON RD SEQUIM WA 98382
04S15E0000100	RICHARDS CORPORATION	2800 156TH AV SE SUITE 130	BELLEVUE	WA	98007	2800 156TH AV SE SUITE 130 BELLEVUE WA 98007
04S15E00001700	CLODFELTER, D WENDELL & JOYCE	58650 BUCKLEY ROAD	GRASS VALLEY	OR	97029	58650 BUCKLEY ROAD GRASS VALLEY OR 97029

**Attachment F-1**

Property Owner List and Tax Lot Map - Sherman and Wasco County Assessor Data (Obtained August 8, 2024)

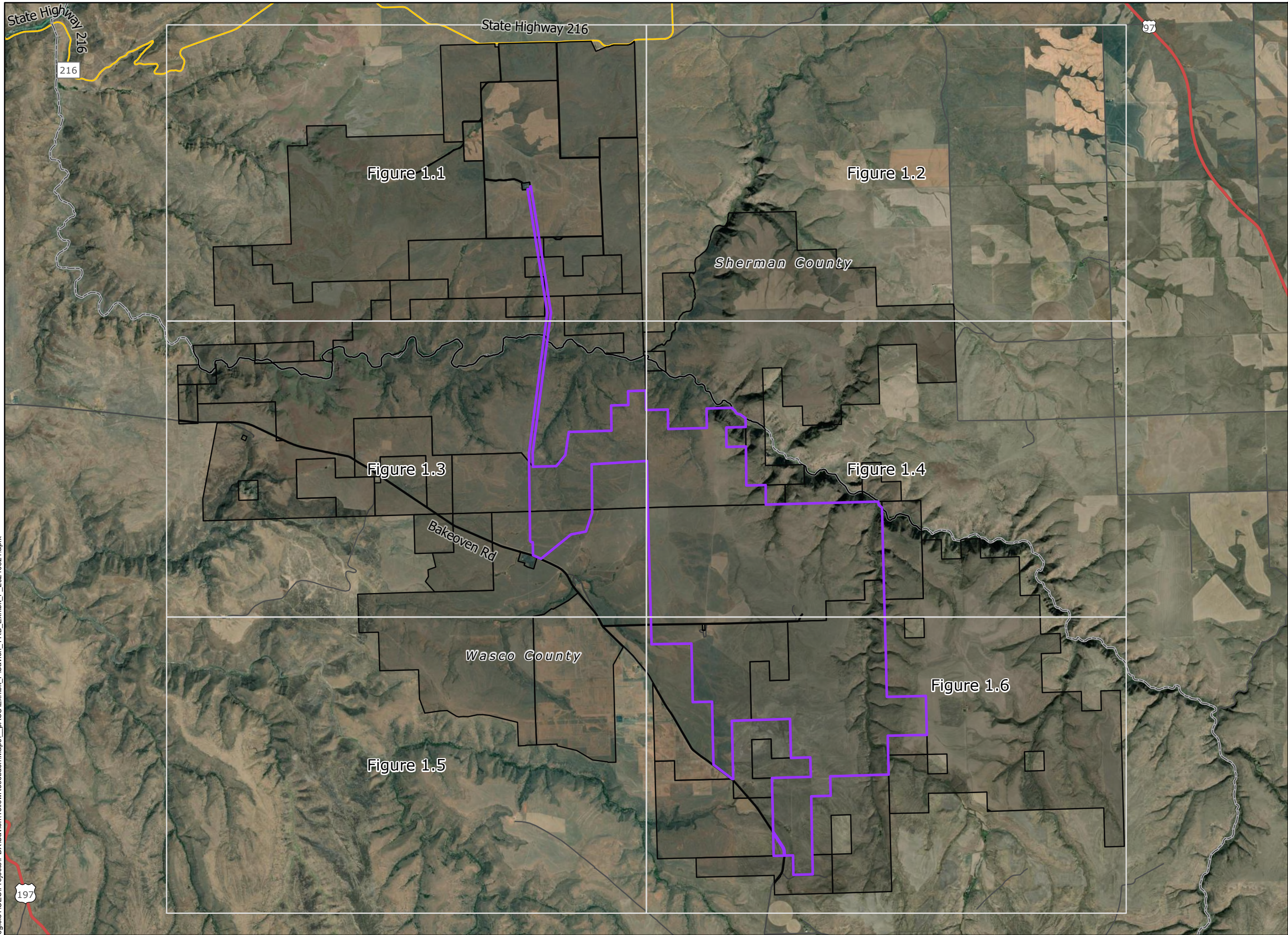
Map Tax Lot	Owner	Mail Address	Mail City	State	Zip Code	Full Mailing Address
04S15E0000100	RICHARDS CORPORATION	2800 156TH AV SE SUITE 130	BELLEVUE	WA	98007	2800 156TH AV SE SUITE 130 BELLEVUE WA 98007
05S16E0000900	FEDERAL GOVERNMENT***	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
05S16E0000800	A & K RANCHES	PO BOX 158	MAUPIN	OR	97037	PO BOX 158 MAUPIN OR 97037
04S16E00005300	FEDERAL GOVERNMENT**	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
04S16E00003400	BIBBY, DOUGLAS J	92018 KOPKE LANE	GRASS VALLEY	OR	97029	92018 KOPKE LANE GRASS VALLEY OR 97029
04S16E00005000	ODOM, BETTY JEAN ETAL	55133 JUNIPER FLAT ROAD	MAUPIN	OR	97037-9704	55133 JUNIPER FLAT ROAD MAUPIN OR 97037-9704
04S15E00003500	FEDERAL GOVERNMENT**	3050 NE 3RD ST	PRINEVILLE	OR	97754	3050 NE 3RD ST PRINEVILLE OR 97754
04S15E00003200	ODOM, BETTY JEAN ETAL	55133 JUNIPER FLAT ROAD	MAUPIN,	OR	97037-9704	55133 JUNIPER FLAT ROAD MAUPIN, OR 97037-9704
04S15E00002700	S & K RANCHES, LLC	502 RANCHO SANTA BARBARA DR	MESQUITE	NV	89027	502 RANCHO SANTA BARBARA DR MESQUITE NV 89027
04S15E00003000	ODOM, BETTY JEAN ETAL	55133 JUNIPER FLAT ROAD	MAUPIN	OR	97037-9704	55133 JUNIPER FLAT ROAD MAUPIN OR 97037-9704
04S15E00002800	ODOM, BETTY JEAN ETAL	55133 JUNIPER FLAT ROAD	MAUPIN	OR	97037-9704	55133 JUNIPER FLAT ROAD MAUPIN OR 97037-9704

Note: \* Wasco and Sherman County verified that tax lots with "Federal Government" and "United States of America" in the "Owner" field do not have address or other identifying information. The Applicant reviewed available data on the Protected Areas Database of the United States (PADUS 2022) and was unable to determine the specific federal management agency for these properties. Tax Lot 04S15E0000301 and Tax Lot 5S 15E 0 200 are associated with the Bonneville Power Administration (BPA) Buckley Substation and Bakeoven Substation, respectively. These properties are understood to be managed by the BPA. As such, the Applicant provides the BPA mailing address identified here: <https://www.bpa.gov/about/who-we-are/contact-form>.

Note: \*\* Wasco and Sherman County verified that tax lots with "Federal Government" and "United States of America" in the "Owner" field do not have address or other identifying information. The Applicant reviewed available data on the Protected Areas Database of the United States (PADUS 2022) to determine that these properties are managed by the Bureau of Land Management (BLM) Prineville District. The address for the BLM Prineville District Office is provided.

Note: \*\*\* Wasco and Sherman County verified that tax lots with "Federal Government" and "United States of America" in the "Owner" field do not have address or other identifying information. The Applicant reviewed available data on the Protected Areas Database of the United States (PADUS 2022) and was unable to determine the specific federal management agency for Tax Lot 05S16E0000900. However, federal Tax Lot 05S16E0000900 directly abuts federal Tax Lot 04S16E00005300 to the south and Tax Lot 04S16E00005300 is managed by the BLM Prineville District. The address for the BLM Prineville District Office is provided.

Note: \*\*\*\* Wasco and Sherman County verified that tax lots with "State of Oregon" in the "Owner" field do not have address or other identifying information and are listed as "Undetermined Party Address." The Applicant provides the address for the Oregon Department of State Lands office in Salem, Oregon. The PADUS 2022 database also shows that a portion of Tax Lot 04S15E00002900 is managed by both the BLM Prineville District in addition to the Oregon Department of State Lands.



**Yellow Rosebush Energy Center**

**Attachment F-1**

**Figure 1**

**Tax Lot Boundary Index Map**

**SHERMAN AND WASCO COUNTIES, OR**

- Grid Index
- Facility Site Boundary
- Taxlot Boundary
- County Boundary
- US Highway
- State Highway
- Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



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# Yellow Rosebush Energy Center

## Attachment F-1 Figure 1.1 Tax Lot Boundary Details Map


SHERMAN AND  
WASCO COUNTIES, OR

-  Facility Site Boundary
-  Taxlot Boundary
-  County Boundary
-  County Road
-  State Highway
-  Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



### Reference Map

 Figure 1.1	Figure 1.2
Figure 1.3	Figure 1.4
Figure 1.5	Figure 1.6

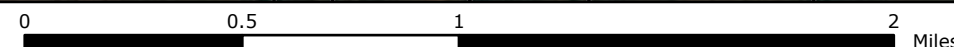


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# Yellow Rosebush Energy Center

## Attachment F-1 Figure 1.2 Tax Lot Boundary Details Map

SHERMAN AND  
WASCO COUNTIES, OR

-  Facility Site Boundary
-  Taxlot Boundary
-  County Boundary
-  County Road
-  US Highway
-  State Highway
-  Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



### Reference Map

Figure 1.1	<b>Figure 1.2</b>
Figure 1.3	Figure 1.4
Figure 1.5	Figure 1.6








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# Yellow Rosebush Energy Center

## Attachment F-1 Figure 1.3 Tax Lot Boundary Details Map

SHERMAN AND  
WASCO COUNTIES, OR

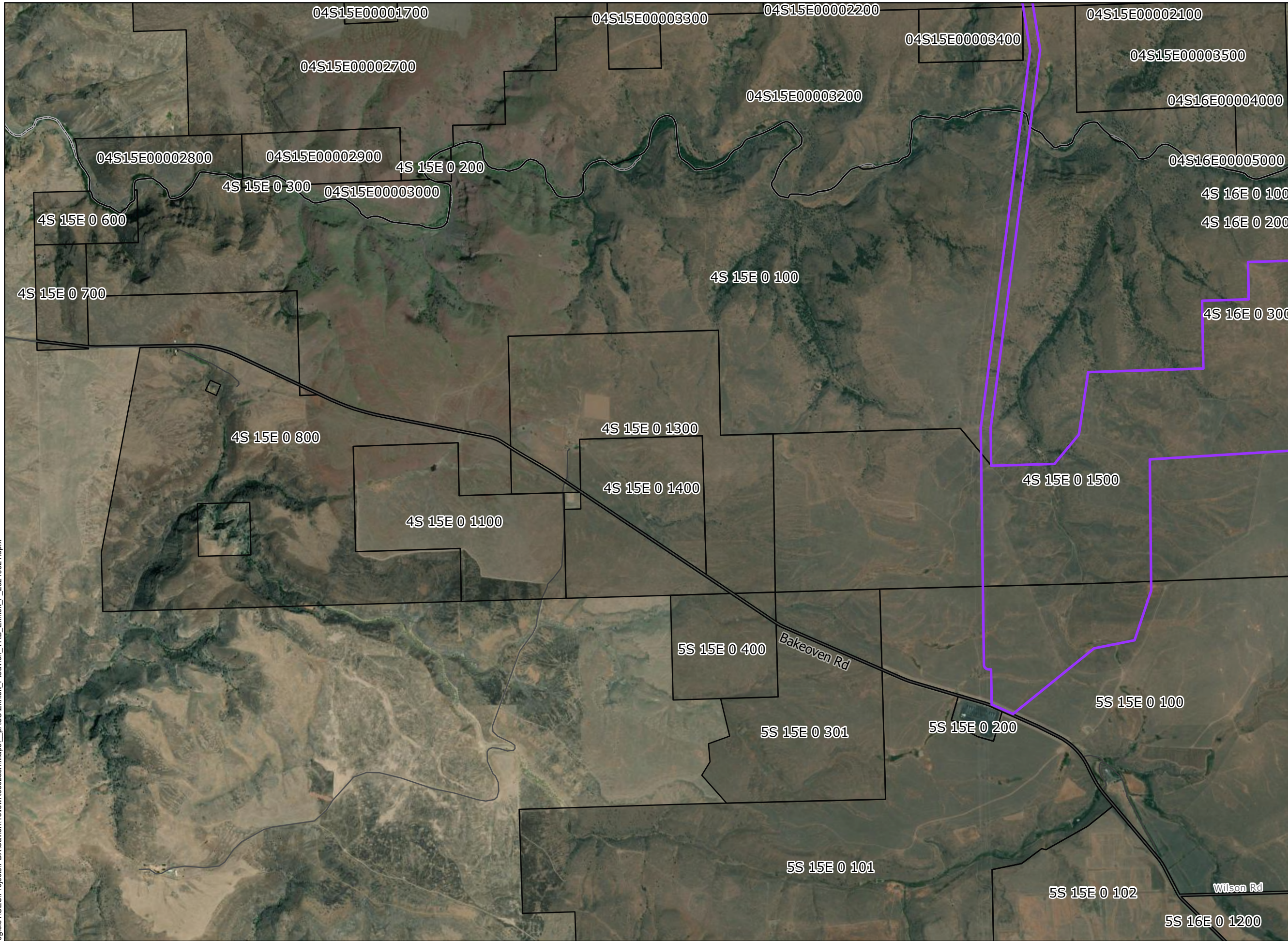
-  Facility Site Boundary
-  Taxlot Boundary
-  County Boundary
-  County Road
-  Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



### Reference Map

Figure 1.1	Figure 1.2
<b>Figure 1.3</b>	Figure 1.4
Figure 1.5	Figure 1.6

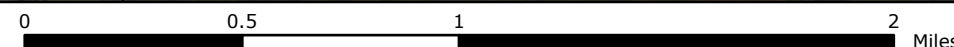


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# Yellow Rosebush Energy Center

## Attachment F-1 Figure 1.4 Tax Lot Boundary Details Map

SHERMAN AND  
WASCO COUNTIES, OR

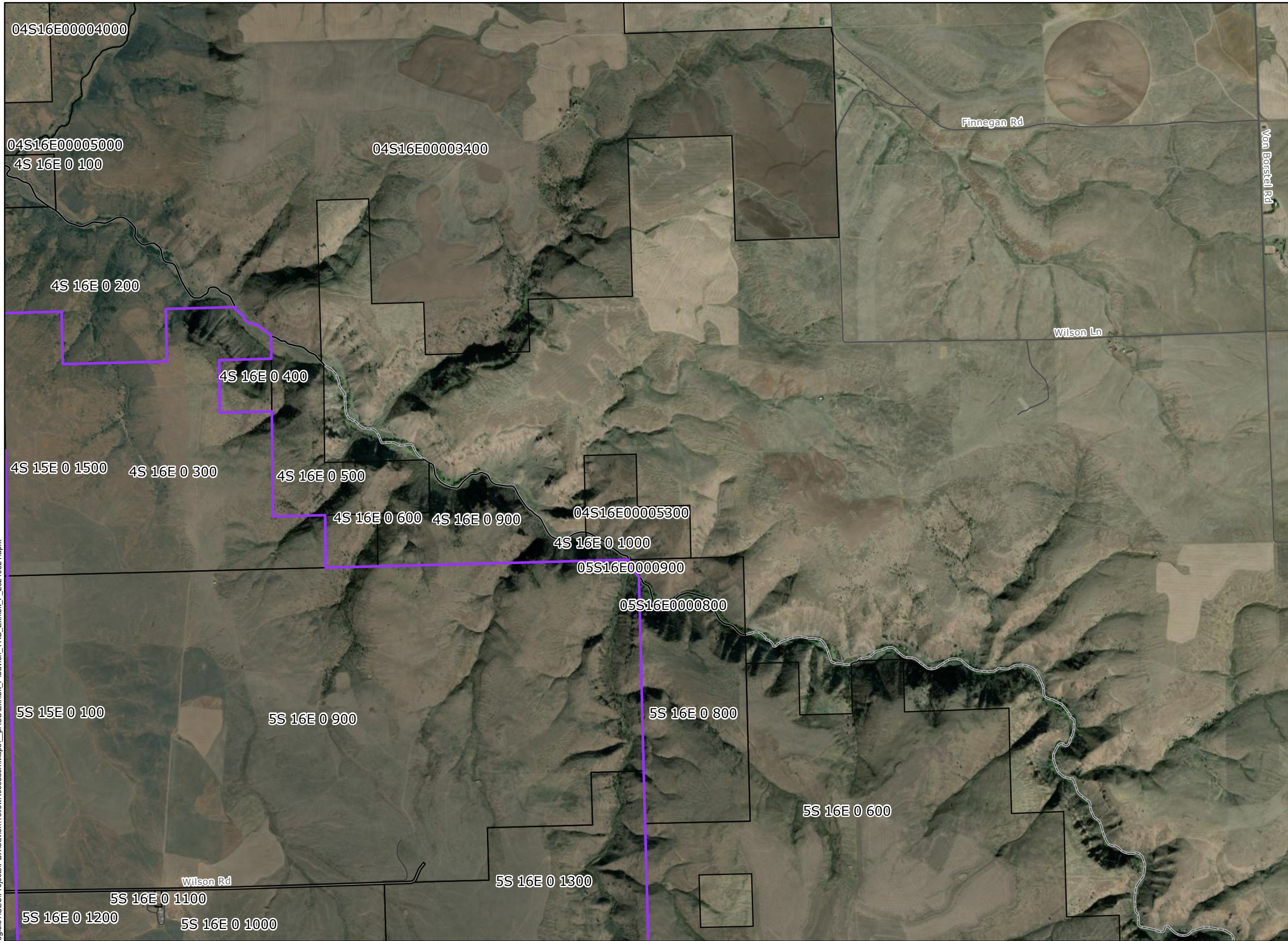
-  Facility Site Boundary
-  Taxlot Boundary
-  County Boundary
-  County Road
-  Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



### Reference Map

Figure 1.1	Figure 1.2
Figure 1.3	<b>Figure 1.4</b>
Figure 1.5	Figure 1.6

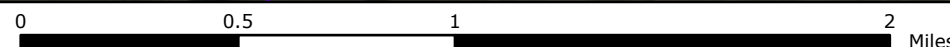


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# Yellow Rosebush Energy Center

## Attachment F-1 Figure 1.5 Tax Lot Boundary Details Map

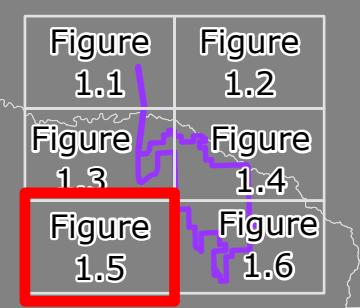
SHERMAN AND WASCO COUNTIES, OR

-  Facility Site Boundary
-  Taxlot Boundary
-  County Boundary
-  County Road
-  Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



### Reference Map

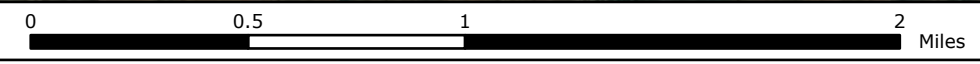


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


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# Yellow Rosebush Energy Center

## Attachment F-1 Figure 1.6 Tax Lot Boundary Details Map

SHERMAN AND  
WASCO COUNTIES, OR

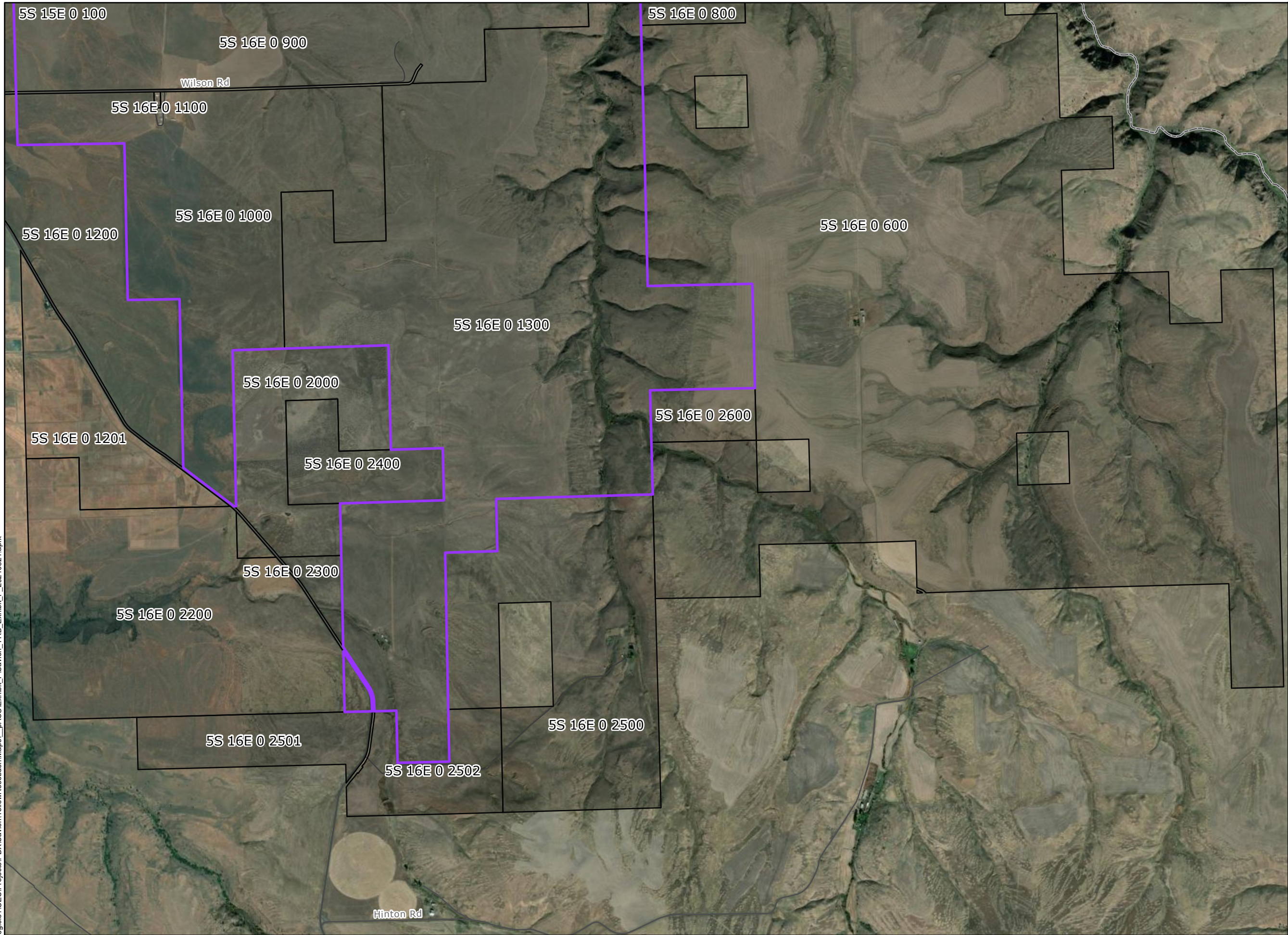
-  Facility Site Boundary
-  Taxlot Boundary
-  County Boundary
-  County Road
-  Local Roads

\*Tax lot boundaries and information for Wasco County and Sherman County was obtained from the Wasco County Assessor on August 8th, 2024.



### Reference Map

Figure 1.1	Figure 1.2
Figure 1.3	Figure 1.4
Figure 1.5	<b>Figure 1.6</b>

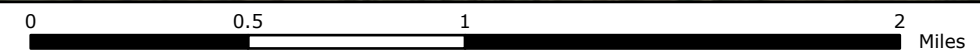


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