

NEWS

Port of The Dalles
www.portofthedalles.com
Enhancing the economy of our District.



3636 Klindt Drive, The Dalles, OR 97031
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For Immediate Release

Date: October 30, 15

Port of The Dalles Commission to Hold Meeting

The Port of The Dalles will hold a Board of Commissioners Meeting Wednesday, November 4, 2015 at The Port of The Dalles Administration Office, 3636 Klindt Dr., The Dalles, Oregon. The meeting will begin at 7:00PM. The Commission will dine at the HiWay House Restaurant before the meeting.

The meeting will address the main topics as follows (tentative agenda attached):

- A. CGIC Project
- B. Marina
- C. Staff Updates

Also, the Port Commission will convene in Executive Session under the provisions of ORS 192-660 (2) (e)(h)(i). This may include discussion of real property transactions and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

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PORT OF THE DALLES
November 4, 2015
Meeting Agenda
7:00PM - Port of The Dalles Office

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. AGENDA CORRECTIONS or ADDITIONS

D. VISITOR BUSINESS *(for items not already on the agenda)*

1. The Dalles Yacht Club – Marina Management

E. PORT CALENDAR/EVENTS

F. CONSENT AGENDA:

1. October 14, 2015 Work Session Minutes
2. October 14, 2015 Regular Meeting Minutes
3. October, 2015 Financial Report

G. ACTION ITEMS:

1. Swale Rework Costs
2. Change Order to complete Lots 1-6
3. Protective Covenants

H. STAFF REPORT

1. Staff Report
2. Marketing Update
3. Marina Update
4. Reports of Committees
5. Urban Renewal – Weast
6. Chamber of Commerce –Griffith
7. Wasco County EDC –Ursprung
8. Community Outreach Team – Klaas

I. EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e)(h) This may include discussion of real property transactions and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

J. DECISIONS FROM EXECUTIVE SESSION.

K. COMMISSION CALL

- L. President
- M. Other Commissioner business

UPCOMING MEETINGS / EVENTS / DATES:

December 9, 2015 - Port Commission Meeting, Port office, 7:00pm (Staff & Family Christmas Dinner)



November 2015

October 2015

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2015

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2015

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- Port Events
- Water Polo
- US Holidays
- Found in Mail
- ALK work

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Daylight Saving Time Ends	2 ■ 9:00 AM PERS Director speaking	3 Election Day ■ 10:00 AM Suzie	4 ■ 7:00 PM Port Meeting	5 ■ 8:45 AM Dan Huber re: property valuation SDIS	6 ■ 1:00 PM NORCOR meeting	7 TEAM Oregon FAB Tech
8 TEAM Oregon FAB Tech	9 ■ 8:30 AM KHR Radio	10 ■ 10:00 AM Suzie	11 Veterans Day	12 SDIS Joint mtg - Salem	13 SDIS Joint Meeting - Salem ■ 7:00 AM Chamber Econ. Dev ■ 10:00 AM KODL Coffee Break	14
15	16	17	18	19	20	21
22	23	24	25	26 Office Closed Thanksgiving	27	28
29	30	1	2	3	4	5

4/64

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 4, 2015

Subject: G.) Consent Agenda

Background:

1. October 14, 2015 Work Session Minutes – Included
2. October 14, 2015 Regular Meeting Minutes - Included
3. October, 2015 Financial Report - Posted in dropbox when available.

Staff Recommendation:

Fiscal Impact: None

PORT OF THE DALLES COMMISSION
Work Session Minutes
October 14, 2015
Port of The Dalles

The Work Session of the Port Commissioners was called to order by President Bob McFadden at 5:15PM

ROLL CALL

Present: Bob McFadden, Greg Weast, David Griffith, Kristi McCavic (5:20pm), Mike Courtney

Staff: Andrea Klaas, Executive Director; Kathy Norton (left 6:20om), Assistant to the Executive Director; Angie Wilson, Bookkeeper

Guests: None

AGENDA CORRECTIONS or ADDITIONS

None at this time

PRESENTATIONS: Andrea Klaas

Review of February 2015 Work Plan and Management Goals:

- 2014 Workplan- (1) Develop & implement a Marketing Plan for the Port; (2) Business Expansion, Retention & Recruitment; (3) Regional Wetlands Solution (currently underway); (4) Acquire employment property; (5) Downtown Involvement; (6) Marina.
- Management Principles – All Port business activities should be self-supporting; the sale or lease terms and conditions of industrial sites shall be guided by criteria that include price/lease rate, # of jobs, quality of jobs and overall benefit to community; a return of 8-10% per annum ; at least 90% of Port land sale proceeds will be held in reserve to provide for future land acquisitions; allocate a percentage of land lease and sales proceeds to market/promote Port industrial sale; commit staff resources to those activities that best support the Port's mission; incorporate a "life cycle cost" evaluation framework into decisions regarding investment in new assets; provide staff with equipment, training, support to ensure they can accomplish their responsibilities.

Review of Marketing Plan and Budget:

- Choose The Dalles (Recruitment) – create awareness of The Dalles as place for business; bring traded-sector (non retail/restaurants) expansion and relocation to the Port District by (1) Aligning recruitment with regional assets - identify and target supply chain gaps, form strong state and local partnerships and (2) Outreach to decision makers – host fam tours for consultants and metro partners, utilize digital marketing tools, use marketing expertise with partner organizations. Stay in The Dalles – support local community partners to retain existing businesses – visit existing employers, explore ways to help local businesses to grow, connect local companies.
- Budget: \$55,000 - \$20,000 from grant sources and \$35,000 Port funds. 20% Practical (\$11,000) Public relations, direct marketing; 30% Strategic (\$16,500) Perception campaigns, sector-centric campaigns; 50% Tactical (\$27,500) Initiatives such as lead generation/prospecting, event marketing, etc., to reach clients.

Review of Proposed Work Plan:

- #1-Develop and Implement Marketing Plan for the Port; #2-Business Expansion, Retention and Recruitment; #3-Acquire employment property that supports the creation, retention, expansion and recruitment of businesses and jobs that will enhance the economy of the Port; #4-Marina; #5-Downtown Involvement; #6-Regional Wetlands Solution-currently underway; #7-Port Administration.

DISCUSSION:

Work Plan:

1. #1 Project keep the same. Develop and email list for Port Commission meeting agendas and Port Newsletter;
2. #2 Project change Task 1-Respond to State Leads to Task 2 and move Task 2-Assist with Business expansion, retention to Task 1. Move Target-Continue to meet with Port Businesses to top position and

specify number of businesses that will be targeted each month. Amend Task-Work with SBCD on business plan for Klindt drive development to include date for completion;

3. #3 Project change Task 3 to read Look at the purchase of/investment in existing buildings. Move Task 4-Support UGB expansion to Task 5 and make Task 5-Explore opportunities in Dufur and throughout the Port District to Task 4. Amend Targets to schedule a Port meeting in Dufur in March or April. Confirm attendance of Dufur City Officials, Community Leaders, South County Group Alliance, etc;
4. #4 Project move to #7 Project. Discussion of Task 1 regarding marina management, change target to have draft proposal to Commissioner's by March 2016 and final disposition by December 2016.
5. #5 Project changed to #4.
6. #6 Project changed to #5
7. #7 Project changed to #6. Added Task 2 to provide updated staff job description. Commission will provide updated Executive Director job description. Staff was directed to see what information can be provided from SDAO.

By Consensus: the Port Commission recommended approval of the 2015 Port Work Plan as amended at this meeting.

Marketing Strategy:

Discussion on things to consider when assessing all costs of development – minimum price of development, job creation, capital investment; the 8-10% per annum on lease of Port assets should be revisited every time the Port work plan is reviewed; Port should continue to host social events for current and potential companies to create connections.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 7:00PM.

PORT OF THE DALLES:

ATTEST:

Bob McFadden, President
Board of Commissioners

David Griffith, Secretary
Board of Commissioners

DATE APPROVED:

Prepared by: K.Norton

PORT OF THE DALLES COMMISSION
Regular Meeting Minutes
October 14, 2015
Port of The Dalles

The Regular Meeting of the Port Commissioners was called to order by President Bob McFadden at 7:00PM

ROLL CALL

Present: Bob McFadden, Greg Weast, Mike Courtney, Kristi McCavic, David Griffith

Staff: Andrea Klaas, Executive Director; Angie Wilson, Bookkeeper, Bill Dick, Attorney

Guests:

Pledge of Allegiance: Commissioner McCavic

AGENDA CORRECTIONS or ADDITIONS

None at this time.

PUBLIC COMMENT-VISITOR BUSINESS

None at this time.

7:10PM – In to Executive Session

EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

7:32PM – Back to Regular Session

PORT CALENDAR/EVENTS

Andrea Klaas reviewed the October and November, 2015 Calendars.

CONSENT AGENDA:

1. September 9, 2015 Regular Meeting Minutes approved as presented.
2. September, 2015 Financial Report: Angie included a report in the packet. LGIP interest rate remains at 0.54%; General Fund income/lease land has exceeded budget due to the Transgroup lease payment of \$2,500 per month that was to expire in August and is now extended through January 2016; Port Development Fund will be receiving \$250,000 from DOT grant this month with the balance of \$250,000 coming once the Columbia Gorge Industrial Center project is done. Also received approval for the \$20,000 Port Planning and marketing grant to help off-set some of the marketing expenses; Friend and Reagan still working on the audit.

**Motion to approve the September 2015 Financial Report. M/K.McCavic, S/M.Courtney.
Motion approved unanimously.**

ACTION ITEMS:

1. None at this time.

STAFF REPORT

1. *Monthly Highlights* – Andrea Klaas provided full report in meeting packet. LMC Monitoring well, sampling moved from September to October. Slug testing scheduled for October also; Bob McFadden, Kathy Ursprung and I attended the Oregon Public Ports Association annual meeting-Port of The Dalles is very well regarded by the OR Public Port staff and the Business

OR Port's staff; Letters sent to UPS thanking them for updating their landscaping, to PowderPure congratulating them on the \$5.8M fundraising campaign and to Riverside Gymnastics about fixing their landscaping. Kevin Morgan, part owner, is putting together a plan to address the maintenance and improvements of the landscaping; Columbia Gorge Industrial Center had the final walk through on September 28. Waterlines have been flushed and the sewer lines tested. A few remaining curbing concrete details and then the City will accept ownership of the project; the Port has been asked to participate in the Oregon Solutions team to help NORCOR determine what to do with the developed lot that adjoins NORCOR to the west. The first meeting for this group was October 8, 2015 and will reconvene in November for another discussion; Kathy Ursprung, Kristi McCavic and I continue to meet with Port businesses; The Port hosted an Infrastructure Finance Authority meeting in The Dalles at the Readiness Center. As a Governor's Port appointee to this board I was asked to make a presentation to the group about the Port and The Dalles. After my report I received many compliments that folks were not aware so much had happened and was happening in The Dalles. There were also many good comments about the Fairfield Inn and Cousin's Inn; Met with PowderPure to see what their expansion/growth plans are; Design LLC/Pelican has submitted their preliminary site plan to the City; Tenneson submitted a Letter of Map Amendment to FEMA for the Crates Building on September 25, 2015. Final letter of determination is supposed to be issued in 30-60 days; NW Aluminum Specialities has been sold to SAPA Ltd. I have been in contact with SAPA and offered Port's assistance; Transformer unloading lease has been extended to January 31, 2016; Pelican still moving forward; Applied for \$250,000 of the \$500,000 ODOT grant. Once the City has accepted the road I will apply for the balance; \$20,000 Port Planning and Marketing grant has been approved. This money will help off-set costs associated with a feasibility study/plan for the business accelerator/park on the Klindt Drive port property.

2. *Marketing & Communications Update:* Kathy Ursprung provided full report in meeting packet. Land Marketing-Meetings with Port area and other local businesses have continued. In the past month we met with Chris Zukin at Outdoor Meadow, Jim Broehl at US Watermaker, David Stelzer at Azure Farms, Ken Frisby at ODFW, Mimi McDonald at Riverside Gymnastics and plan to meet with Josh Pfreim of Pfreim Brewing before the Port meeting. Ken at ODFW suggested we might explore recruiting an alfalfa pellets business as a value-added opportunity. Jim at US Watermaker says his business is growing internationally and may soon decide to expand on his property. David at Azure Farms shared his plans for further expansion in downtown Dufur. Quarterly ad buys continue through early 2016. Continuing to reach out through electronic and paper mail to our targeted industries; Wetland Regional General Permit-Putting together the pieces of the lengthy application for an Advance Aquatic Resource Plan. Expect to bring a draft to the November meeting; Other-Attended Oregon Public Ports Association Conference. Great opportunity to connect with other port people. I have been looking at workforce as it affects marking The Dalles. I hope to become more involved in locally focused workforce efforts.
3. *Marina Update:* Kathy Norton provided report in meeting packet. Nothing new to report on the sea lions; Port boathouse in place, will start process to move the security camera systems; water will be turned off October 29. Trying to touch base with Devco to confirm plan and responsibilities through the winter; Plan to attend the OSMB Aquatic Invasive Species Prevention Program in November. This will also cover Clean Marina Program changes and Abandoned Vessel removal and Oil Spill response regulations; Marina walk through went well; had a conversation with The Dalles yacht Club members regarding management of the Marina. Other-The Dalles Main Street hosted the Oregon Main Street Conference. Over 200 people from around the state attended. The response was very favorable; on October 7, 2015 the Wasco County Commissioners signed the Donation & Management Agreements deeding the land where the shelter sits to Home at Last. Home at Last will be contacting the Port regarding a small piece of land the Port owns next to the shelter.
4. *Reports of Committees:*
 - a) Urban Renewal – Commissioner Weast: Will talk about the Getchel building at the next meeting.

- b) Chamber of Commerce: Commissioner Griffith: Main Street Annual State Conference a success. Gearing up for Shop Local.
- c) Wasco EDC – Kathy Ursprung: Absent
- d) COT – Bob McFadden: Andrea is now Chairman of the COT. Next meeting will be to develop project ideas.

7:44PM – In to Executive Session

EXECUTIVE SESSION (as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

8:50PM – Back to Regular Session

DECISIONS FROM EXECUTIVE SESSION

- 1. Commission McFadden will meet with Erik Kerr to get timeline and costs for project discussed in executive session.

COMMISSION CALL

- 1. President: Nothing
- 2. Commissioners: Nothing

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 9:00PM.

PORT OF THE DALLES:

ATTEST:

Bob McFadden, President
Board of Commissioners

David A. Griffith, Secretary
Board of Commissioners

DATE APPROVED:
Prepared by: K.Norton

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 4, 2015

Subject: H.) Action Items

Background:

PORT OF THE DALLES AGENDA ITEM COVER SHEET

1) Swale Rework Costs

Background: The bid specs for the swales required red rock and river rock be used on the sides and bottom of the swales. When Crestline installed the swales they used some rock, but mostly the organic material from the wood piles. This was not initially noted by HHPR during the construction, and it wasn't until most of the swale construction was complete did HHPR point out that this was not the design spec and it needed to be fixed. There is a provision in the bid docs that allows the contractor to submit alternative designs, but Crestline never did this.

To meet design specs, Crestline needed to remove the woody material from the swales, then purchase and place the red rock and river rock. At this point in time they have reworked all the swales up to lot 23. It did not seem to make sense to continue on down the section that Google has a PSA on.

Following is an email from Ken Valentine that states we should not pay for this, Erik's original estimate for the work (\$77,690.50), and the actual cost accounting (\$49,975).

2) Change Order to Complete Lots 1-6

Background: Erik Kerr has submitted a Request for Change Order to complete lots 1-6. This primarily involves removing the uncontrolled fill and replacing it with fill that meets size and compaction standards. The estimated price is \$971,053.50 for a total of 9.9 acres.

Erik said that he could do this as a "not to exceed \$971,053.50" and bill on time and materials, he also said that he thinks the cost of the fill (estimated at \$847,252.5), could drop by half. The main reason for this is that Crestline will be doing the site prep for the Google project and Crestline can reuse the removed fill from that project in the Port's project.

Ken Valentine said overall it looks like a fair price, but he also said that if we move ahead with this, we certainly should not pay for the reworked swale costs.

As of October 30, 2015, the Port Development Fund has approximately \$1,500,000 available. We will also be receiving \$250,000 from ODOT this month, with a balance of \$250,000 in December from the Transportation Commission Infrastructure grant that we received.

Staff Recommendation:

I would recommend that the Port enter into a change order with Crestline Construction to complete Lots 1-6 for an amount not to exceed \$961,053.50 AND to enter into a change order with Ken Valentine, of HHPR, for an amount not to exceed \$10,000 for the design and permitting required to complete Lots 1-6.

3) Protective Covenants

Background: These covenants mimic those approved previously with the exception that in this version there is a section that addresses stormwater management. As you may recall, the Port chose to handle stormwater runoff on-site, instead of going through the process to apply for a Federally issued permit to discharge into the Columbia River. The added section gives guidelines to developers on how they use the swale for their stormwater runoff.

Staff Recommendation:

Adopt the Protective Covenants for the Columbia Gorge Industrial Area.

From: **Ken Valentine** Ken@hhpr.com
Subject: RE: Swale Rework
Date: October 23, 2015 at 9:43 AM
To: Andrea Klaas andrea@portofthedalles.com

Andrea,

In my opinion the Port should not pay any of this. Crestline should have constructed the swales per the plans or submitted an alternate for approval.

Sincerely,

Ken



Ken Valentine, PE | Associate Principal

HARPER HOUF PETERSON RIGHELLIS INC.
ENGINEERS :: PLANNERS :: LANDSCAPE ARCHITECTS :: SURVEYORS
205 SE Spokane Street, Suite 200 | Portland, Oregon | 97202
p: (503) 221-1131 | f: (503) 221-1171 | ken@hhpr.com
HHPR.com

From: Alan Easling [mailto:Alan@crestlineconstruction.com]
Sent: Friday, October 23, 2015 9:33 AM
To: Ken Valentine <ken@hhpr.com>; Andrea Klaas <andrea@portofthedalles.com>
Cc: Erik Kerr <Erik@crestlineconstruction.com>
Subject: Swale Rework

Ken/Andrea,

In our last discussion about the swale at Chenoweth Business Park, we decided to revisit the issue once the work was complete and the total costs were known. To date our cost for this work is \$49,975.

I have attached the original proposal, and a report showing our costs for the work to date. Please review and coordinate with Erik as to how we should proceed.

Thanks,



Alan Easling
Office - 541.506.4000
Fax - 541.506.4001
Cell - 541.705.7433

Request For Change Order Chenoweth Business Park Swale



Crestline Construction Company, LLC

3600 Crates Way, Suite 100

The Dalles, OR 97058

Contact: Erik Kerr

Phone: 541-506-4000

Fax 541-506-4001

Submitted to: Ken Valentine
Company Name HHRP
Address

Job Name: Chenoweth Business Park
Plan Sheets: 3 of 45 and 31 of 45

Phone
Fax
Email

Date of Plans:
Addenda:
Soils Report:

Scope of Work is Detailed Below

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1.00	LS	1,200.00	1,200.00
2	SWALE EXCAVATION	530.00	CY	15.00	7,950.00
3	FINISH GRADE SWALE	9,309.00	SY	1.50	13,963.50
4	INSTALL WEED BARRIER FABRIC	9,309.00	SY	1.00	9,309.00
5	PROVIDE AND INSTALL 3" OF RED CINDER ROCK	530.00	CY	44.00	23,320.00
6	PROVIDE AND INSTALL 2 TO 4" ROUND RIVER ROCK	236.00	CY	93.00	21,948.00
GRAND TOTAL					\$77,690.50

NOTES:

SCOPE OF WORK

Remove 3" of topsoil from swales and replace with 3" of red cinder rock. Then install 2"-4" river rock 3 to 4" in depth in the bottom of swales.

This is re-working the previously completed swales. This proposal anticipates building to the design on sheet 31 of 45. The landscape swales design on 31 of 45 was intended (at bid time) to be schematic in nature as the landscape item was design build. Crestline committed at bid time to utilize the bark material in a matrix as planting material in swales. Our design at the time of proposal looked more like the detail shown on sheet 3 of 45 and incorporated the waste stream from unsuitable fill areas.

Please let me know if you have any questions on this change request.

Report Selections:	Job: 141001	Job Status: Active
Phase: 9999	Phase: 9999	Phase Status: Active, Inactive, Complete
Cost Type: ALL	Tran. Type: AP, EQ, GL, IC, JC, PR, OH	Division: ALL
Vendor: ALL	Employee: ALL	Customer: ALL
Inv. Item: ALL		Draw Appl. #: ALL
		A/P Contract Labor Hours? No
		Master Job? No

CRESTLINE CONSTRUCTION CO. LLC
Job Cost History Report From Inception To 10/23/15
Including Payroll and A/P Invoices in Progress

Date	Tran Type	Reference	Description	Additional Information	Hours	Quantity	Unit of Measure	Amount
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UnPosted?

Job: 141001 Chenoweth Business Park
Phase: 9999 Red rock Swale Cost Type: B Burden

08/26/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					183.74
08/27/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					193.32
08/28/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					183.91
09/03/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					178.79
09/04/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					158.63
09/08/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					148.17
09/09/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					160.82
09/11/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					131.79
09/17/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					29.25
09/18/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					76.90
09/21/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					27.64
09/22/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					88.87
09/23/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					20.42
09/24/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					28.29
09/30/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					56.96
10/02/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					9.97
10/05/15	OH	OVERHEAD - PR	PAYROLL OVERHEAD BURDEN					80.35

Subtotal for Phase: 9999 Red rock Swale Cost Type: B Burden
Phase: 9999 Red rock Swale Cost Type: E CLC Equipment

08/26/15	EQ	EX466	Kobelco SK260SRLC					675.00
08/26/15	EQ	PU164	2015 Dodge Ram 4500					166.80
08/26/15	EQ	TR541	1996 Articulated Dump Truck					950.00
08/27/15	EQ	1300	Kenny's Truck					675.00
08/27/15	EQ	EX466	Kobelco SK260SRLC					186.80
08/27/15	EQ	PU164	2015 Dodge Ram 4500					45.00
08/27/15	EQ	TL364	Jet Tri-Axles Side Dump					69.00
08/27/15	EQ	TR330	2000 Kenworth Lowboy Tractor					950.00
08/28/15	EQ	TR541	1996 Articulated Dump Truck					675.00
08/28/15	EQ	EX466	Kobelco SK260SRLC					

CRESTLINE CONSTRUCTION CO. LLC
Job Cost History Report From Inception To 10/23/15
Including Payroll and A/P Invoices in Progress

UnPosted?
 Date Tran Type Reference

Description Additional Information Hours Quantity Unit of Measure Amount

Job: 141001 Chenoweth Business Park

Subtotal for Phase: 9999 Red rock Swale Cost Type: E CLC Equipment 295.00 0.00 14,775.12

08/26/15	PR	FERALL	Allen Ferrell	Check# E04793	10.00		575.50
08/26/15	PR	GARJAC	Jack Garcia	Check# E04794	10.00		575.50
08/26/15	PR	HUSKOD	Kody Huss	Check# E04798	5.00		287.75
08/26/15	PR	WATCHU	Chuka Watson	Check# E04820	10.00		507.45
08/26/15	PR	BURDEN - PR	Lavern Beito	Check# E04820	10.00		181.97
08/27/15	PR	BEIVER	Lavern Beito	Check# E04786	1.50		39.38
08/27/15	PR	FERALL	Allen Ferrell	Check# E04793	10.00		575.50
08/27/15	PR	GARJAC	Jack Garcia	Check# E04794	10.00		575.50
08/27/15	PR	HUSKOD	Kody Huss	Check# E04798	10.00		507.45
08/27/15	PR	MARSHA	Shawn Martin	Check# E04806	1.50		43.88
08/27/15	PR	WATCHU	Chuka Watson	Check# E04820	10.00		507.45
08/28/15	PR	BURDEN - PR	Allen Ferrell	Check# E04793	10.00		219.03
08/28/15	PR	FERALL	Allen Ferrell	Check# E04793	10.00		575.50
08/28/15	PR	GARJAC	Jack Garcia	Check# E04794	10.00		575.50
08/28/15	PR	HUSKOD	Kody Huss	Check# E04798	10.00		507.45
08/28/15	PR	WATCHU	Chuka Watson	Check# E04820	10.00		507.45
08/28/15	PR	BURDEN - PR	Allen Ferrell	Check# E04832	10.00		208.10
09/03/15	PR	FERALL	Allen Ferrell	Check# E04832	9.00		501.95
09/03/15	PR	GARJAC	Jack Garcia	Check# E04833	10.00		534.67
09/03/15	PR	HUSKOD	Kody Huss	Check# E04837	10.00		575.50
09/03/15	PR	WATCHU	Chuka Watson	Check# E04856	10.00		493.84
09/03/15	PR	BURDEN - PR	Allen Ferrell	Check# E04832	10.00		514.27
09/04/15	PR	FERALL	Allen Ferrell	Check# E04832	9.00		202.17
09/04/15	PR	GARJAC	Jack Garcia	Check# E04833	9.00		501.95
09/04/15	PR	HUSKOD	Kody Huss	Check# E04837	9.00		501.95
09/04/15	PR	WATCHU	Chuka Watson	Check# E04856	9.00		447.51
09/04/15	PR	BURDEN - PR	Chuka Watson	Check# E04856	9.00		433.90
09/08/15	PR	BUTGAR	Gary Butler	Check# E04876	4.00		182.29
09/08/15	PR	CONBRA	Brayden Conway	Check# 6121	9.50		254.20
09/08/15	PR	WADRIC	Rick Waddell	Check# E04906	9.50		399.75
09/08/15	PR	WEBSHA	Shawn Webster	Check# E04908	9.50		538.73
09/08/15	PR	BURDEN - PR	Lavern Beito	Check# E04874	9.50		538.73
09/09/15	PR	BEIVER	Lavern Beito	Check# E04874	2.50		184.00
09/09/15	PR	BUTGAR	Gary Butler	Check# E04876	9.00		43.75
09/09/15	PR	CONBRA	Brayden Conway	Check# 6121	6.00		501.95
09/09/15	PR	MARSHA	Shawn Martin	Check# E04895	3.00		253.19
09/09/15	PR	WADRIC	Rick Waddell	Check# E04906	9.00		58.50
							501.95

CRESTLINE CONSTRUCTION CO. LLC
Job Cost History Report From Inception To 10/23/15
Including Payroll and A/P Invoices in Progress

UnPosted?

Date	Trans Type	Reference	Description	Additional Information	Hours	Quantity	Unit of Measure	Amount
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Job: 141001 Chenoweth Business Park
 Phase: 9999 Red rock Swale Cost Type: L Labor
 10/05/15 PR BURDEN - PR

Subtotal for Phase: 9999 Red rock Swale Cost Type: L Labor

Date	Trans Type	Reference	Description	Additional Information	Hours	Quantity	Unit of Measure	Amount
09/10/15	Y AP	BISRED	Bishop Red Rock Inc	Invoice 58536 dated 9/10/15				7,362.00
09/14/15	Y AP	BISRED	Bishop Red Rock Inc	Invoice 58538 dated 9/14/15				818.00
09/24/15	Y AP	BISRED	Bishop Red Rock Inc	Invoice 58562 dated 9/24/15				805.00
09/24/15	AP	HRSSAND	Hood River Sand & Gravel	Invoice 24878 dated 9/ 9/15				369.75
09/24/15	AP	HRSSAND	Hood River Sand & Gravel	Invoice 24879 dated 9/ 9/15				358.00
09/24/15	AP	JAMDEA	James Dean Construction	Invoice 84123 dated 9/ 9/15				714.96
10/06/15	AP	HRSSAND	Hood River Sand & Gravel	Invoice 24886 dated 9/22/15				309.38
Subtotal for Phase: 9999 Red rock Swale Cost Type: M Material					0.00	0.00		10,737.09

Phase: 9999 Red rock Swale Cost Type: R Equip. Rentals
 09/14/15 AP CNKENT CNK Enterprises Invoice 15012 dated 9/ 3/15 60.00
 10/21/15 AP CNKENT CNK Enterprises Invoice 15013 dated 10/ 8/15 120.00

Subtotal for Phase: 9999 Red rock Swale Cost Type: R Equip. Rentals
 Total for Job: 141001 Chenoweth Business Park

0.00	0.00	180.00	49,975.07
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Hours Amount	Burden	CLC Equipment	Equip. Rentals	Labor	Material	Total
9999 Red rock Swale	0.00	295.00	0.00	399.50	0.00	694.50
	1,737.82	14,775.12	180.00	22,545.04	10,737.09	49,975.07
Total	0.00	295.00	0.00	399.50	0.00	694.50
	1,737.82	14,775.12	180.00	22,545.04	10,737.09	49,975.07

Request For Change Order



Crestline Construction Company, LLC

3500 Crates Way

The Dalles, OR

Contact: Erik Kerr

Phone: 541-506-4000

Fax 541-506-4001

Submitted to:
Company Name
Address

Andrea Klaas
Port of The Dalles
3636 Klindt Drive
The Dalles, OR 97058

Job Name: Chenoweth Business Park
Plan Sheets: n/a

Phone
Fax
Email

Date of Plans: n/a
Addenda: n/a
Soils Report: n/a

Scope of Work is Detailed Below

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	DESIGN AND PERMITTING ALLOWANCE PORT TO CONTRACT	1.00	LS	10,000.00	10,000.00
2	TESTING AND DOCUMENTATION OF FILL	1.00	LS	7,900.00	7,900.00
3	MOBILIZATION & BONDING	1.00	LS	27,800.00	27,800.00
4	EROSION CONTROL & ENVIRONMENTAL PROTECTION	1.00	LS	16,000.00	16,000.00
5	CONSTRUCTION SURVEY	1.00	LS	2,811.00	2,811.00
6	UNCONTROLLED FILL REMOVAL AND DISPOSAL LOTS 1,2	3,790.00	CY	11.00	41,690.00
7	EARTHWORK-EMBANKMENT	112,967.00	CY	7.50	847,252.50
8	POST EMBANKMENT SEEDING	8.00	AC	2,200.00	17,600.00
GRAND TOTAL					\$971,053.50

NOTES:

SCOPE OF WORK

Preparatory : erosion control entrances, silt fence, inlet protection, clearing & grubbing, tree protection fence, saw cutting, demolition;

Earthwork: testing, mobilization and demobilization, including strip site & stockpile, original ground compactions, cut to fill, processing of uncontrolled fill, import fill to balance site;

Fine Grade: site and slopes;

Seeding : 8 acres

PROTECTIVE COVENANTS

Columbia Gorge Industrial Center Subdivision

The Dalles Industrial Center
_____, 2015

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Summary

Purpose: The purpose of these *Protective Covenants* is to guide the development in the Columbia Gorge Industrial Center Subdivision of The Dalles Industrial Center so as to improve the working efficiency of the property, enhance the visual amenities, and provide protection from undesirable development in order to enhance property values. As a minimum, the City of The Dalles Land Use & Development Ordinance 98-1222 (LUDO) must be met.

Setbacks: *Front Yard* - 10 feet from the front property line.

Side Yards - No buildings or structures within 10 feet from the side property line.

Adjacent to the Riverfront Trail, the rear yard setback shall be minimum of 5 feet, for all other rear yards there is no setback.

Lot Coverage: The maximum area that can be covered by the principal building, accessory buildings, and future additions shall not exceed 60 percent of the total area.

Buildings: The portion of the exterior of any building facing a public street and/or the Riverfront Trail shall use colors, textures, materials, windows, doors, entry ways or other elements to reduce visual monotony. These elements shall be arranged in a way that creates an appearance consistent with the character of the project.

Parking: No on-street parking shall be permitted in the Industrial Center.

Screening: Sight-obscuring screening is required for outside storage and other similar uses. The Screening may consist of fencing, landscaping/berming or other method of Screening.

Landscaping: *Front Yard* - the minimum area of landscaping shall be 100% of the required setback area.
Riverfront Trail - the minimum area of landscaping shall be 100% of the required 5' setback.

Additional Requirements

I (Industrial) Zone: In addition to the front yard landscaping, an additional 4% of the total site shall be landscaped.

A site must be developed with a minimum of five trees per acre per lot but the trees may be spaced throughout the entire site. The use of berms, varying ground contours, and lawn is encouraged wherever possible.

Permanently installed irrigation systems are required in all landscape areas unless landscaping is "drought resistant".

Lot/Site: If all of the lots subject to these Protective Covenants are developed by the property owner under one site plan, or if all of the lots comprising the Subject Property are consolidated into a single lot, the setbacks, lot coverage and other restrictions herein shall be applied to the entire site or consolidated lot rather than on a lot by lot basis.

INTRODUCTION

These Protective Covenants of the Columbia Gorge Industrial Center Subdivision, The Dalles Industrial Center, have been prepared in order to guide the design of development in this specific area of The Dalles Industrial Center. The implementation of these standards will improve the working efficiency and visual amenities of the developable areas while providing latitude and flexibility to serve a wide range of industrial and commercial users. These standards provide protection from undesirable development and will enhance property values. The Port considers these standards to be minimum, assuming firms locating at its facilities will wish to do the finest possible job in their own self-interest.

The development of sites of the Columbia Gorge Industrial Center Subdivision of The Dalles Industrial Center shall conform to the applicable zoning regulations and laws of the jurisdictions in which the property is located. As a minimum, City of The Dalles Land Use & Development Ordinance 98-1222 (LUDO) must be met.

These Protective Covenants shall be applied to, and are applicable to, the real property described as follows: Lots 1-10, 24,25,26 of the Columbia Gorge Industrial Center Subdivision, The Dalles Industrial Center, City of The Dalles, County of Wasco, State of Oregon.

Part I PLAN REVIEW

POLICY -

The Port of The Dalles will review all developments proposed in order to insure compliance with these Protective Covenants. All plans and correspondence shall be submitted to the Port of The Dalles' Executive Director, 3636 Klindt Drive, The Dalles, OR 97058.

As outlined in this section, the Port will review both the preliminary plan and then a detailed plan. Whenever practical the following plan reviews may take place in conjunction with meetings with the City of The Dalles planner. The Port's review will be limited to two distinct areas:

1. Conformance to the detailed requirements such as setbacks, screening and other specific requirements set forth in these Protective Covenants.
2. Subjective design elements such as colors, textures, materials, windows, doors, entry ways or other elements to reduce visual monotony to insure compliance with the intent of the Port to provide a quality development. Design will be reviewed with respect to compatibility, use of indigenous materials and functional efficiency.

PHASE I: PRELIMINARY PLAN REVIEW

This phase shall begin with a predesign conference between the Executive Director, or his nominee and the developer and/or his representative. There shall be sufficient schematic sketches to indicate how the proposal would conform with the Protective Covenants. Material presented should include, but not be limited

to, a site plan, building plans as necessary and a time and work phase schedule with estimated completion dates.

PHASE II: DETAILED PLAN REVIEW

Presentations shall address themselves to conditions of approval that may have been made earlier or to new elements which were not present previously.

Materials presented should be sufficiently informative to provide a detailed understanding of the project and should include but not be limited to:

1. A site plan at the scale as required by the City of The Dalles LUDO showing the location of all buildings, driveways, walkways, landscaping features, parking areas, traffic flow direction and open space area.
2. Any terrain change.
3. Signs and outdoor lighting.
4. Elevations for each exposure.
5. Perspective sketches or other graphical presentation as necessary.
6. Proposed construction schedule.
7. Proposed future building plans, if any.
8. Illustrations or small representative samples, as practical, of materials/colors to be used.

In the event that substantial changes to the project are necessary following this Phase II Detailed Plan Review, the Port may require that revised preliminary plans be resubmitted for review.

PHASE III:

1. **Underground Utilities** - As-built drawings of the underground utilities within any Port of The Dalles easement area shall be furnished to the Port after installation.
2. **Inspection of Facilities** - The Port of The Dalles will conduct inspections of the site accompanied by a representative of the property owner during the construction period to determine conformance with the approved final plans. Changes which materially affect the previously approved plans shall be submitted to the Port for approval.
3. **Future Remodeling & Additions** - Following the completion of the project represented in the plans reviewed by the Port under the foregoing plan review process, whenever a subsequent building permit is required plans shall be submitted to the Port before any construction, remodeling, alterations, or additions are undertaken.

RESPONSE OF PORT

The Port shall respond to any request(s) for review or approval under these Protective Covenants within 14 days of submission of the applicable materials. Port's failure to respond within such 14-day time period shall be deemed approval of the related submission. The review time may be extended upon mutual consent of the parties.

Part II DEVELOPMENT STANDARDS

A. LAND USE AND ZONING

At a minimum, the City of The Dalles LUDO shall be satisfied or appropriate variances or permits issued by the City of The Dalles. In addition:

1. No noxious or offensive trade, business, or activity shall be conducted within The Dalles Industrial Center, nor shall anything be done therein which may be or become a nuisance to The Dalles Industrial Center.
2. **Setbacks** - No buildings or structures shall be permitted in any required setback. Loading operations, including maneuvering areas, are not permitted in the required front, side and rear yard setback areas unless specifically approved by the Port.

Front Yard - 10 feet from the front property line. This setback is reserved entirely for landscaping (see Site Development Standards 4(a)). No buildings, structures, fences, parking, or other uses permitted in this setback.

Side yards - There shall be a 10 foot setback from the side property line(s) for all buildings and structures. When mutual access is required or included as part of the plan, then there will be no side yard setback along that property line. Fences and landscaping may be placed within the side property line(s) setback.

Rear Yard Adjacent to the Riverfront Trail - The rear yard setback shall be minimum of 5 feet, all other rear yards have no setback.

Corner lots - All yard areas adjacent to streets shall be designated front yards.

B. CONSTRUCTION & MATERIALS

1. **Lot Coverage: 1 Zone** - The maximum area that may be covered by the principal building, accessory buildings and future additions shall not exceed 60 percent of the total lot area without prior approval of the Port.
2. **Materials** - The position of the exterior of any building facing a public street and/or the Riverfront Trail, shall use colors, textures, materials, windows, doors, entry ways or other elements to reduce visual monotony. These elements shall be arranged in a way that creates an appearance consistent with the character of the project.

Side building walls facing interior Columbia Gorge Industrial Center Subdivision roadways must also incorporate design elements mentioned above.

These requirements also apply to any accessory building other than temporary structures.

Illustrations or small representations of material samples, as practical, may be required for review. The type, style and color of all exterior materials shall be submitted to the Port for approval upon request.

All buildings shall be of permanent-type construction. Trailers, mobile offices and other temporary structures will not be allowed except for use during construction and as a short-term, temporary use.

3. **Roof Utilities** - The Port of The Dalles will approve the color of all exposed utilities, towers, conveyors and exposed processing equipment. All roof utilities shall be screened and designed, as far as practical, to minimize noise.

C. ACCESS

At a minimum, the City of The Dalles LUDO shall be satisfied. In addition:

Location and Number - There shall be no more than two driveways to the site from any one street. Additional access for sites with more than 500 feet of street frontage will be considered on a case-by-case basis.

D. PARKING

At a minimum, the parking standards for the City of The Dalles LUDO shall be used. In addition: No on-street parking will be permitted.

E. LOADING

1. Loading operations, including maneuvering areas, are not permitted in the required front, side and rear yard setback areas unless specifically approved by the Port.
2. **Truck Loading Area** - No on-street loading or maneuvering will be permitted.
3. **Screening** - Loading areas located in side yards shall be set back and screened to minimize the effect from the street and neighboring properties. Loading doors and docks shall not be located on the street side(s) of the building unless specifically approved by the Port.

F. SITE DEVELOPMENT STANDARDS (Landscaping)

At a minimum, the landscaping standards for the City of The Dalles LUDO shall be used. In addition:

1. **Landscape Plan Review** - Landscaping shall not be clustered in a single area. All landscape work proposed for each development shall be approved by the Port. The design of all landscaping will be evaluated by the Port for its compatibility with surrounding design and the local environment. Detailed landscape plans must be submitted with the materials presented to the Port during Detailed Plan Review under Phase II above and receive Port approval under that process prior to installation.
2. **Materials** - A mixture of deciduous and evergreen plant materials is encouraged. There shall be a minimum of five trees per acre per lot but the spacing of the trees may be spread throughout the entire site. The use of berms, varying ground contours and lawn is encouraged wherever practical.

3. **Irrigation** - Permanent underground irrigation systems shall be provided in all landscaped areas at the building main entrances and in front yard landscape setback areas where screening occurs adjacent to the roadway landscaping. Areas not receiving irrigation shall use drought resistant plant material and/or be guaranteed to survive by landscape architect/designer, contractor or property owner.
4. **Front Yard**
 - (a) The minimum landscaping shall be an area equal to one hundred percent (100%) of the standard setback area for the appropriate zone plus any rights of way between the front property line and the street. This provision shall apply to all front yards and to yard areas adjacent to streets designated as front yards (see corner lots). This landscaping shall be located on the street side of all walks, barriers and fences.
 - (b) The landscaping in this area shall be designed to enhance the architectural design of the building. Screening of the parking, storage and loading areas may be included in this area.
5. **Additional Requirements**
 - (a) **Lots adjacent to the Columbia River and Chenoweth Creek** - A five foot wide landscape strip shall be provided adjacent to the full length of Columbia River/Chenoweth Creek. This landscape area shall be designed to make the property compatible with the Riverfront Trail.
 - (b) **I (Industrial) Zone:** In addition to the front yard landscaping, an additional 4% of the total lot shall be landscaped. This 4% includes the 5' wide strip referenced in Part II, F5(a) above and/or any public rights of way between the front property line and the street, if required.
6. **Stormwater Management Plan** - The Port of The Dalles has designed an on-site stormwater collection system to handle runoff from the developed lots. In order for this system to work properly, the site design must incorporate the elements as described in the Stormwater Management Guide attached as Exhibit A.
7. **Undeveloped Areas** - Noxious weed growth and roots shall be eradicated by spraying or removing. Applications of herbicides for weed control shall be made only by approved applicator licensed in the State of Oregon.
8. **Screening** - The following list is designed as a guide in the selection of material for the various screening requirements. All landscape material used for screening shall be of sufficient initial size to provide the required degree of screening within five years after installation unless otherwise specified. The effectiveness of the screening will be evaluated by the Port.

SCREENING LIST

<u>TYPE</u>	<u>HEIGHT (ft)</u>	<u>PURPOSE</u>
Plant Material	0 – 3	Ground Cover
Plant Material	3 – 4	Screen parking area
Plant Material	3 – 5	Enhance property
Slat Fence (color must blend with surroundings)	6	Screen low storage, parking and loading areas
Solid Fence	over 6'	Screen low storage, materials, equipment and loading area
Security Fence	over 6'	Allowed with a building permit
Clipped Evergreen	6- 10	Screen storage, parking loading areas
Semi-open Plant Material	10 – 30	Screen parking, loading and storage of container, enhance property
Deciduous Trees	10 – 30	Screen storage, provide shade, wind break, enhance property
Evergreen Trees	10 – 30	Screen all uses, wind break, enhance property

G. OUTSIDE STORAGE

1. No materials, supplies or equipment (including company owned or operated vehicles) including, but not limited to, trash and garbage receptacles, shall be stored in any area on a site except inside a closed building or behind a visual barrier screening such areas from the view of adjoining properties and/or public street. The adequacy of this screening will be determined by the Port.
2. Garbage and refuse containers shall be concealed by means of a screening wall of material similar to and compatible with that of the building. These elements shall be integral with the concept of the building plan, designed so as not to attract attention and located in the most inconspicuous manner possible.
3. **Flammable** - The storage and handling of flammable liquids including petroleum products shall comply with these standards and the rules and standards of the Oregon State Fire Marshal's Office, the Interstate Commerce Commission and the standards enforced by the appropriate local agency.

H. UTILITIES

1. **Location** - All utilities shall be brought underground as much as practical into the site and to the buildings. Pad mounted electrical transformers shall be located and screened so as to minimize the viewing from any public street and adjacent properties.
2. **Easements** - Permits or easements shall be obtained from the Port of The Dalles for all utilities crossing Port property, including sanitary sewer, storm sewer, water, gas, electricity and telephone. Conditions for such permits shall provide that:
 - (a) Any interruption in the service of a Port facility shall be coordinated with the Port.
 - (b) Any required removal and replacement of Port facilities in connection with the construction of utilities shall be in conformance with City of The Dalles specifications.
 - (c) Backfilling, compacting and surface finish in Port property shall be in conformance with the applicable City of The Dalles specifications.
 - (d) The City of The Dalles, the Port, its commissioners, agents and employees shall be indemnified from any and all claims and damages which may arise directly or indirectly from the use of the easement areas.

I. SIGNS

At a minimum, the City of The Dalles Area Sign Ordinance (currently found at LUDO 921153) shall be followed: Additionally:

1. **General** - All signs are subject to Port approval prior to installation. No flashing or rotating signs will be permitted. Signs on building roofs or fences are prohibited.
2. **Wall Lettering** - Wall lettering is considered a sign and subject to Port approval prior to painting.
3. **Wall Sign** - One sign may be placed upon each of two exterior walls. The sign shall not extend above the eaves or parapet of the wall. The sign size shall not exceed the lesser of one hundred twenty five (125) square feet in surface area or five (5) percent of the wall area on which it is placed. Signs shall not be placed or externally illuminated in a manner which is detrimental to views from adjacent properties or to the safe movement of ground traffic. Sign colors and details shall be submitted to the Port for approval prior to installation.
4. **Free Standing Signs** - A single, freestanding business identification sign shall be permitted. No freestanding advertising signs or billboards will be permitted. Details of any freestanding sign shall be submitted to the Port for approval prior to installation. Directional signs such as "enter", "shipping", etc., are allowed adjacent to each driveway, but shall not exceed four (4) square feet in surface area. Details of any directional signs shall be submitted to the Port for approval prior to installation.

5. **Multiple Tenants** - Where more than one tenant occupies a land parcel under one ownership, the sign surface area of the freestanding sign may be increased upon Port approval. In addition to the wall signs permitted, one wall sign may be placed on an exterior building wall for each tenant. The sign shall not extend above the eaves or parapet of the wall. The sign size shall not exceed twelve square feet in area. Copy on the sign shall be limited to tenant name identification.
6. **Temporary signs** - One temporary real estate sign, for example, "warehouse space available", shall be permitted per street frontage. The display period shall be limited to one year, but may be extended upon Port approval.

J. AREA LIGHTING

The objective of area lighting is to light landscaped areas, freestanding signs, buildings, parking areas, storage areas, and operation areas for decorative or security reasons. The light must not dominate the buildings or landscape, but blend as an integral part of the total development. All lighting shall be shielded from adjoining properties when it would create an annoyance. All permanent utility service for lighting shall be provided by underground facilities. No overhead utility service shall be permitted.

Part III PERFORMANCE STANDARDS

The following performance standards shall apply to all tenants and property owners of the Columbia Gorge Industrial Center Subdivision, The Dalles Industrial Center. The intent of these standards is to avoid creation of a nuisance or unsanitary conditions. As a minimum, the City of The Dalles Land Use & Development Ordinance (LUDO) must be met. Each operation within the Columbia Gorge Industrial Center Subdivision shall comply with all applicable local, state and federal standards and shall not create a nuisance beyond their property boundary because of odor, vibration, noise, dust, smoke or gas. In addition, materials and debris shall be prevented from being windblown or migrating off-site.

A. PROPERTY USE

The use of the site and the buildings and other facilities erected on the site shall comply with the laws, statutes, regulations, ordinances and rulings of the State of Oregon and other governing agencies having jurisdiction. Further, the buildings and other facilities comprising the development shall comply with the site use plan as approved by the Port of The Dalles under the process outlined in Part I of these Protective Covenants.

B. AIR QUALITY

The emission of any air contaminant shall meet local, State and Federal air quality standards.

1. Firms that are required to obtain local, State and/or Federal permits for emissions/air quality are required to submit a copy of the permit(s) to the Port of The Dalles.

2. *Open burning* - No open burning shall be permitted.

C. NOISE

Industrial and commercial noise sources shall conform to the codes and ordinances of the appropriate federal, state and/or local governmental agency having jurisdiction.

D. HEAT AND GLARE

All operations producing heat or glare, including exterior lighting, shall be conducted so that they do not create a nuisance beyond the property line.

E. WASTE MATERIAL

All materials, including wastes, shall be stored and all properties maintained in a manner which will not attract or aid the propagation of insects or rodents or in any way create a health hazard.

F. WATER AND SOLID WASTE POLLUTION

No liquid or solid waste disposal will be allowed on the site or into adjacent drainage ditches, storm sewers, sloughs or other waterways. The discharge of treated or untreated sewage or wastes into the sanitary sewer systems shall conform to the codes and ordinances of the appropriate federal, state and local jurisdiction.

G. HANDLING HAZARDOUS WASTE AND RADIOACTIVE MATERIAL

The storage, handling and use of hazardous waste and radioactive material shall be in accordance with local, state and federal ordinances and regulations, including, but not limited to State Fire Marshal, National Fire Protection Association, Department of Environmental Quality, Environmental Protection Agency and the Federal and State Departments of Energy.

**Part IV
MAINTENANCE STANDARDS**

These maintenance standards outline the required level of upkeep and repair for structures and the surrounding property, and are the responsibility of the landowner or tenant.

A. BUILDINGS

Exterior walls which have been painted or otherwise chemically treated shall not be allowed to become cracked, chipped, faded or in any way seriously deteriorated. Materials stained or otherwise treated to age naturally shall be allowed to do so. Broken windows, doors, or other exterior structures shall be replaced promptly. Structures which are not in use shall be maintained as buildings in use, or removed from the premises.

B. LANDSCAPED AREAS

All plants and lawns will be maintained in a healthy, disease free condition. Water and fertilizer shall be applied as necessary to maintain their normal color and rate of growth. Weak or broken

branches shall be removed by pruning. Old flowers, seed pods, dead foliage and leaves shall not be allowed to accumulate. Plant beds shall be maintained and kept free of weeds and litter.

All landscape features shall be maintained in an attractive manner at all time. Pools shall be kept full and fountains in an operating condition. Flagpoles shall be painted, unless aluminum or other similar metal. Sculpture or other types of artwork shall be maintained in an attractive manner.

C. FENCING

Fencing and other architectural screens with damaged, broken or rotten members shall be repaired or replaced. Materials with paint or other chemical treatment subject to weathering shall not be allowed to become cracked, chipped, faded or in any way seriously deteriorated. Materials stained or otherwise chemically treated to age naturally shall be allowed to do so.

D. PAVED AREAS AND OTHER SURFACES

Paved areas such as truck loading, auto parking and driveways which are broken, cracked, settled or are otherwise in need of repair, shall be repaired or replaced. Dirt and litter shall not be allowed to accumulate on paved surfaces. Grass, weeds and other plant materials that grow through joints shall be removed. Areas covered with gravel, bark dust, or wood chips shall be kept free of weeds and litter. All markings painted on paved surfaces shall be maintained so as to be clearly visible.

E. SIGNS

Signs shall not be allowed to become faded or deteriorated. Lighting for signs, whether internal or external, shall be maintained. Burned-out fixtures are to be replaced promptly. Signs which are no longer appropriate, due to a change of service, product line or tenant shall be removed.

F. LIGHTING

All exterior lighting shall be maintained at adequate levels of illumination, taking into consideration the need to conserve energy. Broken or burned-out fixtures shall be replaced promptly.

**Part V
COVENANTS RUN WITH THE LAND**

It is more specifically agreed that the real property more particularly described as follows: Lots 11-23 of the Columbia Gorge Industrial Center Subdivision, the Dalles Industrial Center, City of The Dalles, County of Wasco, State of Oregon, is subject to these Protective Covenants which run with said real property and are binding on and inure to the benefit of all parties having or acquiring any right, title or interest in said property along with all heirs, successors and assigns of such parties.

**Part VI
INTERPRETATION AND ENFORCEMENT**

A. INTERPRETATION

When interpreting and applying the provisions of these Protective Covenants, they are not intended to repeal, abrogate, annul, or in any way to impair or interfere with any existing provision of law or ordinance. It is not intended by these Protective Covenants to interfere with or abrogate or annul any easement, covenant, or other agreement between parties. However, in cases in which these Protective Covenants impose greater restrictions upon the erection, construction, establishment, moving, alteration or enlargement of buildings, or the use of any building or premises that is imposed by other authorities or provisions of law or ordinance, then in such case the provisions of these Protective Covenants shall control.

B. ENFORCEMENT

1. **Liquidated Damages** - Any person, firm, or corporation found to be in violation of any of the provisions of these Protective Covenants by a court of competent jurisdiction shall be subject to paying liquidated damages to The Port of The Dalles in the amount of \$250 dollars per day for every day that said violations are determined to have existed, as a "Covenant Default" hereunder.
2. **Public Nuisance** - Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of these Protective Covenants, and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of these Protective Covenants, and any construction, use, maintenance or repair required of tenants and/or landowner(s) in right-of-ways contrary to the provisions of these Protective Covenants shall be, and the same is hereby declared to be unlawful and a public nuisance subject to proceedings for the abatement, removal and enjoinder thereof in the manner prescribed by law.

3. Assessments and Liens

- (a) **Enforcement of Covenants** - If any tenant and/or landowner(s) of any property within the specific real property subject to these Protective Covenants fails to perform its obligations under these Protective Covenants which default continues for a period of fifteen (15) business days following receipt of written notice of the particulars of such default, provided however if the subject default cannot reasonably be cured within fifteen (15) business days then the tenant and/or landowner shall have such additional time for the reasons stated in a notice to the Port, not to exceed one hundred eighty (180) days, as may be necessary to cure the related default (herein, a "Covenant Default"), the Port of The Dalles may institute legal action against the defaulting tenant and/or landowner(s) for specific performance, declaratory relief, damages, or other suitable legal or equitable remedy, or may perform the obligations of the defaulting tenant and/or landowner(s) and the defaulting tenant and/or landowner(s) shall reimburse the person performing such work for all costs incurred with respect thereto together with interest at the rate of fifteen (15%) percent per annum or the highest rate allowed by law, whichever is less, until paid. A remedy in any such legal action may include the imposition of a lien in favor of the Port of The Dalles or person curing the default on the defaulting tenant and/or landowner's property for the unpaid principal balance of said costs plus interest. The lien provided for herein shall be effective upon the entry of judgment and shall be a lien and charge upon the property of such tenant and/or landowner(s) subject and junior, however, to the lien or charge of any bona fide first mortgage or first deed of trust upon the same or any part thereof any time given or made.
- (b) **Notice** - Any requirement in these Protective Covenants for giving written notice shall be satisfied as of the time written notice is hand delivered or deposited in the U. S. Mail correctly addressed, postage prepaid, and return receipt requested.
- (c) **Severability** - Invalidation of any provision of these Protective Covenants by any court or other order shall in no way affect or invalidate any other provisions, which shall remain in full force and effect and specifically, the remedies for enforcement provided for herein shall be cumulative and not exclusive.

Part VII VARIANCES

The Port recognizes that situations arise which may warrant exception to the standards as published herein. A written request shall be submitted to the Port stating the variance requested and the applicable section of the standards. The Port will evaluate the merits of each request and will notify the landowner or tenant, as applicable, of the decision of the request within forty-five (45) days of receipt of said request.

Part VIII AMENDMENT

Port of The Dalles may amend these Protective Covenants with the consent of the owners of the Subject Property. Any request by the Port of The Dalles to amend these Protective Covenants shall be delivered by written notice to the then-current owner of the Subject Property, physically delivered to the Subject Property and delivered by certified mail to the address identified in the property tax records for the delivery of tax bills. If the Subject Property has been transferred from the initial property owner subject to these Protective Covenants, and that successor property owner fails to respond to such notice within one (1) calendar year from delivery, the Port of The Dalles may proceed to amend these Protective Covenants unilaterally by recording such amendment in the official property records of Wasco County, Oregon. Any unilateral amendment of these Protective Covenants shall not apply to improvements or site development already completed on the Subject Property or approved in accordance with the process identified in Part I above.

PART IX APPENDIX – DEFINITIONS

Development Standards

Guidelines for the development of individual sites in a manner which will enhance the working efficiency and visual amenities of the total area, while providing latitude and flexibility for the individual developer.

Maintenance Standards

Guidelines which are provided to outline the required level of upkeep and repair for structures and the surrounding property.

Performance Standards

Guidelines which are provided in order to avoid the creation of nuisances or unsanitary condition.

Port of The Dalles Commission

The governing five person Board of Commissioners elected by the voters of the Port District, to establish and control the policies and activities of the Port of The Dalles.

Property Line

The boundary which describes the extent of a particular parcel of land, as described in the lease or deed.

References to Laws: Any reference herein to specific sections of the City of The Dalles Land use and Development Ordinance (LUDO), City of The Dalles Sign Ordinance and other applicable laws, rules and regulations in these Protective Covenants are made applicable herein as said sections were written and effective as of the date of the adoption and recording of these Protective Covenants and as the same may be modified, amended, superseded and/or redesignated in the future.

Screening

Screening refers to evergreen plant material, fences or walls of wood, masonry or other materials of sufficient height and

capacity to conceal the view of a particular function of area from the street or land use on adjacent properties.

Structure

A structure includes buildings, fences, utility boxes, etc.

Tenant

Individuals and organizations which have either been assigned property and/or subleased, leased or purchased property within the real property to which these Protective Covenants are specifically made applicable.

Exhibit A
Stormwater Management Guide

Columbia Gorge Business Park Stormwater Management Guide for Property Purchasers

Existing System

The Columbia Gorge Business Park incorporates a Low Impact Development Stormwater Management System. The stormwater system is constructed of roadway swales that have been designed to provide treatment for nearly all of the developed impervious surfaces up to 85% of the site. 85% would allow each lot to develop with 85% impervious and 15% landscaped. The development does not have a standard piped storm system so each lot will have to direct its stormwater to one of the swales, either adjacent to the roadway or at the back of the lot depending on the final grading. The swale system was designed based on the Programmatic Biological Opinion and Magnusen-Stevens Fishery Conservation Management Act Essential Fish Habitat Consultation, Standard Local Operating Procedures for Endangered Species (SLOPES IV). SLOPES IV, Section 36, page 14 which states that all storm water quality treatment practices and facilities must be designed to accept 50% of the cumulative rainfall from the 2-year, 24-hour storm. The two-year 24-hour precipitation rate was taken from the Oregon Department of Transportation isopluvial Plate 1 with a rate of 1.5-inches in 24-hours. 50% of the 2-year event equals 0.75-inches in 24-hours. The National Marine Fisheries Service recommends the following criteria for stormwater management:

National Marine Fisheries Service (NMFS) Stormwater Management Requirements

Design Requirement	NMFS Criteria
Water Quality	50% of the 2-year 24-hour storm – Contributing Area
Water Quantity	No increase in sediment transporting flows between the bank full and 10 year events (2-year through the 10-year storm)

Each lot should sheet flow as much of its drainage as possible. If a building footing drain is required it may need to be pumped depending on the footing elevations. Eight inch laterals have been provided for the lots with sidewalk frontage for all lots except. The laterals will direct stormwater to the vegetated swales along the roadway frontage. Portions of lots 10, 11, and 12 are sloped toward swales at the back of the lot. Lots 1 through 6 slope away from the roadside drainage swales and will require onsite stormwater treatment. Stormwater treatment must meet the above referenced SLOPES IV or whatever is current at the time of development.

Additional Stormwater Management

Additional stormwater treatment utilizing LID is strongly encouraged even for lots draining the existing swales. The Washington County Cleanwater Services Low Impact Development Approaches Handbook is a great resource for developing sites. Not all approaches will or be necessary in The Dalles environment but many will.

The Port of The Dalles has adopted the Eastern Washington Low Impact Development Guidance Manual as guidance for designing. The guide can be downloaded at http://www.aridlid.org/wp-content/uploads/2013/10/Eastern-Washington-LID-Guidance-Manual_final_June-2013.pdf

In some cases sump pumps may be required for foundation and loading docks.

Where sheet flow across impervious surfaces is anticipated the Port recommends provided at least twenty feet of vegetated filter strip prior to discharge into the existing swales. The vegetated filter strip will contribute to the City of The Dalles landscape requirements.

All stormwater outlets must meet local, state and federal regulations. No direct discharges below the ordinary high water mark of Chenoweth Creek or the Columbia River are allowed without obtaining jurisdictional approval. None of the Port's existing system or recommendations here in relieve the future lot holder of following all applicable stormwater management standards in place at the time of development.

Harper
Houf Peterson
Righellis Inc.

Chenowith Business Park

Project # PTD-03

Stormwater Management Report

Prepared For:

The Port of The Dalles
3636 Klindt Drive
The Dalles, Oregon, 97058

February 2014

Prepared By:

Harper Houf Peterson Righellis Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202
P: 503-221-1131 F: 503-221-1171

Ken Valentine, PE



EXPIRES: 06/30/16

HHPR

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

Project Information

The project is a 26 lot (66 acre) industrial park located in the North Chenoweth Property east of Interstate I-84 and northeast of River Road in The Dalles, Wasco County, Oregon. The site is adjacent to the Columbia River to the east and Chenoweth Creek to the south (See Vicinity Map in Appendix X). The site is part of industrial development approved by the City of The Dalles. The project includes roadway, sidewalks, lot grading, utilities and storm water management. The site is located at approximate River Station 1+86.9 with base flood elevation of approximately 93' msl and Bonneville Dam working pool elevation of approximately 84.30' msl.

Stormwater Management Criteria and Design

The site is located in the Dalles, Oregon; a moderately dry climate. Typically The Dalles drainage systems are designed to convey the 10-year storm event and water quality is provided by pollution control manholes or oil water separators. The city of The Dalles design criteria does not prescribe storm water quality targets. The local jurisdiction does not provide direct guidance for storm water quality requirements, therefore the water quality standard enlisted for the project is directly pulled from the Programmatic Biological Opinion and Magnusen-Stevens Fishery Conservation Management Act Essential Fish Habitat Consultation, Standard Local Operating Procedures for Endangered Species (SLOPES IV). SLOPES IV, Section 36, page 14 which states that all storm water quality treatment practices and facilities must be designed to accept 50% of the cumulative rainfall from the 2-year, 24-hour storm. The two-year 24-hour precipitation rate was taken from the Oregon Department of Transportation isopluvial Plate 1 with a rate of 1.5-inches in 24-hours. 50% of the 2-year event equals 0.75-inches in 24-hours.

National Marine Fisheries Service (NMFS) Stormwater Management Requirements

Design Requirement	NMFS Criteria
Water Quality	50% of the 2-year 24-hour storm – Contributing Area
Water Quantity	No increase in sediment transporting flows between the bank full and 10 year events (2-year through the 10-year storm)

Existing Conditions

The exiting site consists of heavily disturbed fill terrace (wood chips) associated with a former lumber mill along the eastern portion, a construction staging area located in the southeast and a mulch production facility located in the central portion of the site. A pedestrian path runs the length of the site along the eastern borders adjacent to the Columbia River. The site consists primarily of basalt bedrock subsurface with native soils of sandy silt, sandy clay and silty sands. Large portions of the site have been subject to significant man made alterations from site grading activities conducted over a number of decades. Significant amounts of wood and contraction debris were present in several of the geotechnical boring test pits. Ground water was encountered in depths ranging 4 to 10 feet below ground surface. See *Report of*

Geotechnical Site Investigation, prepared by GN Northern, Inc., dated June 2012 for complete geotechnical findings.

The north and central portions of site are relatively flat sloping gently from the north to the south and east. The south and east portions of the site slope aggressively south and east towards Chenoweth Creek and the Columbia River respectively.

From the Natural Resources Conservation Services Soil Survey of Wasco County, the existing soils onsite have a hydrologic group value of "A" (See Soils Map and Hydrologic Group Table in Appendix X).

Proposed Conditions

The proposed conditions will divide the site into 26 lots for industrial development and construct an access road connecting to existing River Road located at the southwest of the site. The impervious area created by the proposed roadway is 2.80 acres. Assuming that the lots will be developed to 85% impervious, the impervious area created by the industrial lot development is 37.55 acres. Treatment swales will provide the required stormwater treatment. Curve numbers of 98 (Impervious) and 75 (Landscape) were used for the proposed conditions.

Stormwater Management Criteria and Design

The site is located in the Dalles, Oregon; a moderately dry climate. Typically The Dalles drainage systems are designed to convey the 10-year storm event and water quality is provided by pollution control manholes or oil water separators. The city of The Dalles design criteria does not prescribe storm water quality targets. Because the Chenoweth Industrial Park site is located adjacent to the Columbia River, the storm water management system was designed to meet the National Marine Fisheries Service (NMFS) design practices. The local jurisdiction does not provide direct guidance for storm water quality requirements, therefore the water quality standard enlisted for the project is directly pulled from the Programmatic Biological Opinion and Magnusen-Stevens Fishery Conservation Management Act Essential Fish Habitat Consultation, Standard Local Operating Procedures for Endangered Species (SLOPES). SLOPES IV, Section 36, page 14 which states that all storm water quality treatment practices and facilities must be design to accept 50% of the cumulative rainfall from the 2-year, 24-hour storm.

National Marine Fisheries Service (NMFS) Stormwater Management Requirements

Design Requirement	NMFS Criteria
Water Quality	50% of the 2-year 24-hour storm – Contributing Area

Water quality will be provided by constructing vegetated swales adjacent to the roadway and various other locations depending the site grading. The lot grading is designed to route surface water to the swales. The intention is for the swales is to provide a minimum residence time of 5 minutes for stormwater treatment per the Oregon Department of Environmental Quality

Swale Design Guide. The swales will have a combination of plantings and river rock. Infiltration is anticipated but has not been factored into the swale design.

Sub-basins

The site was divided in 12 separate basins based on the proposed features and grading as shown on the attached basin map. The peak flows were calculated using the Santa Barbara Urban Hydrograph Method. The following table shows the peak water quality flow, the length swale required and the swale length available. Overall the site requirements is for 4,700 linear feet of swale and the site will provide 6,700 feet of treatment swale.

Basin	Acres	WQF		SWALE	SWALE
		CFS	FPS SWALE	REQD FT	AVAILABLE
B-1	3.53	0.268	1.33	399	648
B-2	2.59	0.191	1.19	357	648
B-3	2.25	0.183	1.19	357	602
B-4	4.45	0.36	1.45	435	624
B-5	4.46	0.632	1.46	438	624
B-6	2.64	0.214	1.23	369	200
B-7	3.14	0.254	1.31	393	397
B-8	2.53	0.205	1.23	369	200
B-9	7.50	0.609	1.70	510	946
B-10	0.66	0.0935	1.22	366	746
B-11	0.66	0.0935	1.22	366	746
B-12	3.14	0.254	1.36	408	352
B-13	0.66	0.0935	1.22	366	746
B-14	0.66	0.0935	1.22	366	746
	38.87	3.544		5499	8225

The treated runoff is directed to four outfalls. Two are located on the banks of the Columbia River, one is located on the northern edge of the site toward Taylor's Lake and the other is located east of Chenoweth Creek. The outfall locations are above the U.S. Corp of Engineers jurisdictional mark. According to the U.S. Corp of Engineers Regulatory Guidance Letter No. 05-05, December 7, 2005, for purposes of Section 404 of the Clean Water Act the lateral limits of the of Corp jurisdiction over non-tidal water bodies extend to the ordinary high water mark, in the absence of wetlands. The ordinary high water mark for the site is generally around the 83-foot elevation. 100% of the storm water flow will be treated through the swale system before being discharged. The advantage of the proposed swale system is that it allows for infiltration as well as treatment for even higher events than the water quality event. Infiltration was not included in these calculations.

Outfalls

The bioswales have been designed to treat 100% of the runoff from the site and still require outfalls for higher event storms. There are four outfalls shown on the Basin Map. Two on the east side of the site towards the Columbia River, one on the north of the site towards Taylor's Lake and one on the south of the site east of the existing Chenoweth Creek bridge. All of the proposed outfalls are located above the ordinary high water mark and none discharge in or two wetlands as delineated by Terra Science, Inc. wetland delineation prepared in July 2012, TSI Project No. 2012-0228.



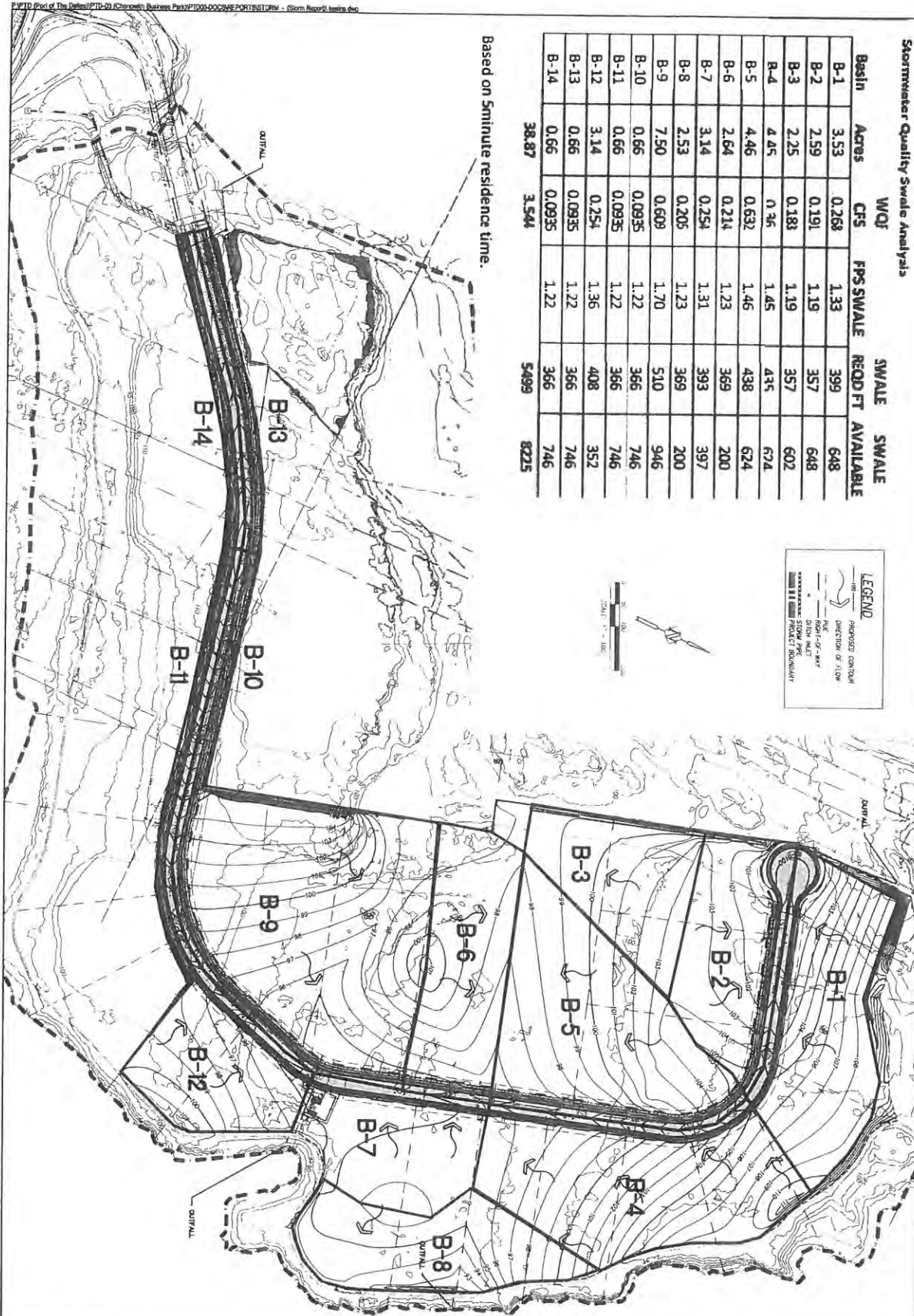
Appendix

Basin Map and Grading and Drainage Plan
Hydraflow Santa Barbara Urban Hydrograph Calculations

Stormwater Quality Swale Analysis

Basin	Acres	WQF		SWALE	
		CFS	FPS SWALE	REQD FT	AVAILABLE
B-1	3.53	0.268	1.33	399	648
B-2	2.59	0.191	1.19	357	648
B-3	2.25	0.181	1.19	357	602
B-4	4.45	0.36	1.45	435	624
B-5	4.46	0.632	1.46	438	624
B-6	2.64	0.214	1.23	369	200
B-7	3.14	0.254	1.31	393	397
B-8	2.53	0.205	1.23	369	200
B-9	7.50	0.609	1.70	510	946
B-10	0.66	0.0935	1.22	366	746
B-11	0.66	0.0935	1.22	366	746
B-12	3.14	0.254	1.36	408	352
B-13	0.66	0.0935	1.22	366	746
B-14	0.66	0.0935	1.22	366	746
TOTAL	38.87	3.544		5499	8225

Based on 5minute residence time.



SHEET NO. PROJECT NO. DATE REVISIONS	DESIGNED: KKV DRAWN: KKV CHECKED: KKV DATE: 10/6/2014		<p>Harper Houf Peterson Righellis Inc.</p> <p>200 W. 5th Street, Suite 200, Portland, OR 97204 phone: 503.221.1111 www.hhp.com fax: 503.221.1171</p>	<p>3496 91ST AVENUE WASHINGTON COUNTY, OREGON</p>
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Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2008 by Autodesk, Inc. v6.052

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SBUH Runoff	0.268	2	480	4,549	—	—	—	Basin 1
2	SBUH Runoff	0.191	2	480	3,324	—	—	—	Basin 2
3	SBUH Runoff	0.183	2	480	2,899	—	—	—	Basin 3
4	SBUH Runoff	0.360	2	480	5,721	—	—	—	Basin 4
5	SBUH Runoff	0.362	2	480	5,747	—	—	—	Basin 5
6	SBUH Runoff	0.214	2	480	3,402	—	—	—	Basin 6
7	SBUH Runoff	0.254	2	480	4,033	—	—	—	Basin 7
8	SBUH Runoff	0.205	2	480	3,247	—	—	—	Basin 8
9	SBUH Runoff	0.609	2	480	9,664	—	—	—	Basin 9
10	SBUH Runoff	0.187	2	476	2,639	—	—	—	Basin 10 and 11
11	SBUH Runoff	0.254	2	480	4,033	—	—	—	Basin 12
12	SBUH Runoff	0.187	2	476	2,639	—	—	—	Basin 13 and 14
Water Quality.gpw					Return Period: 1 Year			Thursday, Dec 18, 2014	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2008 by Autodesk, Inc. v6.052

Thursday, Dec 18, 2014

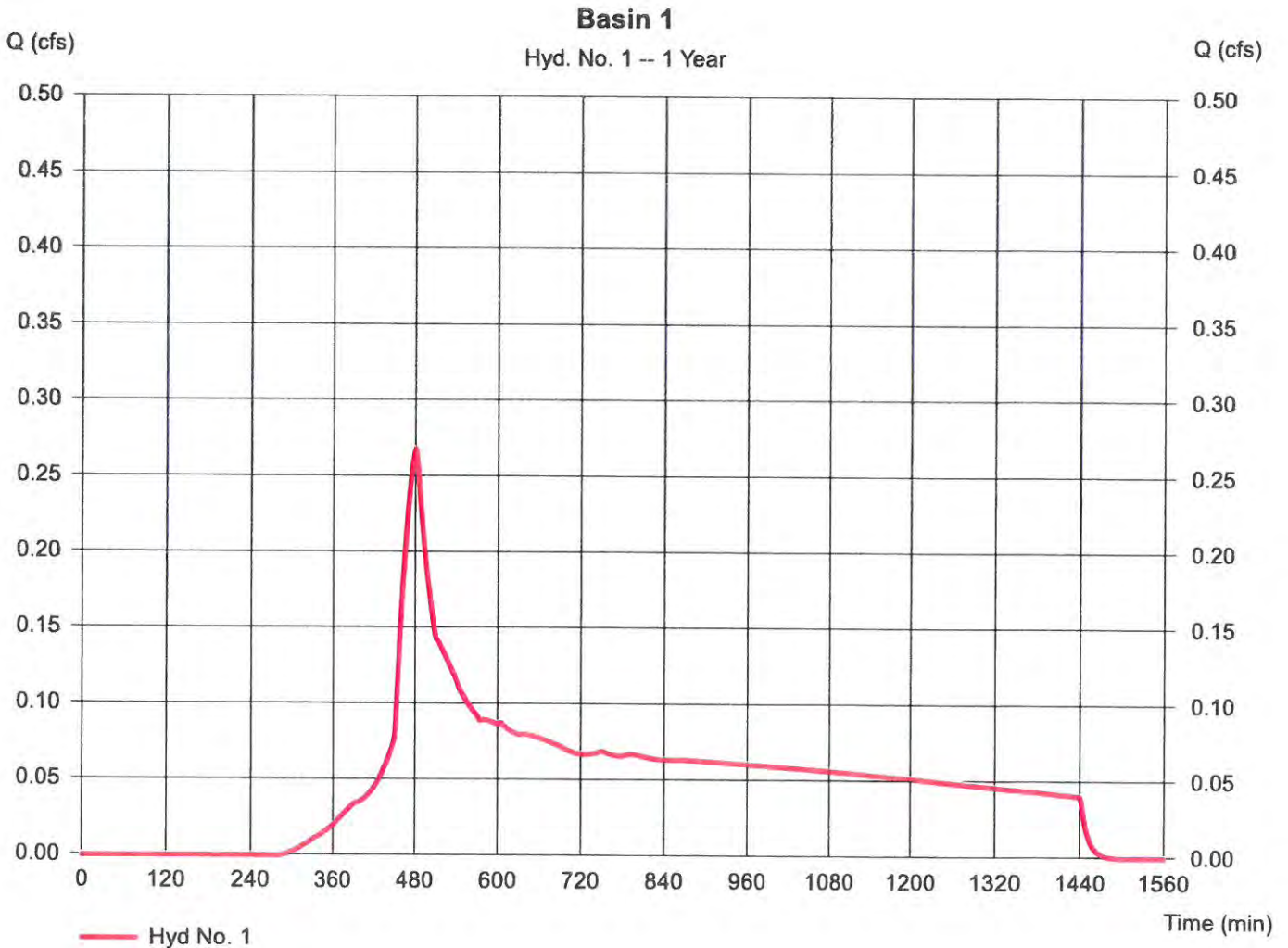
Hyd. No. 1

Basin 1

Hydrograph type = SBUH Runoff
 Storm frequency = 1 yrs
 Time interval = 2 min
 Drainage area = 3.530 ac
 Basin Slope = 1.0 %
 Tc method = LAG
 Total precip. = 0.75 in
 Storm duration = 24 hrs

Peak discharge = 0.268 cfs
 Time to peak = 480 min
 Hyd. volume = 4,549 cuft
 Curve number = 95*
 Hydraulic length = 500 ft
 Time of conc. (Tc) = 10.20 min
 Distribution = Type IA
 Shape factor = N/A

* Composite (Area/CN) = [(3.000 x 98) + (0.530 x 75)] / 3.530



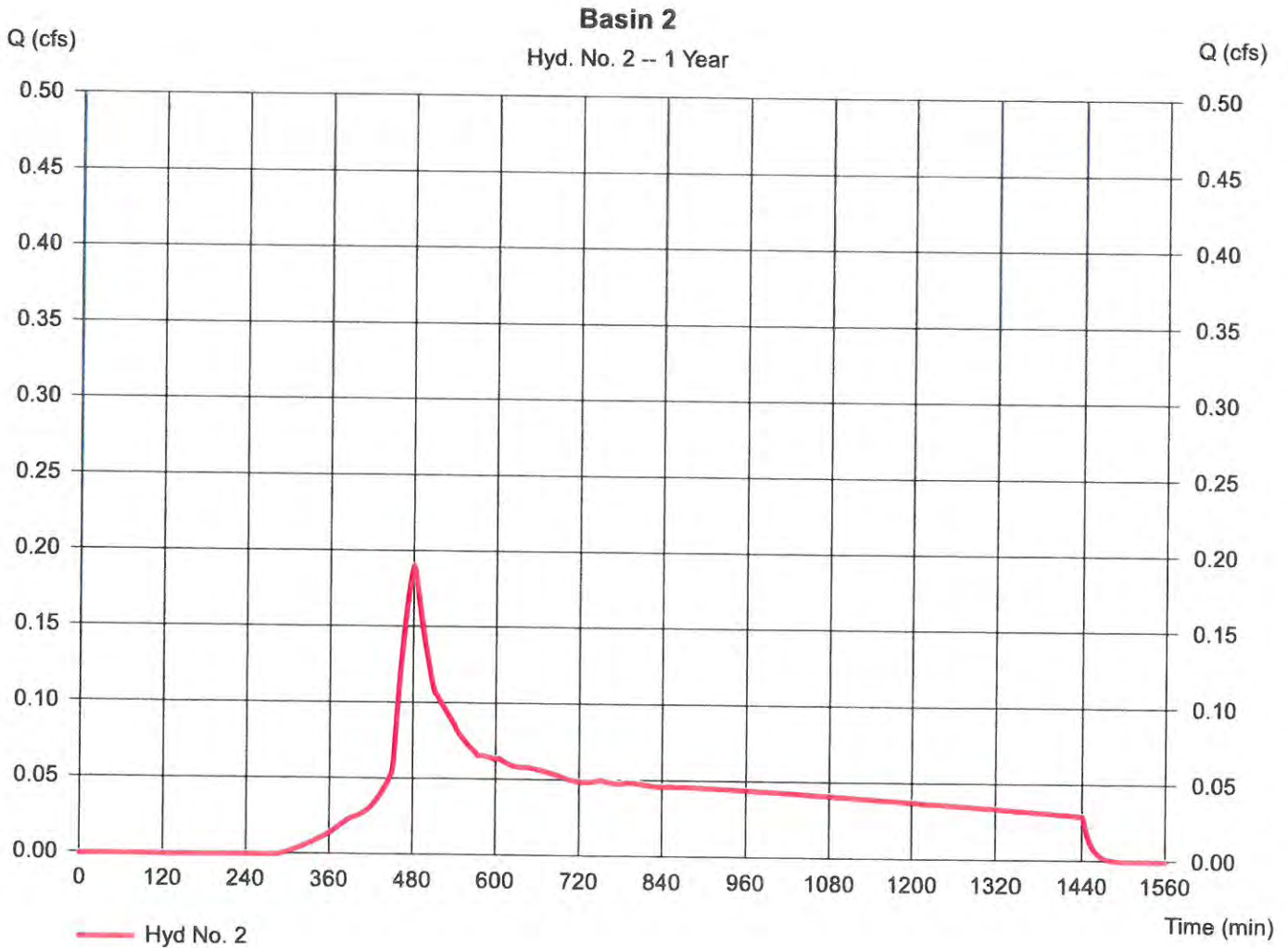
Hydrograph Report

Hyd. No. 2

Basin 2

Hydrograph type	=	SBUH Runoff	Peak discharge	=	0.191 cfs
Storm frequency	=	1 yrs	Time to peak	=	480 min
Time interval	=	2 min	Hyd. volume	=	3,324 cuft
Drainage area	=	2.580 ac	Curve number	=	95*
Basin Slope	=	1.0 %	Hydraulic length	=	600 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.80 min
Total precip.	=	0.75 in	Distribution	=	Type IA
Storm duration	=	24 hrs	Shape factor	=	N/A

* Composite (Area/CN) = [(2.200 x 98) + (0.380 x 75)] / 2.580



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2008 by Autodesk, Inc. v6.052

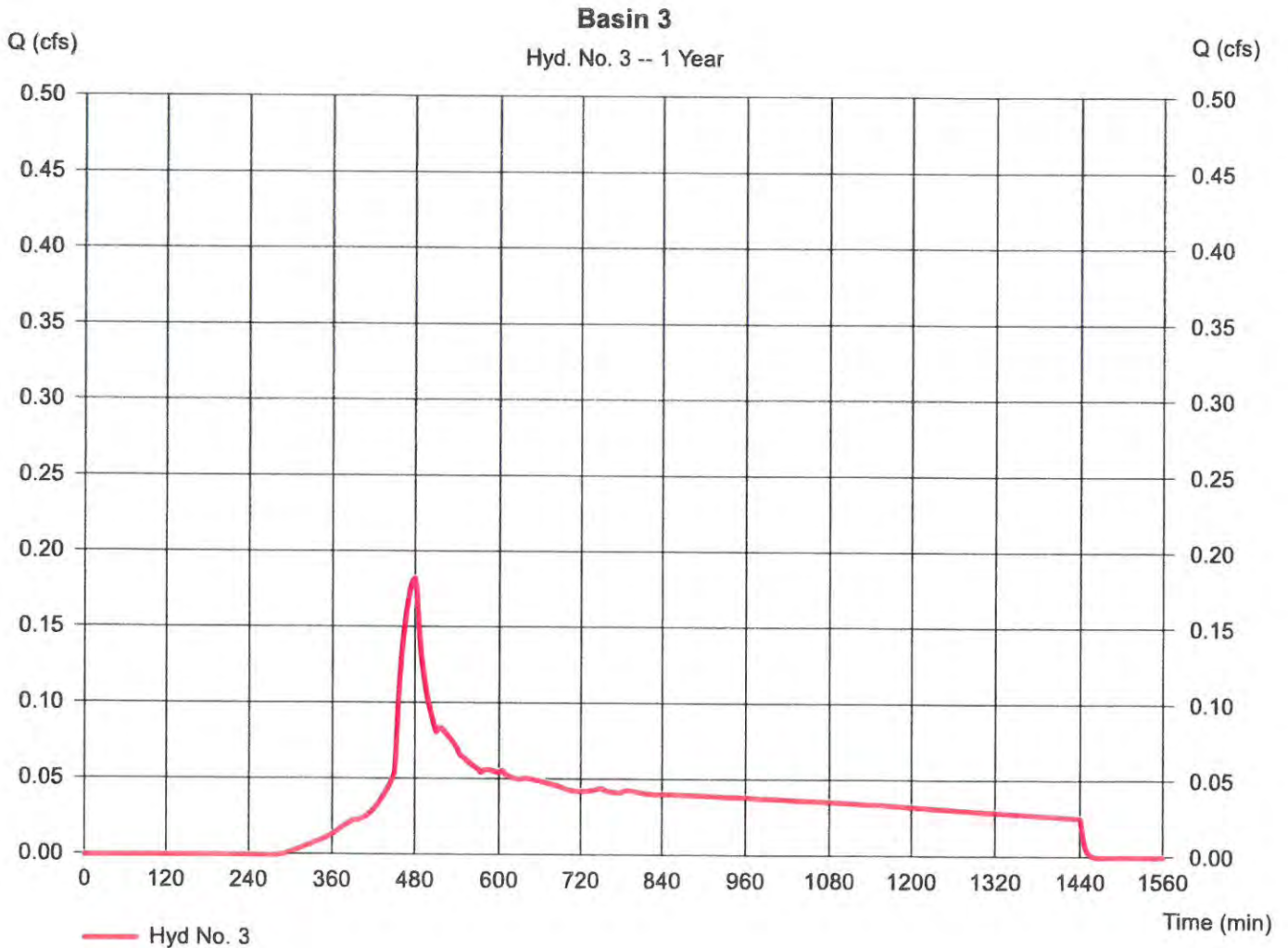
Thursday, Dec 18, 2014

Hyd. No. 3

Basin 3

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.183 cfs
Storm frequency	= 1 yrs	Time to peak	= 480 min
Time interval	= 2 min	Hyd. volume	= 2,899 cuft
Drainage area	= 2.250 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 0.75 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

* Composite (Area/CN) = [(1.920 x 98) + (0.330 x 75)] / 2.250



Hydrograph Report

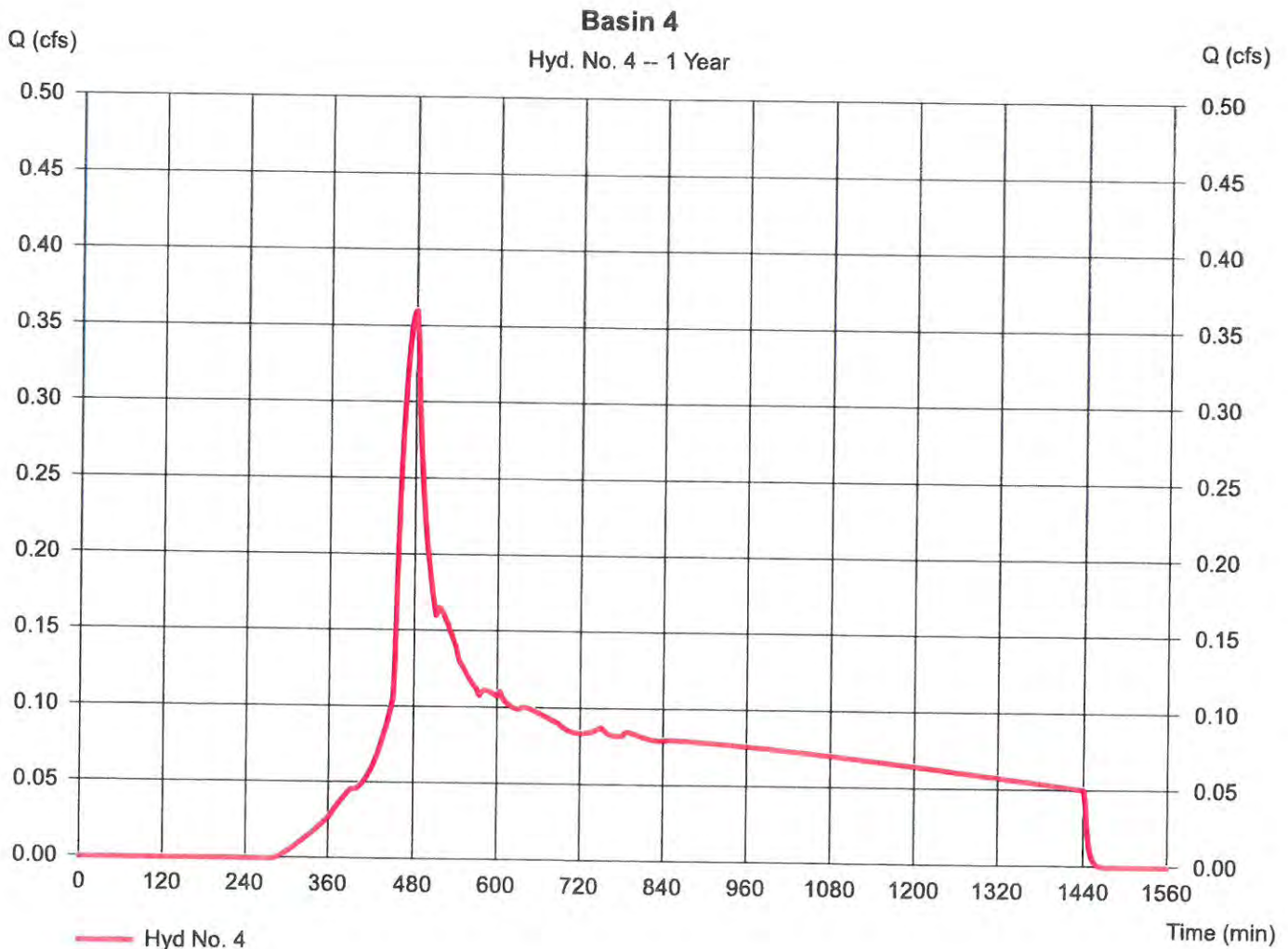
Hyd. No. 4

Basin 4

Hydrograph type = SBUH Runoff
Storm frequency = 1 yrs
Time interval = 2 min
Drainage area = 4.440 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 0.75 in
Storm duration = 24 hrs

Peak discharge = 0.360 cfs
Time to peak = 480 min
Hyd. volume = 5,721 cuft
Curve number = 95*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type IA
Shape factor = N/A

* Composite (Area/CN) = [(3.780 x 98) + (0.660 x 75)] / 4.440



Hydrograph Report

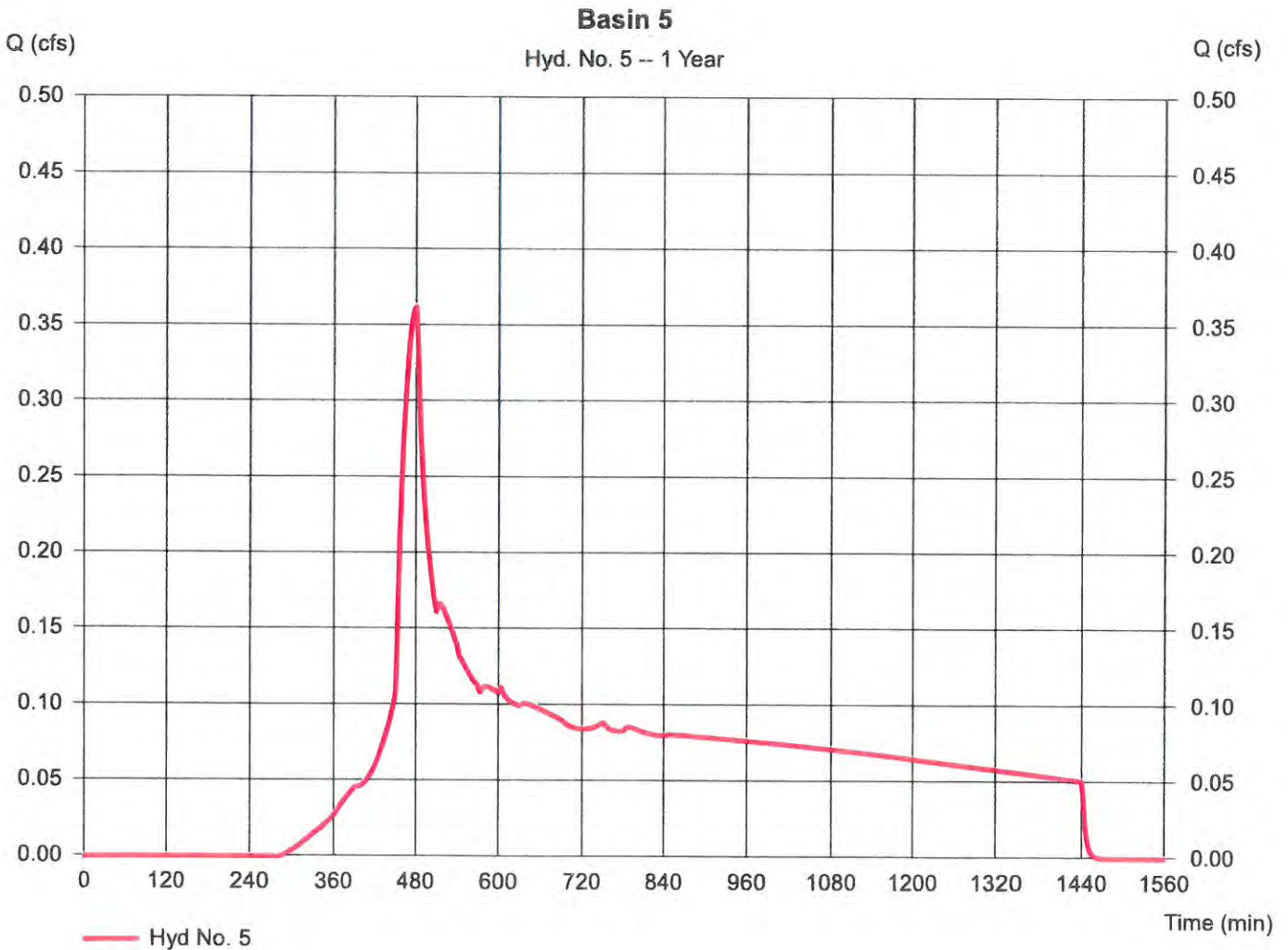
Hyd. No. 5

Basin 5

Hydrograph type = SBUH Runoff
Storm frequency = 1 yrs
Time interval = 2 min
Drainage area = 4.460 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 0.75 in
Storm duration = 24 hrs

Peak discharge = 0.362 cfs
Time to peak = 480 min
Hyd. volume = 5,747 cuft
Curve number = 95*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type IA
Shape factor = N/A

* Composite (Area/CN) = [(3.790 x 98) + (0.669 x 75)] / 4.460



Hydrograph Report

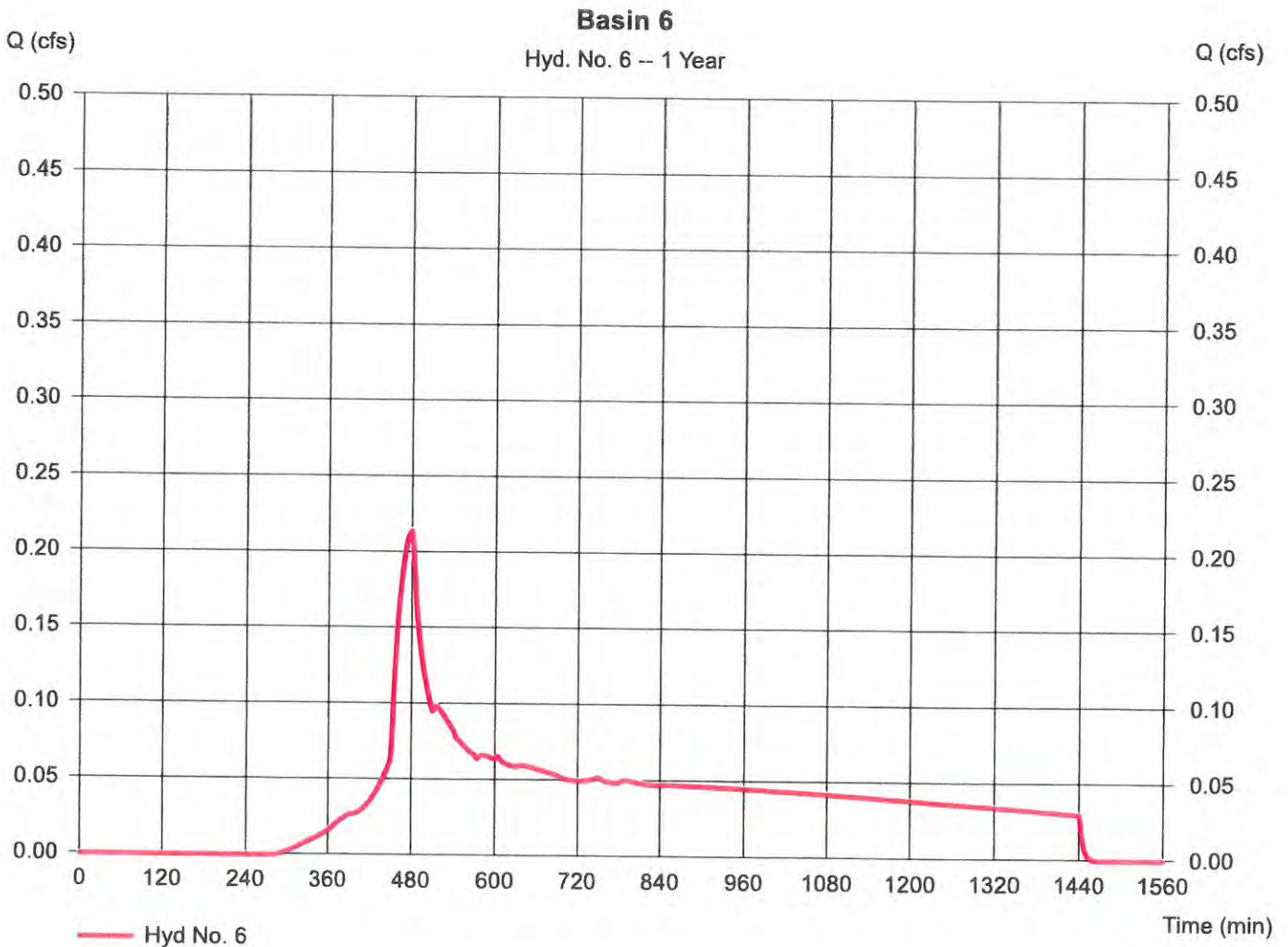
Hyd. No. 6

Basin 6

Hydrograph type = SBUH Runoff
Storm frequency = 1 yrs
Time interval = 2 min
Drainage area = 2.640 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 0.75 in
Storm duration = 24 hrs

Peak discharge = 0.214 cfs
Time to peak = 480 min
Hyd. volume = 3,402 cuft
Curve number = 95*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type IA
Shape factor = N/A

* Composite (Area/CN) = [(2.240 x 98) + (0.400 x 75)] / 2.640



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2008 by Autodesk, Inc. v6.052

Thursday, Dec 18, 2014

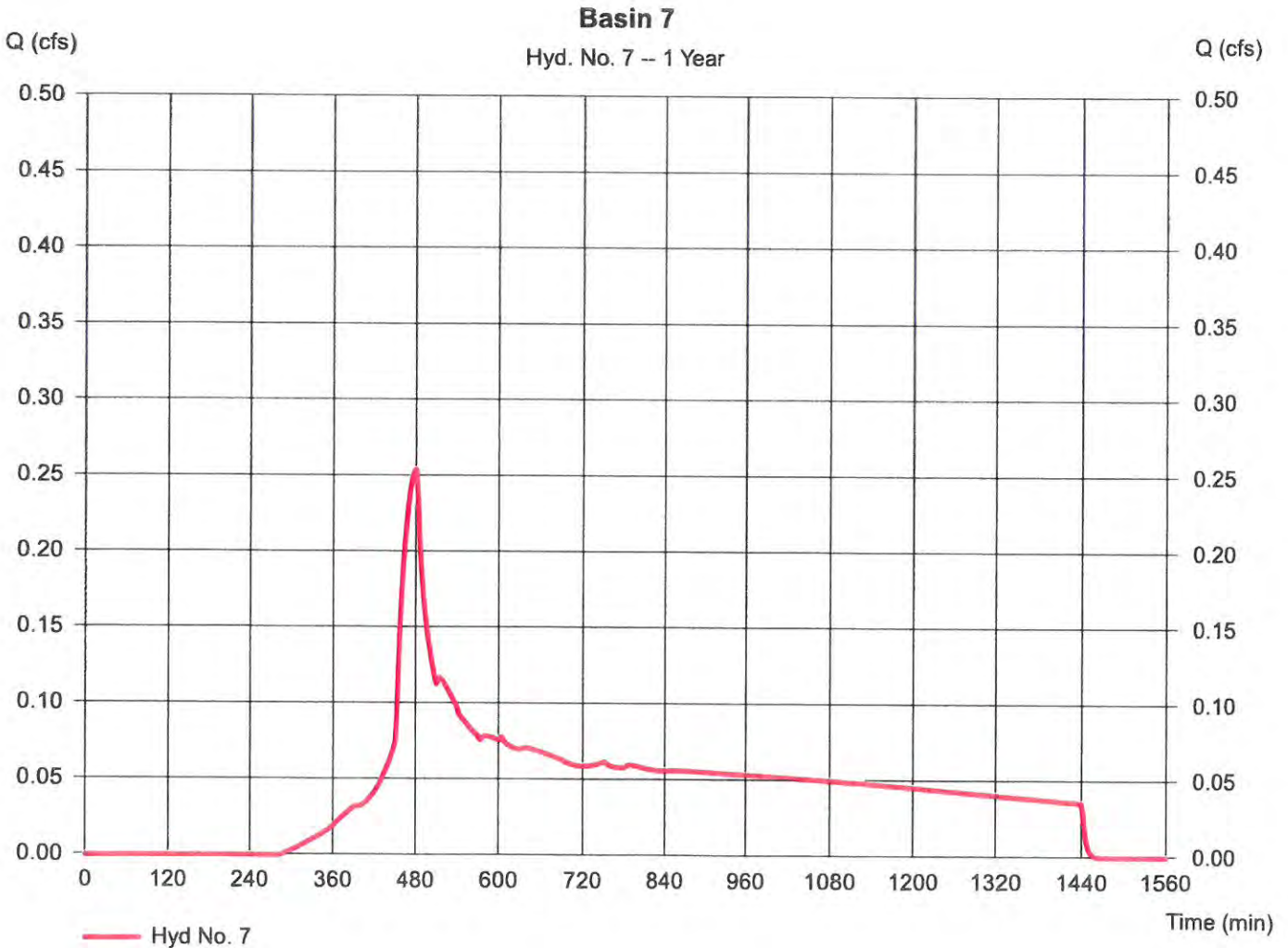
Hyd. No. 7

Basin 7

Hydrograph type = SBUH Runoff
 Storm frequency = 1 yrs
 Time interval = 2 min
 Drainage area = 3.130 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 0.75 in
 Storm duration = 24 hrs

Peak discharge = 0.254 cfs
 Time to peak = 480 min
 Hyd. volume = 4,033 cuft
 Curve number = 95*
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = N/A

* Composite (Area/CN) = [(2.660 x 98) + (0.470 x 75)] / 3.130



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2008 by Autodesk, Inc. v6.052

Thursday, Dec 18, 2014

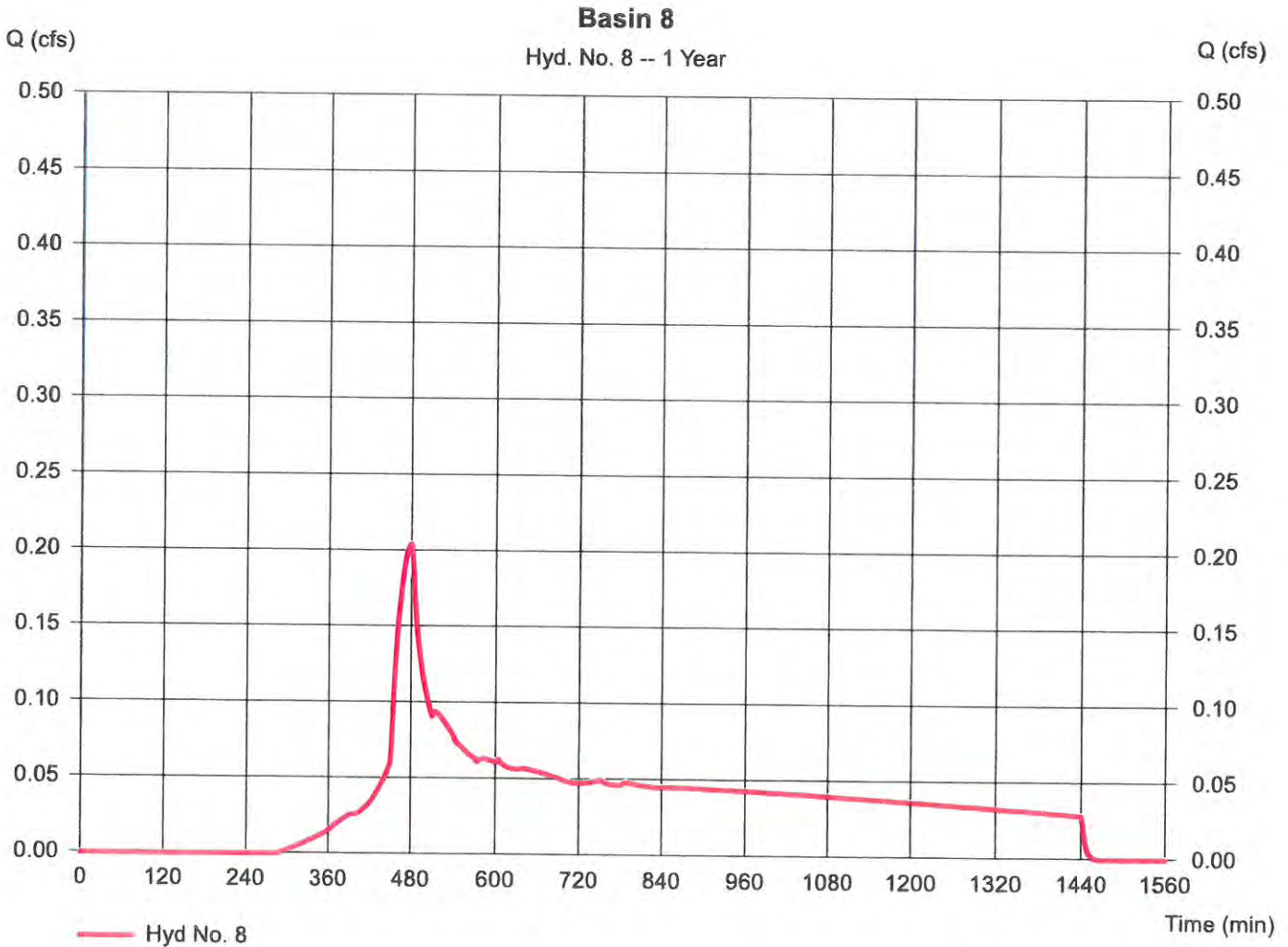
Hyd. No. 8

Basin 8

Hydrograph type = SBUH Runoff
 Storm frequency = 1 yrs
 Time interval = 2 min
 Drainage area = 2.520 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 0.75 in
 Storm duration = 24 hrs

Peak discharge = 0.205 cfs
 Time to peak = 480 min
 Hyd. volume = 3,247 cuft
 Curve number = 95*
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type IA
 Shape factor = N/A

* Composite (Area/CN) = [(2.150 x 98) + (0.370 x 75)] / 2.520



Hydrograph Report

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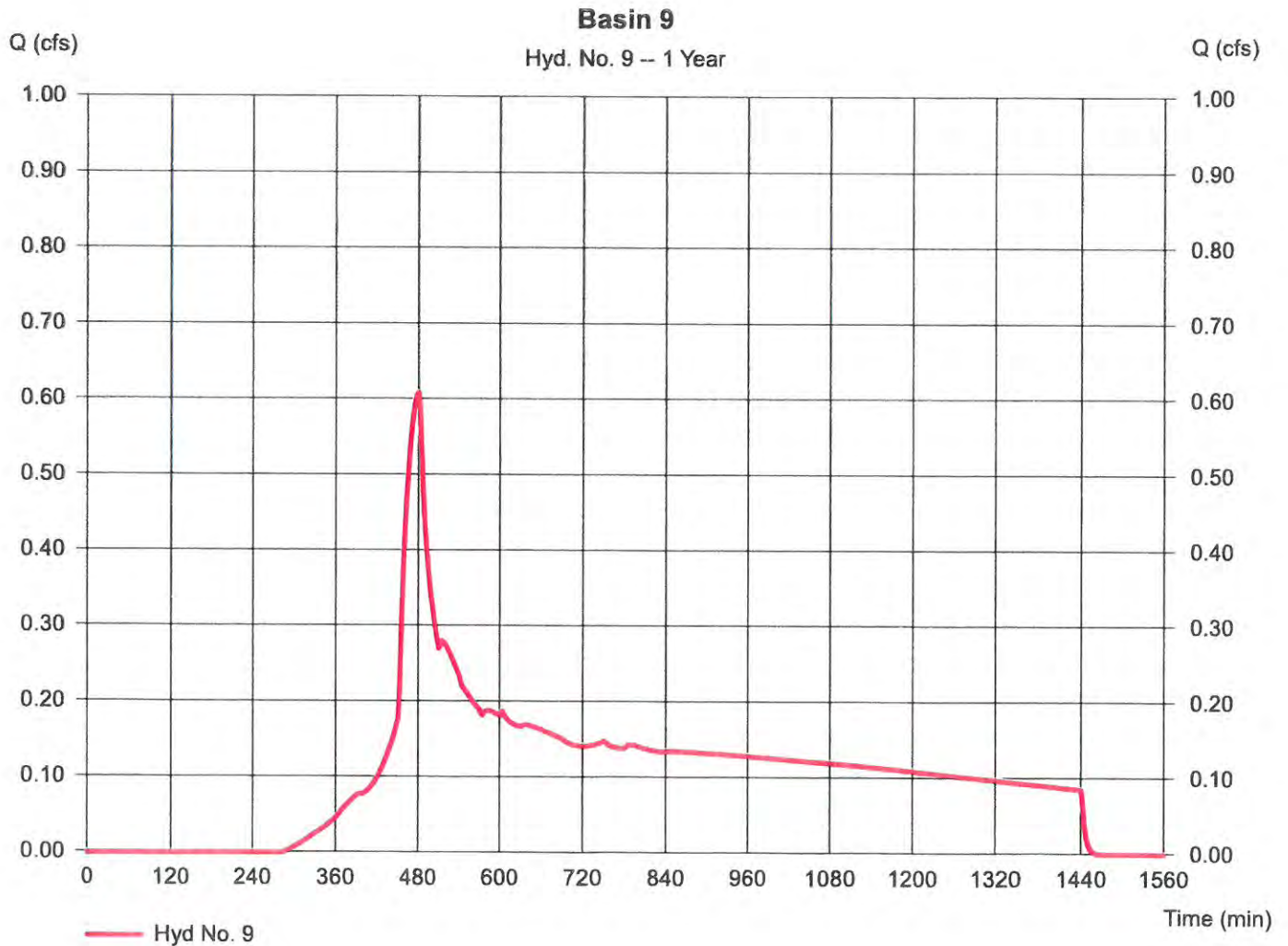
Thursday, Dec 18, 2014

Hyd. No. 9

Basin 9

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.609 cfs
Storm frequency	= 1 yrs	Time to peak	= 480 min
Time interval	= 2 min	Hyd. volume	= 9,664 cuft
Drainage area	= 7.500 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 0.75 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

* Composite (Area/CN) = [(6.375 x 98) + (1.120 x 75)] / 7.500



Hydrograph Report

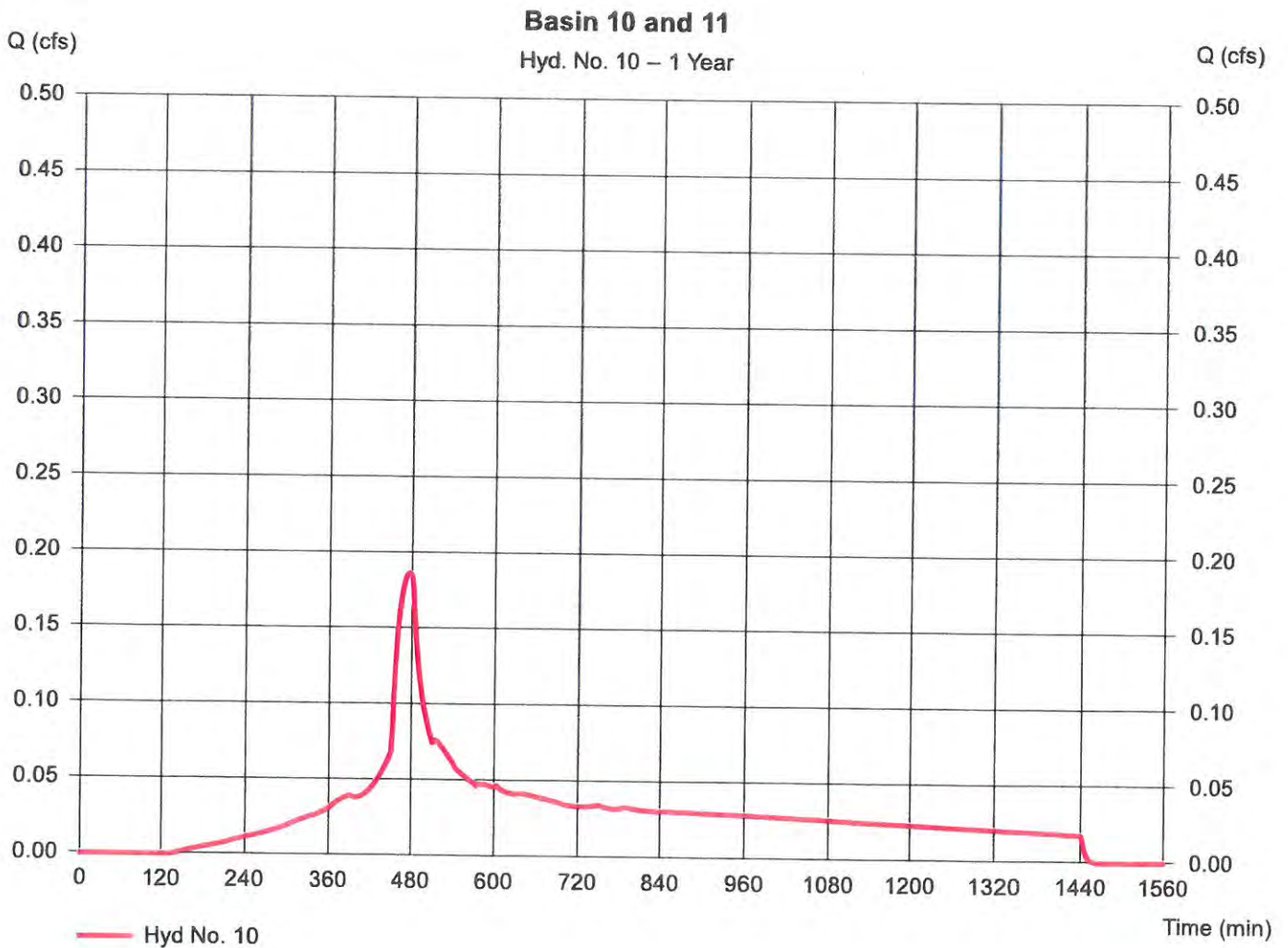
Hyd. No. 10

Basin 10 and 11

Hydrograph type = SBUH Runoff
Storm frequency = 1 yrs
Time interval = 2 min
Drainage area = 1.320 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 0.75 in
Storm duration = 24 hrs

Peak discharge = 0.187 cfs
Time to peak = 476 min
Hyd. volume = 2,639 cuft
Curve number = 98*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type IA
Shape factor = N/A

* Composite (Area/CN) = [(1.320 x 98)] / 1.320



Hydrograph Report

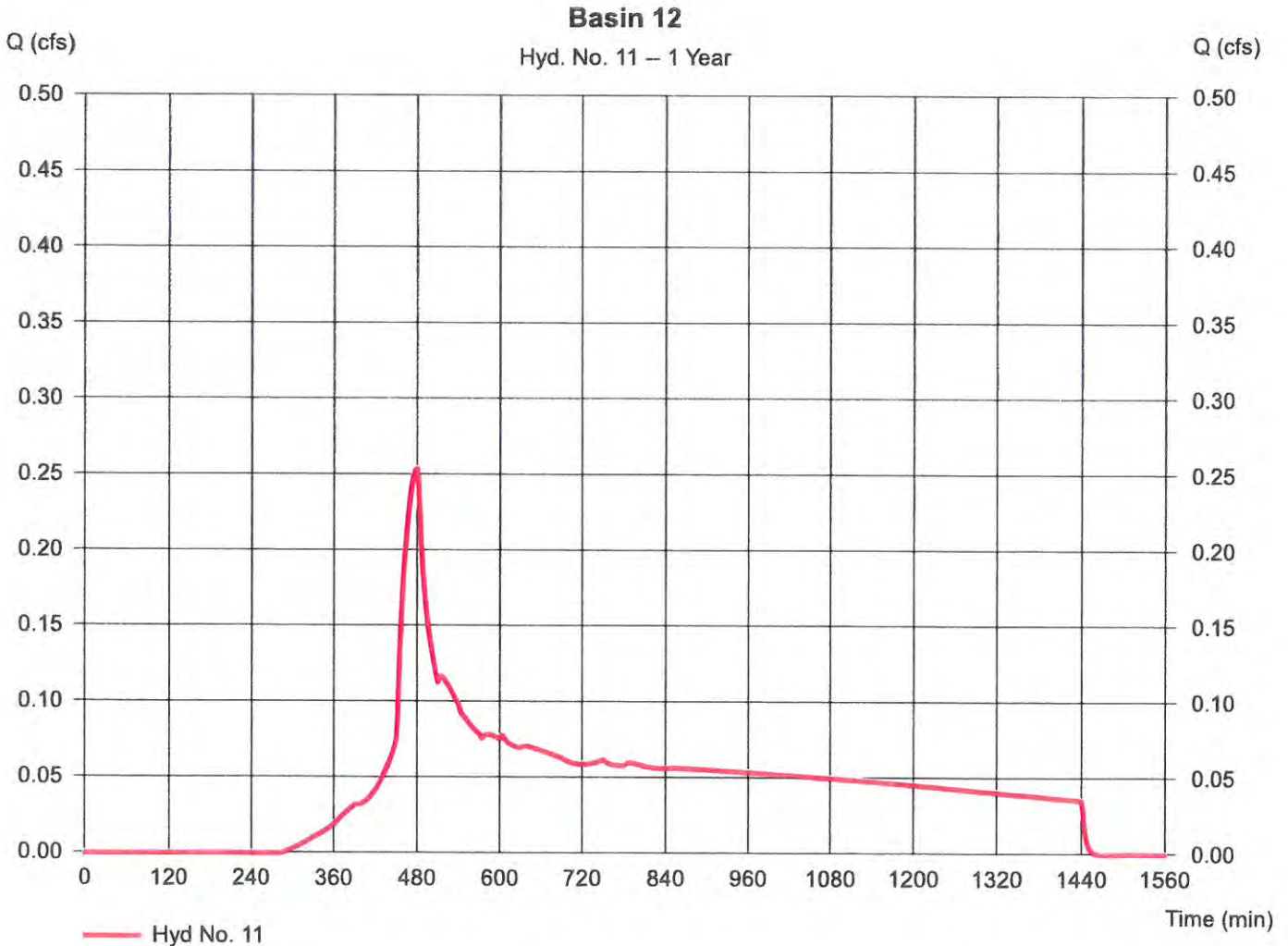
Hyd. No. 11

Basin 12

Hydrograph type = SBUH Runoff
Storm frequency = 1 yrs
Time interval = 2 min
Drainage area = 3.130 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 0.75 in
Storm duration = 24 hrs

Peak discharge = 0.254 cfs
Time to peak = 480 min
Hyd. volume = 4,033 cuft
Curve number = 95*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type IA
Shape factor = N/A

* Composite (Area/CN) = [(2.670 x 98) + (0.460 x 75)] / 3.130



Hydrograph Report

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Thursday, Dec 18, 2014

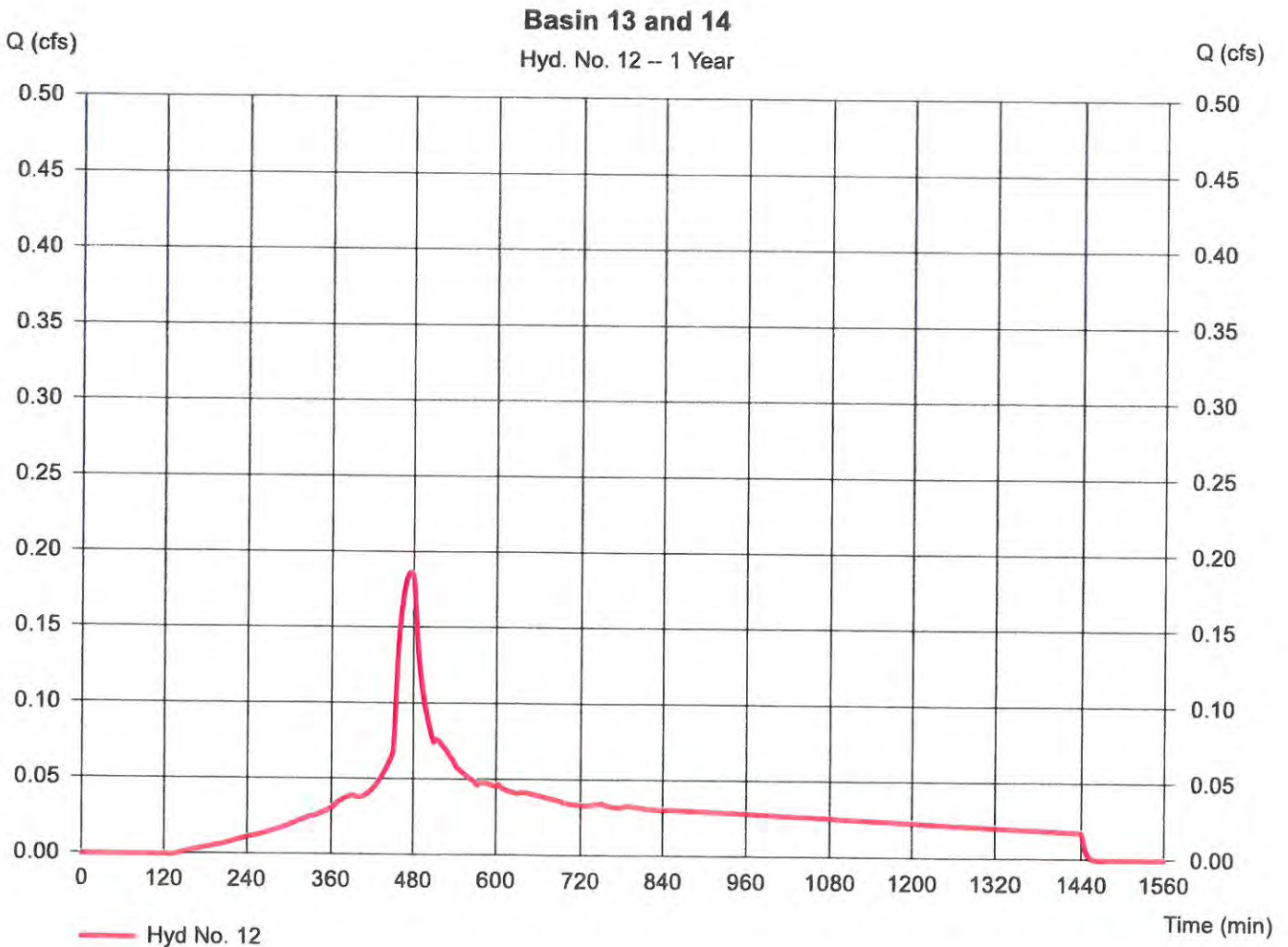
Hyd. No. 12

Basin 13 and 14

Hydrograph type = SBUH Runoff
Storm frequency = 1 yrs
Time interval = 2 min
Drainage area = 1.320 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 0.75 in
Storm duration = 24 hrs

Peak discharge = 0.187 cfs
Time to peak = 476 min
Hyd. volume = 2,639 cuft
Curve number = 98*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type IA
Shape factor = N/A

* Composite (Area/CN) = [(1.320 x 98)] / 1.320



Meeting Date: November 4, 2015

Subject: I - a) Staff Report

The Port Work Plan has been revised based on October 14, 2015 Work Session discussion. A copy is included here.

Kathy N and I met with Vicki Rising afternoon. She has a boathouse in the marina, but also is a commercial property manager in the Portland area. She had seen the article in the paper about the Port wanting to divest itself of the marina, and was on a fact finding mission to learn a bit more about the operations of that facility.

Oregon Economic Development Association held their annual fall meeting in Medford. While the entire meeting was very interesting (we heard from Dutch Bros., Harry and David, Erickson Heavy Lift Helicopters), but a more important thing was that there is an ORS 307.453, that gives a tax exemption to food processors. I shared this information with Jenny Hogan, Ken Bailey, Marty Hutchinson, Andres Senna and Josh Pfreim. None had heard of the exemption and I heard back from all of them thanking me for the information.

Another interesting item is that Great Portland Inc commissioned a study of all direct foreign investment in Oregon. Here is a link to an interactive map that shows where, and who these companies are. (<http://grepor.8.cascadewebdev.com/global/foreign-direct-investment.html>)

Bob and I met with Scott Tillman to talk about the NWA land adjacent to the Port's new development. Bob asked what is price/acre that they are looking for and Scott's response was \$20,000-\$30,000. At 40+ acres, that's \$800,000-\$1.2M.

Mike Courtney, Greg Weast and I met with Steve Lawrence and Jim Schwinoff and took a tour of the bowling alley/recreation building and the blue building. These buildings were part of the Rapozza redevelopment/hotel plan and are now available for any developer to make a proposal on.

MCMC is moving their IT department into the NORCO building across the street from the Post Office at least until April 2016, they have also signed a lease agreement for the Craig office building.

Bob and I met with Jenny Hogan of NuCulture foods. Business is growing and soon her spreads will be available in Fred Meyer. She is currently in a number of stores in the Portland area, but continues to look at expanding. She has also been invited to bring samples to the Association of Oregon Counties meeting and more recently I am setting up a meeting with Jenny and Celeste Hill-Thomas of MCMC to see if we can get her projects into some of the lunch offerings at Water's Edge.

Met with Steve Lawrence. Steve is wondering what is the role of the Port in downtown and what is our vision. I invited Steve to attend a future Port meeting to present his ideas and then get input from you all on how the Port can become more involved.

I had a follow-up meeting with Riverside Gymnastics board. They are looking at a number of ideas and trying to decide which works best for them. Between now and our January meeting I will continue to meet with them, and in January they will be bringing some options forward to the Port Commission.

Carolyn Meece and I met with Steve Anderson, Sr VP of Operations for Oregon Cherry Growers. Steve is relatively new to this position having previously worked for Simplot in China. There are a number of things that Cherry Growers is working on, but because of the confidential nature of them, he wasn't willing to discuss them with Carolyn and myself until we have a signed an NDA. Carolyn is getting him a copy of the State approved NDA and we'll go from there.

The State of Oregon's Economic Development held a reception in Hood River to introduce the new State loan officers to community members, the banks and the SBDC staff in the Gorge. The Dalles representative

is Tom Schnell, based out of Bend. I have invited him to the community and will be setting a time for this soon.

Kathy Ursprung and David Griffith met with the manager of Precision Lumber. They currently have 40 employees, are still supplying Lowe's and Home Depot with wood products and are happy with The Dalles.

The company that the Port has its health insurance through, Health Republic, is one of the co-ops that will no longer be in existence after Dec 31 2015. The Feds had guaranteed to pick up costs if they exceeded premiums collected. The Feds changed that approach to only paying for 12.6% which makes the business untenable. I am currently shopping for replacement coverage.

Work plan - Revised October 2015

Priority	Project	Task(s)	Targets
1	Develop and Implement Marketing Plan for the Port	<ol style="list-style-type: none"> 1. Solidify marketing partnerships with local and regional partners 2. Invite area economic development partners to The Dalles 3. Continue to update all marketing material 4. Develop a presentation; schedule service club talks to keep community informed about Port 	<ul style="list-style-type: none"> • Marketing Partnerships: Airport, ,State Food Processing, local businesses • Visits: Port of Portland, PDC, Business Oregon, Gorge ports, legislators • Presentations: Rotary, Kiwanis, Lions, AAUW, (others?)
2	Business Expansion, Retention and Recruitment	<ol style="list-style-type: none"> 1. Assist with business expansion, retention 2. Respond to State Leads 3. Develop plan for Klindt Drive lots 4. Evaluate business opportunities 5. Finalize pricing mechanism for Port land sales 	<ul style="list-style-type: none"> • Continue to respond to State leads • Meet with Port businesses: Goal 3/month • Pricing plan for Commission approval at November 2015 meeting • Work with SBDC on business plan for Klindt Drive development
3	Acquire employment property that supports the creation, retention, expansion and recruitment of businesses and jobs that will enhance the economy of the Port.	<ol style="list-style-type: none"> 1. Re-evaluate NWA properties 2. Identify potential private sector partners 3. Look at the purchase of/ investment in, existing buildings. 4. Explore opportunities in Dufur and throughout the Port District 5. Support UGB expansion 	<ul style="list-style-type: none"> • Meet with Warren Rosenfeld • Schedule Port meeting in Dufur, March/April 2016: invite Mayor, City Council, Community Leaders, Parks and Rec, South County Economic Dev. Group
4	Downtown Involvement	<ol style="list-style-type: none"> 1. Look for partnership/support opportunities 2. Involvement will be opportunity driven 	<ul style="list-style-type: none"> • Develop partnerships (SBDC, MCEDD, City, County, private sector)
5	Regional Wetlands Solution - Currently underway	<ol style="list-style-type: none"> 1. Finalize permit requirements 2. Facilitate meetings as needed 	<ul style="list-style-type: none"> • Complete June 30 2016
6	Port Admin	<ol style="list-style-type: none"> 1. Review/rewrite employee handbook 2. Update job descriptions 	<ul style="list-style-type: none"> • Draft by January 2016 • Final approved March 2016 • HR Resources/SDAO as resources
9	Marina	<ol style="list-style-type: none"> 1. Look at marina management opportunities 2. Develop maintenance and replacement schedule 3. Evaluate dredging 	<ul style="list-style-type: none"> • Disposition/management draft proposal to Commission by March 2016. • Finalize disposition/ management plan by December 2016.

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 4, 2015

Subject: I - b) Marketing and Communications

Land Marketing:

Meetings with Port businesses have been continuing this month. David Griffith and I met with Harvey Hetfield from Precision Lumber, the Port Industrial Area's oldest business, established here in 1987. Precision has a unique niche in the lumber industry that has allowed it to be relatively stable during economic upturns and downturns. Workforce is his business' biggest challenge. He said bringing a trucking company to The Dalles could directly benefit his business. He also thinks an opportunity might be waiting in warehousing. He praised the Port and thinks The Dalles in going to "take off."

Wetland AARP/Regional General Permit

Port portions of the Advance Aquatic Resource Plan application are completed. We are awaiting completion of other portions due from the Division of State Lands.

As soon as we have everything put together, we will make sure we send it to the commission for review. The timing presents some challenges. Our goal is to get the application out by the end of the year, but our early November meeting and limited December meeting may make that impossible. We are also experiencing some scheduling challenges in meeting with the DEQ and Corps. It's possible the application may be delayed until the January meeting as a result.

Other

- The Port website has undergone some improvements, including better organization of documents and a new thematic map designed to show The Dalles' central location to business in the Pacific Northwest. The vision and mission have also been returned to the home page. The map, vision and mission changes are in response to studies of what site selectors look for on economic development websites. Other content improvements and updates are planned.
- A new Port presentation is under way, spotlighting the history and future of The Dalles. We will use it as the basis for longer and shorter presentations, as needed.
- All Port newsletters will now include the identifier "Port Progress Newsletter" in the topic line for easier identification. Subscribers should have received one prior to the meeting.
- We gave out another marketing grant. The grant helped send Copa di Vino to the National Beer Wholesalers Association trade show in Las Vegas. The broader story of The Dalles is an integral part of their marketing strategy. The grant period is set to expire at the end of the year. In total, we have awarded four grants.

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 4, 2015

Subject: I - c) Marina Update

Background:

Sea Lion: ODFW will be making another attempt to trap and relocate Ray the week of November 16, 2015. Weather permitting they plan to be here 4 days hoping to be successful this time. The Baker's have given permission for ODFW to use their deck for the operation. I have a copy of that written permission. On another subject regarding the sea lions, there are two large animals in the Marina. They were observed by Jerry fighting with each other on Baker's dock. Another Marina user reported that one of the sea lions charged him when he walked out on a neighbor dock to get a better look. I did remind that user that he was trespassing on private property to do that. A third episode of an aggressive encounter came from a boathouse owner on C-dock. The sea lions had been swimming in the pull-in slip area west of C-dock when one of them charged and the people sitting on the deck. Then it went under the deck and rammed it a couple times.

Marina Water: Trying to touch base with Devco to confirm who has what responsibilities for the water system this winter. For now, we have notified the marina users the marina water will be shut off October 29, 2015. Those wanting their water left on have been instructed to let me know by October 26, 2015. Jerry will inspect the private water lines of those wanting to leave their water on to insure there is adequate insulation.

Marina Management: Preliminary conversations with yacht club members indicate there is real interest in taking over management of the Marina. Over the next few months we will continue to have conversations with different agencies regarding the Marina. A boathouse owner who is a commercial property manager also met with Andrea & I. I will be providing her with additional information.

Ben Roth, a long time Marina user and Yacht Club member died last week. Ben was instrumental in helping us with the Marina security camera system. Mark Roth has stepped up to learn the system. Ben's wife Shirley let me know she will be selling their boathouse and boat together. Jerry & Mark will make sure the boathouse and boat are winterized and we will keep an eye on things through the winter until it sells.

Other:

Main Street: Still getting positive comments from those attending the Oregon Main Street Conference hosted by The Dalles. The Main Street Uncorked event was also a huge success. Standing room only in the Elks building downtown. It was fun to see that building filled with lights, laughter and music. The Main Street office will move from a space in the Chamber Building to its own office space in the Mint Building.

Guard, Guns & Guitars: Commissioner Courtney and I volunteered for this event. Great turnout and it looked like everyone had a good time. Fundraiser for local military families reserve fund.

PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: November 13, 2013

Subject: I - D) Reports of Committees

- a) Urban Renewal – Weast:

- b) Chamber of Commerce – David Griffith:

- c) Wasco EDC – Kathy Ursprung:

- e) COT – Klaas/Weast/McFadden:

PORT OF THE DALLES



MARKETING REPORT AND EXECUTIVE SESSION ITEMS

November 4, 2015 - Commission Meeting

EXECUTIVE SESSION

PORT OF THE DALLES

November 4, 2015 - Commission Meeting

Legal Updates:


Pelican update:

Brew Pub: Next week I have asked to meet with MidCo and a potential brew pub operator who is coming to look at the Windseeker Restaurant. I will provide an update at the meeting.

Copa De Vino: James Martin has called to set up a time so he can update me on what is happening with Copa. He also is going to ask what assistance the Port might be willing to give Copa with regard to the purchase of the TumALum building. James and I will not be meeting until after this Port meeting, so I won't have a lot of information.

Riverside Gymnastics: Riverside Gymnastics may be interested in one or two of the Klindt Drive River lots. They had not thought about building a new facility, so are rethinking their options.

Powder Pure: Letter of Intent for lots 10, 24-25.

From: **Andres Sena** andres.sena@powderpure.com 
Subject: Re: Available Port land
Date: October 16, 2015 at 9:51 AM
To: Andrea Klaas andrea@portofthedalles.com



Andrea,

Attached please find our letter of interest for the newly created lots on River Trail Way.

I look forward to hearing from you and moving forward.

Thanks,

Andres
509 591 0782



Andrea Klaas, Executive Director

Port of The Dalles

3636 Klindt Drive

The Dalles, Oregon 97058

541-298-4148

Dear Andrea,

PowderPure is providing this letter to express their interest in acquiring several newly designed lots on River Trail Way. PowderPure has been expanding at rapid pace over the last several years and we are preparing to undertake a much more comprehensive expansion, which entails the construction of a new 200,000sqft manufacturing facility with corresponding office space. We will, of course, keep the current 250 Steelhead Way facility in full operation.

As you know, during our on site meeting with you, we expressed interest in lots 24,25 and 10. These lots alone may result in a difficult L shape to the building. We will need to do some overall design work to be sure what we need fits into lots 24,25 and 10, but if we add lot 23 there is no question about feasibility. Therefore, we are expressing our formal interest in Lots 23, 24, 25 and 10.

Please feel free to contact me at your convenience to discuss next steps. We are very excited to move forward and I look forward to hearing from you in this regard.

Many thanks,


Andres Sena

Chief Business Officer

Columbia PhytoTechnology, LLC dba PowderPure

509 591 0782

andres.sena@powderpure.com

Columbia Gorge Industrial Center River Trail Way

