

AGENCY REVIEW

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Attached is a site review permit application (as submitted). Please evaluate and comment on these materials so that we can incorporate your feedback into our completeness review. This is not a substitute for public notice of a complete application. Once we determine the application is complete an additional notice will be mailed (with any revised information), offering you the opportunity to comment or informing you of a date for public hearing, as appropriate.

National Scenic Area Site Review

- To:**
- ☒ Gorge Commission / Cultural Advisory Committee
 - ☒ U.S. Forest Service NSA Office
 - ☒ Confederated Tribes of Warm Springs
 - ☒ Confederated Tribes of the Umatilla Indian Reservation
 - ☒ Nez Perce Tribe
 - ☒ Confederated Tribes & Bands of the Yakama Nation
 - ☒ State Historic Preservation Office
 - ☐ Oregon Department of Transportation
 - ☒ PSU / Institute for Natural Resources
 - ☒ Oregon Department of Fish and Wildlife
 - ☐ City of Troutdale

From: Rithy Khut, Senior Planner

Vicinity Map



Case File: T3-2026-0007

Location: 11499 NE Mcloughlin Pkwy, Cascade Locks
Map, Tax lot: 1N6E02B -00100

Property ID # R323214

Alt. Acct. # R946020090

Proposal: Request for a Conditional Use (CU), National Scenic Area (NSA) Site Review, and Parcel Determination to construct a utility facility, including a 135' Monopine Wireless Communication Facility (WCF) utilizing concealment technology, generator, equipment cabinet, fencing, and associated ground disturbance. A Geologic Hazards (GH) exemption relating to ground disturbance is also requested.

Your written comments are needed no later than **4:00 p.m., Thursday, March 19, 2026.**

Zoning: Gorge General Residential (GGR-2) & Gorge General Forestry (GGF-20) ☒ GMA ☐ SMA

National Scenic Area resources that may be impacted by this project include:

- | | | |
|---|---|---|
| ☒ Key Viewing Areas | ☒ Cultural Resource | ☐ Wetland/Stream/Lake Buffer |
| ☐ Sensitive Wildlife Habitat | ☐ Rare Plants | ☐ Deer/Elk Wintering Range |
| ☐ Historic Uses/Structures | ☐ Natural Area | ☒ Adjacent to Recreational Uses |

APPLICATION FORM



T3-2026-0007

Land Use Planning Division

www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Property Information: (Include all properties)

Property Address: 11499 NE McLoughlin Pkwy, Cascade Locks, OR 97014
Tax Account #(s): 1N6E02B -00100

Applicant Information:

Printed Name(s): Tammy Hamilton/ACOM Consulting Inc. , Vertical Bridge
Mailing Address: 5200 SW Meadows Rd #150
City: Lake Oswego State: OR Zip: 97035 Phone: _____
Email(s): tammy@edgemontconsult.com

Property Owner Information: (Signatures from all property owners are required)

☒ Property Owner(s) or ☐ Contract Purchaser(s) [Include Copy of Signed Contract]

Printed Name(s): Agnes Heuker Properties, LL , (SEE LOA)
Mailing Address: PO Box 1
City: Cascade Locks State: OR Zip: 97014 Phone: _____
Email(s): _____

I, as a property owner grant permission for Vertical Bridge agents and representatives (Applicant Name) to apply for all required applications to complete the proposal in the 'Application Request' section below.

Signature #1:  Digitally signed by Tammy Hamilton
Date: 2026.01.19 16:04:36 -08'00' Date: 1/19/26

Signature #2: _____ Date: _____

NOTES: If the property owner is a Corporation, LLC, Non-Profit or other entity that is not an individual, please provide documentation that the person signing for the entity is authorized to sign.

☐ If more than two property owner(s), or if the property owners do not have the same mailing address, attach a signed Letter of Authorization from the additional owner(s). All signatures shall be dated within the last six months.

Application Request:

What is being proposed for the property (ex: Establish a new single-family dwelling):

Proposing a new wireless facility including a 135' monopine with branches and lightning rod at 140'.

Associated Pre-files/Pre-Application/Land Use Cases: PA 2023-16546

Permit Request: (Click 'Application Picker' on the portal to find Land Use Planning Applications.)

Zoning Plan Review

☐ Accessory Structure Registration (# Requested ____)	☐ Agricultural Building Review (# Requested ____)	☐ Floating Structure Placement
Zoning Plan Review (☐ New Request / ☐ Revision / ☐ Demo Permit Only) ➤ ☐ No Ground Disturbance / ☐ Minimal Impact Project / ☐ Storm Water Drainage Control		

Modification of WCF

☐ Spectrum Act Wireless Communication Facility Review (Pursuant to Section 6409A)
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Condition of Approval Verification / PLA Final / Land Division Final

☐ Condition of Approval Verification	☐ Land Division Final Review	☐ PLA Final Review
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Land Use Compatibility Statement (LUCS)

☐ Land Use Compatibility Statement (LUCS)
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Type I (Discuss with a planner if you should submit a Type I at the same time as a Type II/III)

☐ Address Assignment / Re-assignment	☐ Agricultural Fill Permit	☐ Agri-Tourism Permit (1 Day Event)		
☐ Erosion & Sediment Control	☐ Farm Stand (Type I)	☐ Flood Development		
☐ Health Hardship Renewal	☐ Lot Consolidation	☐ Lot Legalization (Type I)		
☐ Marijuana Business	☐ Sign Permit	☐ Time Extension (NSA/CFU/EFU)	☐ Type A Home Occupation	
☐ SEC-h (Type I)	☐ SEC-s (Type I)	☐ SEC-sw (Type I)	☐ SEC-v (Type I)	☐ SEC-wr (Type I)

Type II Expedited

☐ NSA Expedited Review	☐ NSA Expedited Review – Renewable Energy Systems
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Type II

☐ Accessory Use Determination	☐ Adjustment	☐ Admin. Modification of Conditions				
☐ Design Review ☐ Limited Design Review	☐ Exception to CFU Secondary Fire Safety Zone	Home Occupations ☐ Type B / ☐ Non-hearing Type C				
☐ Geologic Hazards	☐ Health Hardship Permit	☐ Forest Development Standards				
☐ Home Occupation Renewal (Type B & C)	Land Division ☐ Category 3 ☐ Category 4	☐ Lot Legalization (Type II)				
☐ Lot of Exception	☒ Lot of Record (# Requested 1 ____)	☐ NSA Parcel Determination (# Requested ____)				
National Scenic Area (NSA): ☒ Site Review ☐ Renewable Energy Systems ☐ Emergency Response for Septic System ☐ Major Variance (Non hearing) ☐ Minor Variance (Non hearing)						
New Forest Dwelling: ☐ Template ☐ Heritage ☐ Large Acreage	☐ Nonconforming Use	☐ Time Extension (Not EFU/CFU/NSA)				
☐ Property Line Adjustment	☐ Replat	☐ Temporary Permit				
☐ SEC	☐ SEC-h	☐ SEC-s	☐ SEC-sw	☐ SEC-v	☐ SEC-w	☐ SEC-wr
☐ Willamette River Greenway	☐ Planning Director Decision:					

Type III / Type IV

☒ Conditional Use	☐ Community Service Cond. Use	Land Division ☐ Category 1 ☐ Category 2
☐ Variance	☐ Type IV Quasi-Judicial Plan Revision	☐ Type IV Quasi-Judicial Zone Change
☐ Other:		

Property

Owner

Property Address

2025 Assessed Value

R323214

AGNES HEUKER PROPERTIES L L C

11499 NE MCLOUGHLIN PKWY, CASCADE LOCKS, OR 97014

\$318,430

GENERAL INFORMATION

Property Status	A Active
Property Type	Commercial
Legal Description	SECTION 02 1N 6E, TL 100 10.00 ACRES
Alternate Account Number	R946020090
Neighborhood	CN16
Map Number	1N6E02B -00100
Property Use	UK - PUBLIC BLDG
Levy Code Area	082

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

OWNER INFORMATION

Owner Name	AGNES HEUKER PROPERTIES L L C
Mailing Address	PO BOX 1 CASCADE LOCKS, OR 97014-6610

IMPROVEMENTS

⌵ Expand/Collapse All

⊞ Improvement #1	Improvement Type	Building Type	Class
-	MISCELLANEOUS	-	-

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	COM COMMERCIAL LAND	435,600 Sq. ft
TOTALS		435,600 Sq. ft / 10.00 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2025	\$266,520	\$205,470	- / -	\$471,990	\$471,990		\$318,430
2024	\$266,520	\$205,470	- / -	\$471,990	\$471,990		\$309,160
2023	\$240,120	\$205,470	- / -	\$445,590	\$445,590		\$300,160
2022	\$212,490	\$205,470	- / -	\$417,960	\$417,960		\$291,420
2021	\$212,490	\$205,470	- / -	\$417,960	\$417,960		\$282,940
2020	\$216,830	\$205,470	- / -	\$422,300	\$422,300		\$274,700
2019	\$200,760	\$197,570	- / -	\$398,330	\$398,330		\$266,700
2018	\$204,870	\$201,610	- / -	\$406,480	\$406,480		\$258,940
2017	\$166,560	\$163,910	\$0 / \$0	\$330,470	\$330,470		\$251,400
2016	\$154,220	\$151,770	- / \$0	\$305,990	\$305,990		\$244,080
2015	\$154,220	\$151,770	\$0 / \$0	\$305,990	\$305,990		\$236,980
2014	\$165,830	\$163,190	\$0 / \$0	\$329,020	\$329,020		\$230,080
2013	\$165,830	\$163,190	\$0 / \$0	\$329,020	\$329,020		\$223,380

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
WD	BUCHER,JOSEPH A ET AL	AGNES HEUKER PROPERTIES L L C	2002026477	2/6/2002	\$230,000
BS	CORBETT SCHOOL DISTRICT	BUCHER,JOSEPH A ET AL	99131439	7/6/1999	-
INST	BONNEVILLE SCHOOL DISTRICT NO 46	BONNEVILLE SCHOOL DISTRICT NO 46	BP14540046		-

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 1/20/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$4,111.04	\$4,111.04	\$0	\$4,111.04	\$0.00	-	\$0.00
2024	\$3,974.51	\$3,974.51	\$0	\$3,974.51	\$0.00	-	\$0.00
2023	\$3,892.12	\$3,892.12	\$0	\$3,892.12	\$0.00	-	\$0.00
2022	\$3,724.34	\$3,724.34	\$0	\$3,724.34	\$0.00	-	\$0.00
2021	\$3,607.13	\$3,607.13	\$0	\$3,607.13	\$0.00	-	\$0.00
2020	\$3,111.50	\$3,111.50	\$0	\$3,111.50	\$0.00	-	\$0.00
2019	\$3,018.23	\$3,018.23	\$0	\$3,018.23	\$0.00	-	\$0.00
2018	\$2,927.81	\$2,927.81	\$0	\$2,927.81	\$0.00	-	\$0.00
2017	\$2,837.52	\$2,837.52	\$0	\$2,837.52	\$0.00	-	\$0.00
2016	\$2,754.90	\$2,754.90	\$0	\$2,754.90	\$0.00	-	\$0.00
2015	\$2,697.00	\$2,697.00	\$0	\$2,697.00	\$0.00	-	\$0.00
2014	\$2,619.38	\$2,619.38	\$0	\$2,619.38	\$0.00	-	\$0.00
2013	\$2,738.27	\$2,738.27	\$0	\$2,738.27	\$0.00	-	\$0.00
2012	\$2,654.51	\$2,654.51	\$0	\$2,654.51	\$0.00	-	\$0.00
2011	\$2,585.73	\$0.00	\$0	\$2,585.73	\$0.00	-	\$0.00
2010	\$2,529.07	\$0.00	\$0	\$2,529.07	\$0.00	-	\$0.00
2009	\$2,418.28	\$0.00	\$0	\$2,418.28	\$0.00	-	\$0.00
2008	\$2,332.68	\$0.00	\$0	\$2,332.68	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due \$0.00

Past Years Due \$0.00

Total Due \$0.00

[Pay Online](#)

[All Payment Options](#)

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	MULT-2381359	11-12-2025	\$3,987.71
2024	MULT-2060764	11-12-2024	\$3,855.28
2023	MULT-1896148	11-15-2023	\$3,775.35
2022	MULT-1434522	11-14-2022	\$3,612.61
2021	MULT-1252436	11-16-2021	\$3,498.91
2020	MULT-915750	11-16-2020	\$3,018.15
2019	MULT-468001	11-13-2019	\$2,927.69
2018	MULT-239660	11-20-2018	\$2,839.97
2017	8760984	11-13-2017	\$2,752.39
2016	8483140	11-25-2016	\$2,672.25
2015	8041481	11-12-2015	\$2,616.09
2014	7710589	11-14-2014	\$2,540.80
2013	7349818	11-14-2013	\$2,656.12
2012	7038011	11-20-2012	\$2,574.87
2011	6654762	11-16-2011	\$2,508.16
2010	6201238	11-10-2010	\$2,453.20
2009	5907504	11-17-2009	\$2,345.73
2008	5562890	11-18-2008	\$2,262.70

PRE-FILING / PRE-APPLICATION WAIVER



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APPLICANT INSTRUCTIONS

The Multnomah County Land Use Planning staff is required to meet and confer with prospective applicants to discuss the requisites for formal application for land use actions [MCC 39.1120 & MCC 38.0570]. For this purpose, a regularly scheduled appointment can be reserved with the staff on a first come-first served basis. At this meeting, the applicant may discuss the proposal with staff and ask questions regarding the feasibility of approval.

As an alternative, the applicant may wish to forego this formal process and proceed with only the benefit of the instructions included on the forms as briefly explained by staff without the benefit of a pre-application or pre-filing meeting. Waivers of pre-application or pre-filing meetings are at the sole discretion of the Planning Director. The applicant recognizes that they are solely responsible for submitting a complete application and that an incomplete application cannot be approved.

TO BE COMPLETED BY THE APPLICANT

Site Address: 11499 NE McLoughlin Parkway, Cascade Locks, OR

Map, Tax Lot# 1N6E02B-00100 Alt. Acct/Parcel ID #: R323214

Applicant Name: Tammy Hamilton/ACOM Consulting Inc. for Vertical Bridge/Verizon

Mailing Address: 5200 SW Meadows Rd #150, Lake Oswego, OR 97035

Phone #: 206-499-4878 Email Address: tammy@edgemeontconsult.com

Previous Pre-Filing / Pre-Application Meeting Case #: PA-2023-16546/ PA-2023-0003

Land Use / Development Proposed:

In the GGR-2 zone a wireless facility may be considered through the National Scenic Area Site Review process as a Conditional Use. [MCC 38.3030(A)(5)]

Is the current proposal consistent with the application materials discussed at the previous Pre-Filing / Pre-Application Meeting?:

☒ Yes ☐ No

Please list all permits that you will be applying for, if the waiver is granted:

CUP, NSA, Erosion and Control, Driveway, Stormwater Permits, Building Permit

Please explain why you believe you do not need a Pre-Filing / Pre-Application meeting in order to properly prepare the application materials.

Two pre-application conferences were held with no substantive changes to the proposed design. During the interim, the applicant has obtained the fire, transportation, septic, and stormwater reviews and approvals.

I have read and understand the information on this form.

Applicant Name: _____

Signature: _____

Date: _____

For County Use Only		
I have reviewed the application materials and have determined the materials are sufficient for review without a pre-file/application meeting.		☐ Yes ☐ No
Received by:		
Waiver of Pre-Filing / Pre-Application		☐ Approved ☐ Denied
Senior Planner	Signature	Date

APPLICATION FOR
RADIO FREQUENCY
TRANSMISSION
FACILITY

VERIZON WIRELESS
UNMANNED
TELECOMMUNICATIONS
FACILITY AT

Prepared By
Tammy Hamilton



Date
January 19, 2026

Project Number
POR TUMALT

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I. PROJECT SUMMARY

Owner: Agnes Heuker Properties, LLC

Site Address: 11499 NE McLoughlin Pkwy, Cascade Locks

Parcel Size: 10 Acres

Map/Tax Lot Number: 1N6E02B -00100
Property ID: R323214

Zoning: Gorge General Residential – 2 (GGR2)
Plan Area: Columbia River Gorge National Scenic Area
Overlay: N/A
Landscape Setting: Rural Residential / Coniferous Woodlands

Request: National Scenic Area Site Review for a Conditional Use for a proposed wireless telecommunication facility within the Gorge General Residential – 2 (GGR-2) zone.

Project Consultant Team: **Acom Consulting, Inc.**
5200 SW Meadows Rd, Suite 150,
Lake Oswego, OR 97035
Phone: (206) 499-4878

Contacts:

Land Use Planning:
Tammy Hamilton

Civil/Landscape:
Rick Matteson

II. INTRODUCTION

A. OVERVIEW

Acom Consulting, Inc. is applying for a new unmanned wireless telecommunications facility on behalf of Cellco Partnership dba, Verizon Wireless (hereafter referred to as "Verizon") and The Towers, LLC (hereafter referred to as "Vertical Bridge"), and the property owner, Agnes Heuker Properties, LLC. The site proposed herein is designed to improve the voice and data capacity for the area.

Verizon Wireless and Vertical Bridge are requesting approval for a new wireless communication facility in Cascade Locks. The proposal includes a 135' monopine with branches at 140' in a 50'x50' fenced lease area with an additional 20'x20' parking area. The applicant proposes to construct an unmanned wireless telecommunications facility to improve wireless voice and data coverage in the Cascade Locks area. The project includes a 135-foot stealth monopine tower, with faux branches extending to approximately 140 feet and a lightning rod extending to a maximum height of approximately 140 feet. Antennas and associated equipment will be concealed within the monopine design to minimize visual impacts.

All ground-mounted equipment, including equipment cabinets and an emergency backup generator, will be located within Verizon's fenced lease area. The facility will be unmanned and accessed only by authorized personnel for periodic maintenance.

The site is located on an approximately 10-acre parcel zoned Gorge General Residential – 2 (GGR-2) within the Columbia River Gorge National Scenic Area. The facility is sited near existing access and within mature vegetation to minimize grading, vegetation removal, and visibility. Access will be provided from McLoughlin Parkway, with two off-street gravel parking spaces proposed for maintenance use.

The facility is a passive use that will not generate wastewater, odors, glare, or routine noise. The proposed height represents the minimum height necessary to meet wireless coverage and capacity objectives. The project is designed to be visually subordinate to its surroundings and consistent with applicable federal, state, and local regulations.

The monopine is constructed to blend into the natural surroundings and make the tower less obtrusive and more aesthetically pleasing by reducing the visual impact on the landscape while still providing necessary telecommunication infrastructure that serves the community.

The proposed facility's location maximizes coverage while minimizing visual impacts by locating the site, using the minimum height needed to meet coverage objectives, siting the tower behind tall trees, and placing the ground equipment adjacent to the tower inside a new fenced lease area. The proposed antenna height, with an overall antenna tip height of 134 feet, is the minimum height necessary to provide the required coverage relative to nearby complementary wireless facilities. The facility will be unmanned, fenced, accessible by authorized personnel only, and will not produce any waste.

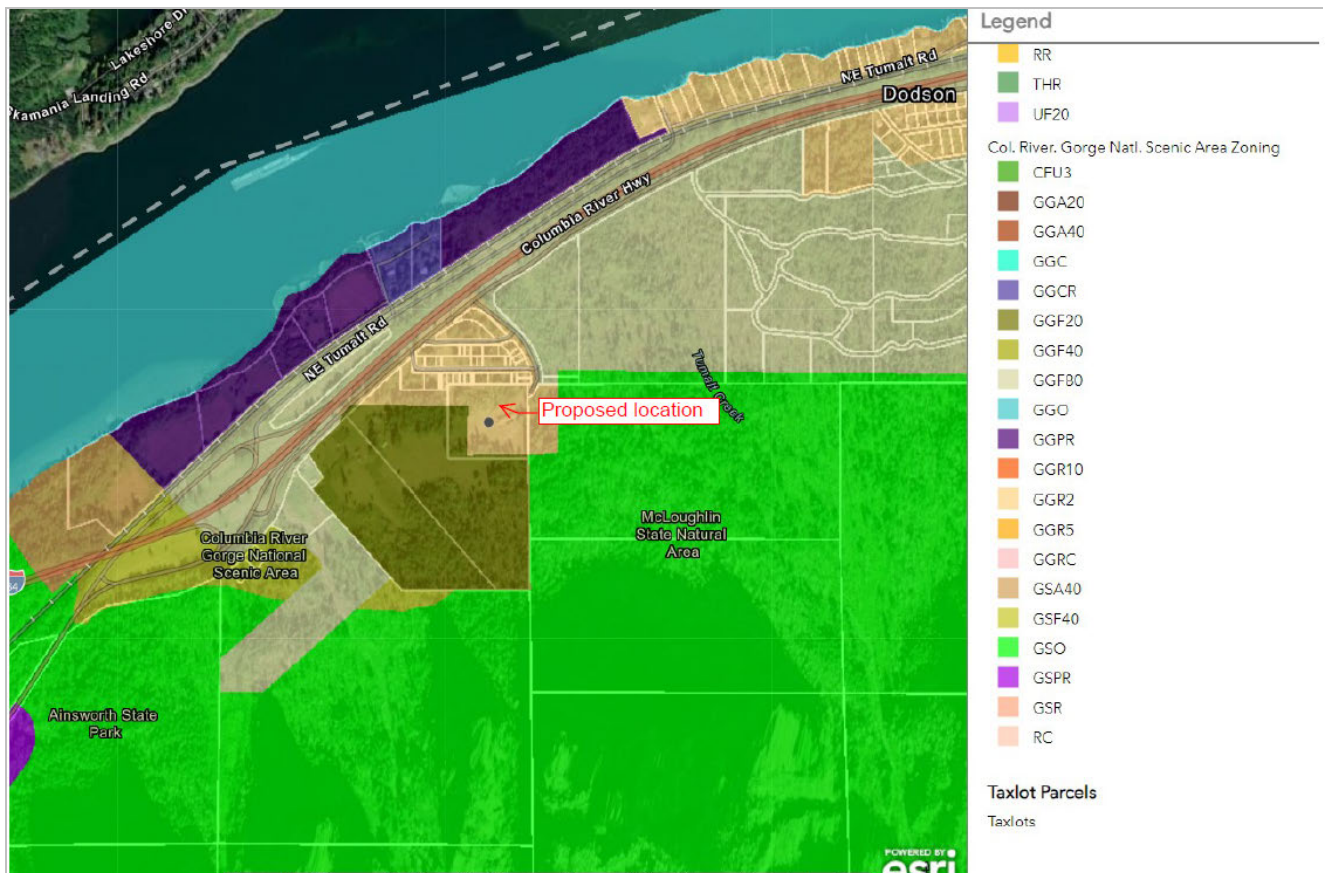
The proposed wireless facility will improve coverage and capacity along Interstate 84 and State Route 14, where existing facilities do not adequately serve the transportation corridor. Reliable service along these routes is especially critical during winter weather and wildfire events for traveler safety and emergency response. The proposed facility will serve the surrounding community by providing much needed coverage and additional cellular bandwidth in an area that is currently underserved. With the ever-increasing number of data-intensive mobile devices that are now being used for streaming, gaming, cloud computing, big data, and the convergence of storage and data networks, the telecommunications industry is looking at a position of unprecedented demand for increased telecommunications bandwidth capacity. Wireless service is critical today, with many people relying on their wireless devices for everything from emergency phone calls, information gathering, and financial transactions to primary home phone service.

The following narrative demonstrates how the proposed use satisfies the applicable approval criteria identified in the Multnomah County Code.

- East - Gorge General Residential – 2 (GGR2) and Gorge Special Open Space (GSO)
- South – Gorge General Forestry – 20 (GGF20)
- West – Gorge General Forestry – 20 (GGF20)

Figure B below, shows the zoning in proximity to the subject site.

Figure B: Zoning Map



3. Utilities

The proposed telecommunications facility is an unmanned facility with limited utility needs. Water and gas are not required, thus capacity issues for water, storm water, or sanitary sewer are not of concern as they are not impacted by this proposal. As required, Fire, Transportation, and Septic reviews are completed and submitted with this application.

4. Structures

The subject property contains an abandoned school building. The footprint of the building will not change. This proposal is for a new stealth wireless facility consisting of a monopine within a fenced compound. The proposed antennas are hidden within the proposed monopine, and related ground equipment will be located adjacent to the tower.

5. Circulation/Parking

- Access: Proposed access will be from McLoughlin Parkway.
- Parking: Proposing two off-street parking adjacent to the tower location.

III. APPLICABLE LAW

Federal, state and local laws will apply to this application.

Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 (“Telecom Act”), acknowledges a local jurisdiction’s zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that “prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission (“FCC”) Order adopted in September 2018,¹ a local jurisdiction’s action has the effect of prohibiting the provision of wireless services when it “materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.”² Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding

¹ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018) (“FCC Order”).

² *Id.* at ¶ 35.

capacity, updating to new technologies, and/or maintaining high quality service.³

Environmental and health effects prohibited from consideration. Also, under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii) The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule for "macro" wireless facilities, a reasonable period of time for local government to act on all relevant applications is 90 days for a collocation, with "collocation"⁴ defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for a new structure.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods.

Pursuant to federal law, the reasonable time period for review of this application is 150 days.

State Law

Under Oregon statutes a final land use decision must be issued within 120 days. ORS 227.178(1).

III. PROJECT DESCRIPTION

The Applicant proposes to construct a 135-foot tower tall designed to mimic the appearance of a pine tree (monopine). The monopine will have branches extending to 140' to mimic the shape of a natural tree. Antennas and related radio equipment will be attached to the top of the monopine and hidden by the faux branches. A lightning rod will

³ Id. at ¶¶ 34-42.

⁴ 47 C.F.R. § 1.6002(g).

also be placed at the top and will extend to 140'. Please see Sheet A-3 in the provided plans for more detailed information.

The proposed telecommunication facility consists of a new monopine, twelve (12) panel antennas, auxiliary equipment, ice bridge, equipment cabinet which will house radio equipment and/or batteries, and a 30kw diesel back-up generator. Please see Sheets A-2.1, A-3 for additional information.

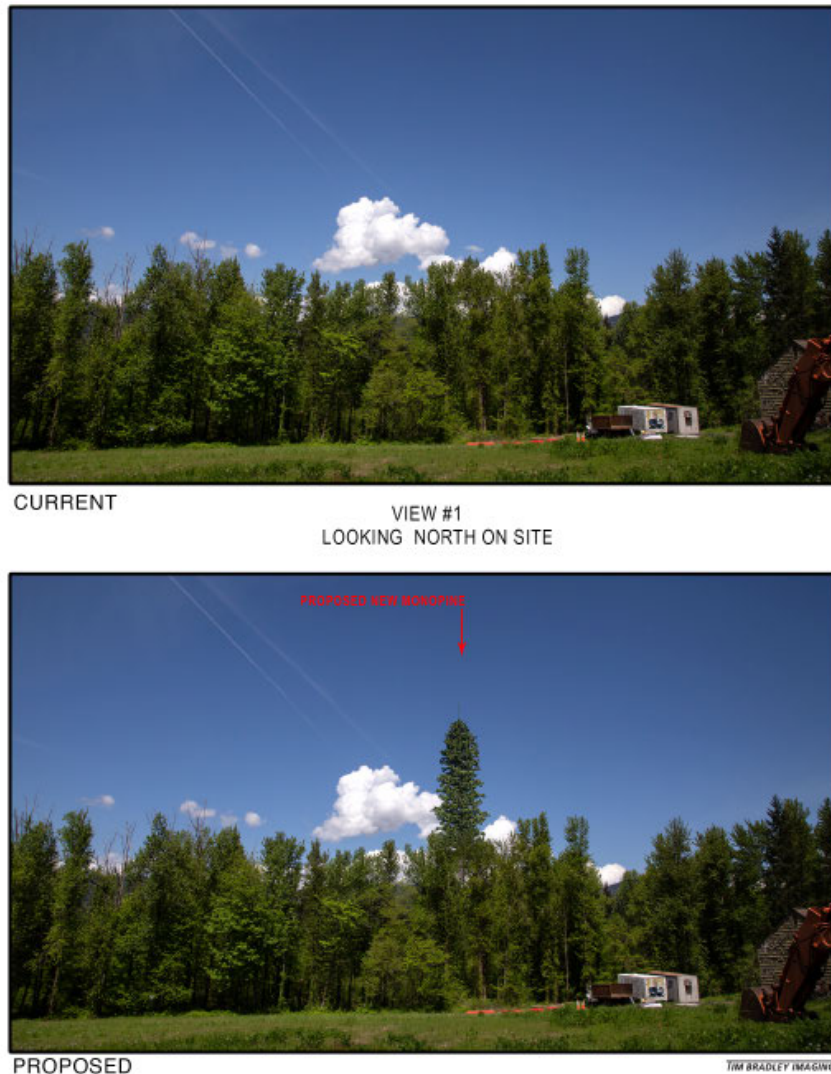
- Antennas – Verizon is proposing to attach twelve (12) new panel antennas to a proposed monopine with an overall antenna height of 134'. Please see Sheets A-3 for additional information.
- Auxiliary Equipment – Verizon is proposing to attach the following auxiliary equipment to the monopine: remote radio units (RRU), surge protector/OVP, and hybrid cables. Please see drawings for additional information.
- Facility Maintenance – The facility is generally serviced once a month. One (1) to two (2) employees are on site for an average of four (4) hours of maintenance checks. This check is typically for preventive maintenance purposes. In the event of a problem, a crew is dispatched to the site immediately.
- Generator – Verizon is proposing a 30KW generator with a 190-gallon diesel tank for emergency back-up power. The proposed generator will be located within the proposed equipment area. Verizon's generator will meet all applicable noise standards. Please see Sheets A-4 more detailed information.
- Landscaping/Screening – The wireless facility is setback from property lines and the base is screened by the natural topography. Where partial visibility occurs, the monopine blends with surrounding tree cover and remains visually subordinate. No new landscaping is needed to achieve compliance. Exterior materials are non-reflective and colored to match surrounding vegetation.

This facility is a passive use and will produce no odors, glare, vibration or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet service objectives, as well as by utilizing a stealth design that is fitting of the surrounding environment and typical of the underlying area.

Existing public utilities are sufficient for this use. The site proposed herein is an unmanned facility that requires only power and telephone services. It does not require sewer or surface water drainage.

The proposed facility would not create any significant risk to public health and safety, flood hazard or emergency response. The proposed project may improve emergency response because it would improve wireless communication for citizens making emergency calls.

FIGURE C: PHOTOSIM OF PROPOSED ANTENNAS (See attached photosims for all views.)



IV. SITE SELECTION & DESIGN

The proposed site location was chosen to fill coverage gap in the area. See attached RF Letter. In addition to traditional wireless telephone services, other services will include wireless internet connections and wireless data transmission. The facility will also provide support for emergency services by providing wireless communications to paramedics, firefighters and law enforcement agencies. These services have become established and accepted as an integral part of the nation's communications infrastructure as these services promote public health, safety, comfort and general welfare.

Verizon constructs wireless communication facilities at carefully selected locations. The need for service in this geographic area was determined by market demand, coverage and capacity requirements for a specific geographic area, and the need to provide continuous

coverage from one site to another. Once the need for additional capacity was established, Verizon's radio frequency ("RF") engineers performed a study to determine the approximate site location and antenna height required to provide the additional wireless capacity. Using a computer modeling program that accounts for the terrain within the service area and other variables, such as proposed antenna height, available radio frequencies and wireless equipment characteristics, the engineers identified a "search ring," wherein a site could be located to meet Verizon's service objectives. Generally, the RF engineers take the following objectives into consideration when identifying a search ring:

Coverage. An antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within any significant gap in coverage. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Since radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts like buildings or sources of electrical interference.

Capacity. Capacity refers to the technological limitation of a wireless communication facility to provide communication. Mobile phones and wireless devices transmit to and receive radio frequency signal from antennas at wireless communication facilities. Antennas are capable of transmitting and receiving a finite amount of signal – the capacity. When capacity is reached, busy signals on phones result and data transmission is lost. Monitoring of each wireless facility is continuous, and the data collected analyzed for planning to prevent overloading. Projections based on the data allow Verizon to plan, design, permit, and construct new facilities or modify existing wireless communication facility before reaching capacity.

Clutter. Verizon's antennas must "clear the clutter" in the area. The radio frequencies used in Verizon's systems are adversely affected by trees, buildings, and other natural and man-made obstacles. Radio frequencies do not penetrate mountains, hills, rocks or metal, and radio frequencies are diminished by trees, brick and wood walls, and other structures. Therefore, antennas must be installed above the "clutter" to provide high quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher in order to allow the other carriers' antennas to clear the clutter as well.

Call Handoff. The antenna site must be located in an area where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system which allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff.

Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. Verizon's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

Radio Frequencies Used by System. The designs of telecommunications systems will vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. Thus, Verizon needs more antennas in each area to support technologies that use the 1900 MHz band.

Land Use Classifications. Verizon's ability to construct a cell site on any property is affected by Oregon state law and Multnomah County Code.

For this project, Verizon's RF engineers identified this area as the optimum location for a new wireless communication facility antenna to address the significant deficiency in coverage along Hwy 14 and Hwy 84.

Properties within the search area and immediate surrounding area were considered and evaluated for the proposed facility. The search area is composed of GGR, GGF, GGPR, and GSO areas. Many of the properties were ruled out due to lot size or within zoning restrictions. The selected site is in the GGR zone. The minimum tip height required for Verizon is 134ft. The rooftops in the area do not meet this requirement. In addition, there is no existing wireless facility in the search area nor within 1 mile of the proposed site.

The proposed site was selected based on its location within the coverage objective area, the landlord willingness to lease the site and consideration of the zoning of the property. In addition, the proposed location sits within existing mature trees that provides screening.

At this location, the site is not visible from most Key Viewing Areas. The designated Key Viewing Areas (KVAs relevant to this project include the Columbia River, Interstate 84, the Historic Columbia River Highway, State Route 14, Beacon Rock, Cape Horn, and the Pacific Crest Trail. The proposed monopine tower is located inland from the Columbia River corridor and setback from public roadways, with intervening topography and mature vegetation between the site and these Key Viewing Areas.

A balloon test was conducted at the proposed tower location at the maximum proposed height to evaluate potential visibility from Key Viewing Areas and other public vantage points. Observations from representative viewpoints, including the Historic Columbia River Highway and Interstate 84, confirmed that the proposed facility is not visible from most Key Viewing Areas. Where limited visibility occurs, only a small portion of the upper tower is visible and remains visually subordinate due to distance, background vegetation, and the stealth monopine design. The balloon test results, together with photo simulations, demonstrate that the proposed height is the minimum necessary to meet coverage objectives while minimizing visual impacts. Placing antennas above the tree line

in needed for optimal performance. Other locations were disqualified due to lack of 1) an owner willing to lease property for a proposed facility; 2) space and other environmental constraints; 3) zoning restrictions; 4) a viable existing structure with collocation opportunity; and or 5) viable location and or height that will meet Verizon’s required coverage objectives.

V. GORGE GENERAL RESIDENTIAL – 2 (GGR2)

i. § 38.0015 DEFINITIONS “PARCEL”

The applicant will meet the County’s parcel verification requirements and will ensure that the proposed development is located on a lawfully established parcel consistent with MCC 38.0015. Parcel verification will be completed prior to permit issuance, and the proposal complies with all applicable parcel requirements.

ii. § 38.3030 CONDITIONAL USES

(A) The following conditional uses may be allowed on lands designated GGR, pursuant to the provisions of MCC 38.0045 and MCC 38.7300 (C):

(5) Utility facilities and railroads.

Response: The proposed project is located within the Gorge General Residential – 2 (GGR2) zone. In the GGR2 zone a wireless telecommunication facility is allowed in the National Scenic Area through a Conditional Use process.

A new wireless facility will fall under: § 38.3030 CONDITIONAL USES

(B) The following conditional uses may be allowed on lands designated GSR, pursuant to the provisions of MCC 38.0045 and 38.7300 (C):

(1) New utility facilities.

Accordingly, the applicants, Verizon and Vertical Bridge, are requesting the review and approval of a Conditional Use Permit (CUP).

Two Pre-Application Conferences were held for this proposal (PA-2023-0003 and PA-2023-16546). Accordingly, the applicant respectfully requests a waiver of any additional pre-application conference requirements. Since completion of the pre-application process, the applicant has obtained the required fire, transportation, septic, and stormwater reviews and approvals, and has incorporated agency comments into the project design.

iii. § 38.3060 DIMENSIONAL REQUIREMENTS

MCC 38.3060(C) – Minimum Yard Dimensions and Maximum Structure Height

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

MCC 38.3060(C) establishes minimum yard dimensions and a maximum structure height of 35 feet.

While the proposed monopine exceeds the standard 35-foot height limit, height exceptions for antennae and similar structures are expressly addressed under MCC 38.3060(E).

MCC 38.3060(D) – Yard Requirements Adjacent to Streets

MCC 38.3060(D) requires increased yard setbacks where a yard abuts a street with insufficient right-of-way width, as determined by the Planning Commission. The proposed facility is located well within the interior of the parent parcel and does not rely on minimum setbacks adjacent to public rights-of-way. The substantial separation from all property lines ensures compliance with this provision, and no additional yard increases are required.

MCC 38.3060(E) – Height Exception

MCC 38.3060(E) allows structures such as antennae and similar facilities to exceed the maximum height requirement provided they are located at least 30 feet from any property line.

The proposed monopine includes concealed antennas and functions as a wireless communications facility. All components of the facility are located significantly more than 30 feet from all property lines. As shown on Sheet A-1 of the submitted plans, the proposed setbacks are as follows:

North: 140 feet

East: 325 feet 10 inches

South: 490 feet 10 inches

West: 364 feet 5 inches

Because the proposed facility exceeds the minimum 30-foot setback required for height exceptions, the monopine is permitted to exceed the standard height limitation pursuant to MCC 38.3060(E).

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iv. § 38.3085 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.

Response: Off-street parking is proposed and meet the requirements of MCC 38.4100 through 38.4215. See Site Plan, Sheet A-1for the parking location and dimensions.

§ 38.4105 GENERAL PROVISIONS

In the event of the erection of a new building or an addition to an existing building, or any change in the use of an existing building, structure or land which results in an intensified use by customers, occupants, employees or other persons, off-street parking and loading shall be provided according to the requirements of this Section.

Response: Two off-street parking are proposed. The proposed facility is an unmanned facility and will not intensify use by customers or occupants. A tech may visit the site once a month. Access to the site will be from the existing driveway and originating from Mcloughlin Parkway. Following construction, the proposed project would generate minimal traffic in the area. The use will require approximately 1 trip per month for maintenance visits provided by personnel in a single vehicle. The vehicle would enter the property through the existing driveway and park adjacent to the site. The proposed project will have no impact on existing vehicular access to and from the proposed site, or to pedestrian, bicycle and transit circulation. As such, the applicant respectfully requests the County to determine that the off-street parking requirements is overly extensive and does not align with the proposed use.

v. § 38.4100-38.4125- OFF STREET PARKING AND LOADING

MCC 38.4100 (Purpose)

The purpose of MCC 38.4100 is to ensure that development provides adequate off-street parking and loading to meet demand generated by the use while minimizing impacts on surrounding properties and public rights-of-way. The proposed wireless communications facility is an unmanned use with no employees, customers, or routine deliveries and therefore generates minimal parking demand.

MCC 38.4120 (Applicability)

The off-street parking and loading standards apply to new development. The proposed facility is subject to these standards; however, due to its unmanned nature, the facility does not generate typical parking or loading needs associated with staffed or customer-serving uses.

MCC 38.4175 (Required Parking)

Consistent with MCC 38.4175, the proposal provides sufficient off-street parking to accommodate the limited parking demand associated with occasional maintenance and service visits. Two off-street gravel parking spaces, each measuring 9 feet by 18 feet, are provided on-site. These spaces are adequate to serve maintenance vehicles and emergency access needs and are identified on the approved site plan.

MCC 38.4180 (Parking Area Design)

The proposed parking spaces meet the dimensional requirements of MCC 38.4180 and are designed to function safely and efficiently. The gravel parking surface is appropriate for the rural setting and minimizes grading and vegetation removal. Parking and access areas are located entirely on-site and do not encroach into the public right-of-way.

MCC 38.4215 (Off-Street Loading Requirements)

No off-street loading spaces are required pursuant to MCC 38.4215, as the proposed wireless facility does not involve freight, shipping, or regular delivery activities. Any equipment deliveries associated with construction or maintenance will be accommodated within the site access and parking areas.

Response:

The proposed development provides adequate off-street parking, requires no loading spaces, and is designed to minimize site disturbance while safely accommodating occasional service vehicles. As shown on sheet A-1, there will be two off-street parking spaces measuring 9'x18' meeting County's standards. The proposal therefore complies with the requirements of MCC 38.4100 through 38.4215.

vi. § 38.7300- REVIEW AND CONDITIONAL USES

(C) Residential

(1) The proposed use would be compatible with the surrounding area. Review of compatibility shall include impacts associated with the visual character of the area, traffic generation, effects of noise, dust and odors.

Response: This facility is a passive use and will produce no odors, glare, vibration or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet service objectives, utilizing a stealth design that is fitting of the surrounding environment and typical of the underlying area.

This design minimizes the visual elements typically associated with standard monopole wireless telecommunication facilities. The project will include a 135-foot-tall stealth Monopine tower with an antenna tip height of 134 feet, which is the minimum height to achieve required signal objectives. The equipment area and tower base of the will be surrounded by a secured fence and located in an area with existing trees. As depicted in the attached Photo Simulations, the proposed stealth design shows a negligible visual impact to the surrounding area and is visually subordinate with no impact to key viewing areas.

The proposed telecommunication facility has been designed and located to be the least intrusive while still providing the necessary telecommunication services. Additionally, the information provided in this document and the other documentation provided as part of the CUP application further detail that this facility will meet all applicable federal, state, regional, and Multnomah County codes and requirements.

The proposed Verizon Wireless facility will better provide critical communication services for emergencies, business, and personal use. The

existence of this communication facility will serve only to enhance the communication opportunities in the area. In fact, cellular phones provide additional security and access to emergency services when conventional methods of communication fail, whether due to downed phone lines or power failure.

(2) The proposed use will not require public services other than those existing or approved for the area.

Response: The proposed use will not require public services beyond those that are existing or approved for the area. The facility is unmanned and requires only electrical and telecommunications service, which will be provided through existing utility infrastructure. The project does not require water, sanitary sewer, or surface water drainage, and fire service for the site has been reviewed and approved by the applicable agency.

(3) If the subject parcel is located within 500 feet of lands designated GGA or GGF, new buildings associated with the proposed use shall comply with MCC 38.0060.

Response: Not Applicable to the proposed project. Subject parcel is not within 500 feet of GSA zoned property.

(4) If the subject parcel is located within 500 feet of lands designated GGF, new buildings associated with the proposed use shall comply with MCC 38.7305.

(A) All buildings and structural projections such as porches, balconies and decks shall be set back at least 50 feet from slopes exceeding 30 percent grade (excluding slopes located uphill of the building) to minimize the risks associated with wildfire, unless the County approves an alternative pursuant to (A)(1).

(A)(1) An alternative setback may be required and approved by the County if the local fire district or the building official when there is no such fire service provider, has provided a recommendation stating that an alternative setback (whether greater than or less than 50 feet) is either necessary or sufficient to minimize risks associated with wildfire.

Response: MCC 38.7305(A) requires all buildings and structural projections to be set back a minimum of 50 feet from slopes exceeding 30 percent grade, excluding slopes located uphill of the structure, unless an alternative setback is approved pursuant to MCC 38.7305(A)(1).

The proposed wireless facility has been sited so that the majority of the facility is located more than 50 feet from all slopes exceeding 30

percent grade, as shown on the approved civil and grading plans. Slopes exceeding 30 percent are identified on the slope heat map exhibit, and the equipment compound and monopine location maintain the required separation distances to minimize wildfire risk. The Overall Site Plan and Enlarged Site Plan depict the facility positioned on relatively flatter terrain, with steep slopes occurring downslope and outside the required setback area.

No alternative setback pursuant to MCC 38.7305(A)(1) is requested.

(B) All buildings and structural projections such as porches, balconies and decks shall be surrounded by a maintained defensible space fuel break of at least 50 feet to minimize the risks associated with wildfire, unless the County approves an alternative pursuant to (B)(2) or (B)(3) below. Hazardous fuels shall be removed within the defensible space fuel break area. Irrigated or fire resistant vegetation may be planted within the defensible space fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

- (1) The defensible space fuel break shall be extended farther down the slope pursuant to the slope requirements below to minimize the risks associated with wildfire, unless the County approves an alternative pursuant to (B)(2) or (B)(3).

Percent Slope	Distance in Feet
Less than 10	No additional required
Less than 20	30 additional
Less than 25	55 additional
Less than 40	80 additional

Response: MCC 38.7305(B) requires all buildings and structural projections to be surrounded by a maintained defensible space fuel break of at least 50 feet to minimize wildfire risks. Hazardous fuels are required to be removed within the defensible space, and vegetation management standards apply.

The proposed facility has been designed to comply with all applicable defensible space requirements. The site plan and landscape plan show a minimum 50-foot defensible space fuel break surrounding the fenced equipment compound, consistent with County standards. Hazardous fuels within the fuel break area will be removed, and vegetation management will be implemented in accordance with County wildfire mitigation requirements

Where slopes in the surrounding area exceed 10 percent, the fuel break has been extended downslope as required by the slope-based standards in MCC 38.7305(B)(1). The limits of vegetation removal, fuel break extent, and slope considerations are clearly depicted on the slope heat map and landscape plan exhibits.

No alternative fuel break pursuant to MCC 38.7305(B)(2) or (B)(3) is requested.

(D) For properties located outside of a fire district, a pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service for the well pump shall be separated at least 30 feet from any building.

Response: The site is covered under the Corbett Fire District #14. See Fire Service Provider Review form dated 11/20/25. The Fire department reviewed plans and approved plans. As such, this provision is Not Applicable.

E) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet and at the building site. Access drives shall be maintained to a level that is passable to fire equipment. Variances to road standards may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.

Response: The proposed facility will be using an existing vehicle access from Mccloughlin Parkway. Transportation and Fire Department reviewed and approved plans. The access drive is designed with grades that do not exceed the maximum 12 percent allowed by MCC 38.7305(E), as shown on the approved civil and grading plans. A driveway permit is required after land use approvals. Proposed 20' driveway meets County standards. As such, this criterion is met.

(G) Utility supply systems shall be underground whenever possible.
(H) Roofs of structures shall be constructed of fire-resistant materials such as metal, fiberglass, or asphalt shingle or tile. Roof materials such as cedar shake and shingle shall not be used.

Response: The applicant(s) will underground power and any additional utilities whenever possible. Section H is Not Applicable since no roof structures are proposed. In addition, the structure will contain a lightning rod to mitigate any lightning damage and provide further fire protection.

K) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/8-inch mesh metal screen that is noncombustible and corrosion resistant.

Response: Not Applicable. The proposed wireless facility has no attic openings, soffit vents or other ventilation openings. As such, this provision does not apply.

vii. § 38.7035 GMA SCENIC REVIEW CRITERIA

(A) All Review Uses and Conditional Uses:

- (1) New development shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

Response: The proposed facility is sited adjacent to the existing gravel access drive from NE McLoughlin Parkway and is confined to a 50-foot by 50-foot fenced lease area, minimizing disturbance to existing topography. As shown on the approved site and civil plans, grading is limited to minor surface preparation within the lease area, access improvements, and required fire fuel break areas, with no major cuts or fills and no retaining walls proposed. The approved plans do not propose major fill; grading is limited to minor, localized cut and fill necessary for the equipment compound, access drive, and fire fuel break areas, with no large-scale fill, embankments, or retaining walls shown on the plans.

- (2) New buildings and expansion of existing development shall be compatible with the general scale of similar buildings that exist nearby (e.g. dwellings to dwellings). For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed. New buildings that are 1,500 square feet or less are exempt from this requirement.

Findings addressing this requirement shall include but are not limited to: (a) Application of the landscape setting design requirements, if applicable. (b) A defined study area surrounding the development that includes at least ten existing buildings, not including existing buildings within urban areas or outside the National Scenic Area. (c) Individual evaluations of scale for each separate proposed building in the application and each separate building in the study area, including: 1. All finished above ground

square footage; 2. Total area of covered decks and porches; 3. Attached garages; 4. Daylight basements.

Response:

The subject site is located within a rural, forested area of the Columbia River Gorge National Scenic Area. The surrounding landscape is characterized by dense tree cover, steep slopes, and low-density rural development. The proposed wireless facility is designed as a monopine, a stealth facility intended to visually replicate surrounding evergreen vegetation. This design reduces apparent bulk and mass and maintains compatibility with the existing landscape setting.

Photo simulations demonstrate that the monopine blends with surrounding mature conifers and does not appear as a dominant structural element when viewed from nearby public roads or properties. The proposed facility does not introduce a building form, roofline, or mass that is inconsistent with the scenic and rural character of the area

A study area was defined as all development within ¼ mile of the subject parcel, excluding buildings located within urban areas or outside the National Scenic Area. The study area includes more than ten existing buildings, consisting primarily of:

- Small single-family residences
- Rural accessory structures such as sheds and outbuildings
- An existing abandoned school building on the parent parcel

These structures are generally modest in scale, one to two stories in height, and dispersed within a heavily vegetated setting. The overall site context and surrounding development are shown on the submitted Overall Site Plan

The proposed facility consists of a monopine structure and associated ground equipment.

1. Finished above-ground square footage:

The monopine structure contains no habitable or occupiable floor area. Ground equipment is limited to small equipment cabinets.

2. Covered decks and porches:

None proposed.

3. Attached garages:

None proposed.

4. Daylight basements:

None proposed.

The ground equipment area occupies a minimal footprint and is well below 1,500 square feet. Therefore, the proposed development qualifies for exemption from the scale comparison requirement.

Existing buildings within the study area consist of residential dwellings and accessory structures that include finished floor area, roof mass, and enclosed building volume. Compared to these buildings, the proposed facility introduces no enclosed building mass, no roof structure, and no residential-scale volume.

The proposed development is compatible with the general scale of nearby development. It introduces no habitable building mass, remains visually subordinate to existing vegetation, and is designed to blend into the surrounding landscape. Additionally, because the ground equipment area is under 1,500 square feet, the proposal qualifies for exemption from strict scale comparison requirements. The proposal therefore complies with Code Section.

(B) All Review Uses and Conditional Uses topographically visible from Key Viewing Areas:

- (1) Each development shall be visually subordinate to its setting as visible from Key Viewing Areas. New development shall be sited to achieve visual subordination from key viewing areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, rare plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, new development siting shall comply with this guideline to the maximum extent practicable.

Response:

Here, the proposed facility has been designed and sited to be visually subordinate to its setting when viewed from all identified Key Viewing Areas, consistent with the applicable guideline. Key Viewing Areas include Beacon Rock, Cape Horn, the Columbia River, the Historic Columbia River Highway (HCRH), Interstate 84 (I-84), the Pacific Crest Trail, and State Route 14 (SR-14).

To evaluate potential visibility, a balloon test was conducted at the project site. The test involved raising a brightly colored balloon to the proposed maximum height of the facility to represent the vertical extent and location of the monopine structure. Observations were made from the identified Key Viewing Areas. The balloon test demonstrated that visibility of the proposed facility is limited due to existing topography, intervening vegetation, and the location of the site within an existing grove of trees set back from the property line.

As demonstrated by the balloon test and the submitted photo simulations, visual impacts are minimized through both siting and design. The project proposes a 135-foot tall stealth wireless communications facility designed as a monopine to mimic the appearance of a pine tree. The facility will be located within a 50-foot by 50-foot lease area and will incorporate green faux pine branches intended to blend with the surrounding landscape, vegetation, and topography.

The proposed development does not alter existing topography and utilizes existing trees for screening; no additional landscaping is proposed or required. The facility does not result in significant visual impacts from any of the identified Key Viewing Areas and will remain visually subordinate to its surroundings.

The proposed site is not located within a wetland buffer, riparian corridor, rare plant area, sensitive wildlife habitat, or protected cultural resource area. Accordingly, the project complies with the guideline by achieving visual subordination to the maximum extent practicable while avoiding environmentally and culturally sensitive areas.

(2) A determination of the potential visual impact of a new development or use shall include written findings addressing the following factors: the amount of area of the building site exposed to Key Viewing Areas, the degree of existing vegetation providing screening, the distance from the building site to the Key Viewing Areas it is visible from, the number of Key Viewing Areas it is visible from, and the linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads), and other factors the reviewing agency determines relevant in consideration of the potential visual impact. The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be

proportionate to its potential visual impacts as visible from key viewing areas.

Conditions may include, and shall be applied using the following priorities: (a) Screening by topography. (b) Siting (location of development on the subject property, building orientation, and other elements). (c) Retention of existing vegetation on the applicant's property. (d) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements). (e) New landscaping on the applicant's property. (f) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.

Response: As demonstrated by this application and by the photosims, the proposed development will achieve visual subordination in the area. The proposed development fits in with the topography and does not significantly impact the views in the area.

The proposed development consists of the following elements:

2(a) Screening by Topography.

Response: The proposed development is designed to look like a pine tree and blend in with the natural surroundings. The proposed development will be located within the tree grove area to obscure from sight. The proposed tower is employed to preserve the scenic qualities of the area since it has no significant impact from the Key Viewing areas. The natural topography of rolling terrain and distance will also provide additional screening. In addition, the mature trees on the subject property and nearby properties provides screening for the proposed tower.

2(b) Siting (location of development on the subject property, building orientation, and other elements)

Response: The tower is strategically placed in a location that is setback from property lines. The proposed tower is setback at minimum 140ft from the Northern property line. The location minimizes visibility from Frontage Road as shown on Photosim #2 and Photosim #3. The part of the tower that can be seen on Photosim #2 does not stand out prominently and blends in with the surroundings. The tower is inconspicuous and unobtrusive. The tower is not visible from Photosim #3 which demonstrates that the tower will also not be visible from Hwy 84. The distance and the topography from the Key

Viewing Areas work in favor to make this development visually subordinate.

2(c) Retention of existing vegetation on the applicant's property

Response: The proposed lease area is 2500sf with 400sf for parking. The property is 10 acres. The proposed development is a relatively small project area and only the area within the proposed compound will be cleared. The existing vegetation surrounding the development will be retained.

2(d) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements

Response: The proposed development is a wireless facility with no building proposed. Applicant proposes to construct a 135-foot tall stealth wireless communications structure designed to mimic the appearance of a tree. The tower will have an additional five feet of branches above the tower for a total of 140 feet to mimic the shape of a natural tree. The tower will be covered in faux branches. Antennas and radios will be attached to the tower at the top and covered by the faux branches to minimize visibility. At the ground, the lease area will be fenced with a chain link fence with ground equipment and a generator. To minimize the proliferation of towers in the area, the proposed tower is designed to accommodate three carriers, Verizon Wireless and two additional carriers with similar loading. See attached zoning drawings for the proposed tower design and equipment layout.

(e) New landscaping on the applicant's property.

(f) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.

Response: The proposed development will utilize the existing vegetation as screening and will not be proposing any new landscaping/berms or recontouring of the property.

(3) Determination of potential visual effects and compliance with visual sub-ordinance policies shall include consideration of the cumulative effects of proposed developments.

Response: The visual impact is mitigated by the stealthing component and the setback of the proposed tower location. The tower is not visible from several Key Viewing areas and

when visible, the proposed facility blends with the area. As a result, the visual effect is minimized and comply with the subordination policies. The fence and ground equipment is not visual at all and has no impact on the views. Therefore, the cumulative effect of the proposed development has limited or negligible effect on the surrounding and environment and will not cause any significant changes to the topography or adverse consequences.

(4) In addition to the site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).

Response: The proposed development will include a 135' stealth tower with branches extending to 140' to mimic the shape of a tree. The tower will include green faux monopine branches. A lighting rod if proposed that will extend above the tower to 140' for additional protection. The tower will be located in a 50'x50' fenced area with ground equipment which consists of equipment cabinets, generator and H-frame for utilities. There will be a light attached to the equipment area for the tech to work in the cabinets. The light will be on a timer to shut off automatically. No building with a roof structure is proposed. No additional landscaping is proposed. There is existing vegetation in the area to screen the proposed development.

(5) New development shall be sited using existing topography and existing vegetation as needed to achieve visual subordination from key viewing areas.

Response: The natural and physical features of the site include the existing trees and other vegetation, open space, and the natural topography. The proposed development utilizes the available mature trees on the property and nearby for screening. The proposed monopine blends with the existing landscape and mountains in the distance. In addition, the proposed height of the tree is at the minimum height needed to meet coverage objectives while minimizing visual impacts to the surrounding area, roadway, and from the protected key viewing areas.

(6) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C).

Response: The proposed development utilizes the existing vegetation and mature tree cover for screening and retains those trees for screening.

(7) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.

Response: Cut banks and fill slopes are not proposed and applicable to this project.

(8) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.

Response: The proposed development will consist of a faux tree that will be green to match the existing trees. The proposed tower and equipment will be made of non-reflective materials. The equipment will be a neutral earth tone shade and there will be no glass proposed.

(9) Any exterior lighting shall be directed downward and sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. Shielding and hooding materials shall be composed of nonreflective, opaque materials.

Response: The proposed tower will have no lighting. There will be LED light at the ground equipment that will only turn on if a tech turns it on with a designated timer. The light has a timer switch that a person has to rotate to turn on and then it will shut off automatically at a designated time (15 min, 30 min, etc.) The light will be directed downward and will not be visible from the Key Viewing Areas.

(10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in

the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

Response: The proposed development will consist of a monopine that will resemble and a pine tree with faux green branches that match the color of the existing trees. The ground equipment will not be visible from Key Viewing areas.

(11) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

Response: Not Applicable. No additions are proposed to the existing building here.

(12) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands visible from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.

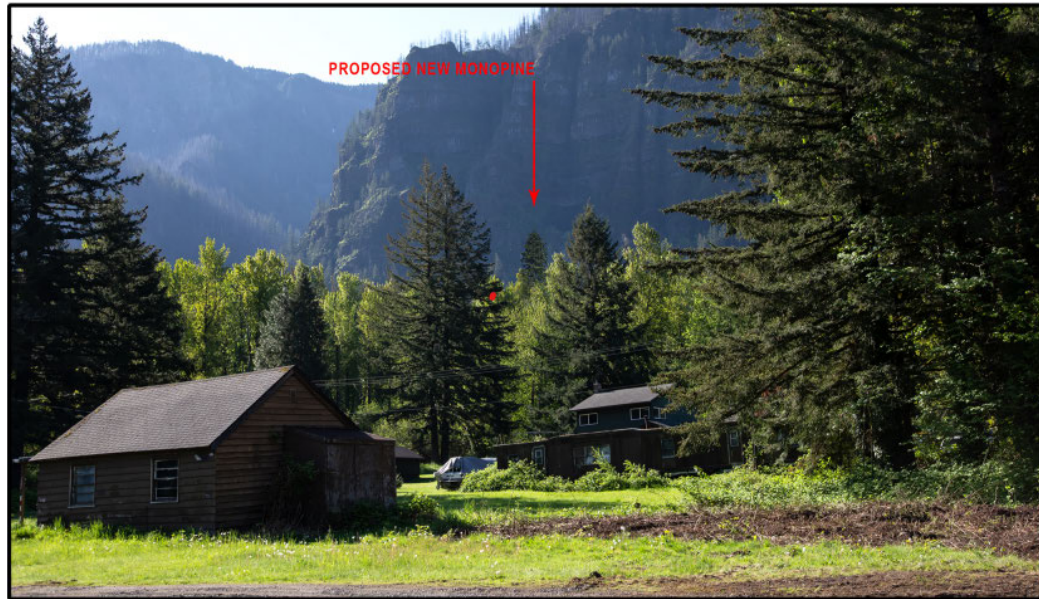
Response: Not applicable. There is no modification of existing historic structure.

(13) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as visible from Key Viewing Areas.

Response: The proposed development sits below the skyline. As demonstrated on the photosims, the proposed tower has no significant impact on the views from the Key Viewing areas. The tower is only partially visible on Photosim #2 from Frontage road and not visible from across the river. As shown on Photosim #3, the tower sits below the bluffs and ridges from the mountain and has no impact on the skyline.

COMMENT:

VIEW #2 LOOKING SOUTH
ON NE FRONTAGE ROAD



PROPOSED

TIM BRADLEY IMAGING

(14) The following standards shall apply to new landscaping used to screen development from key viewing areas: (a) New landscaping (including new earth berms) shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordination. Development shall be sited to avoid the need for new landscaping wherever possible. (b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual subordination. (c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction. If after five years the vegetation has not achieved a size sufficient to screen the development, additional screening may be required by Multnomah County to make the development visually subordinate. Chapter 38 - Columbia River Gorge National Scenic Area 6-5 (S-1 2023) (d) Landscaping shall be installed as soon as practicable, and prior to project completion. The property owner(s), and their successor(s) in interest are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive. (e) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with MCC 38.7035(C) and the minimum recommended sizes for tree plantings (based on average growth rates expected for recommended species).

Response: No new landscaping is proposed. The proposed development is utilizing the natural mature trees for screening. The site is visually subordinate from all Key Viewing areas and no new landscaping is necessary.

(15) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GGF-80, GGF-40 and GGF-20 shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(B).

Response: Not Applicable. Not in GGF zone.

(16) New main lines on lands visible from Key Viewing Areas for the transmission of electricity, gas, oil, other fuels, or communications, except for connections to individual users or small clusters of individual users, shall be built in existing transmission corridors unless it can be demonstrated that use of existing corridors is not practicable. Such new lines shall be underground as a first preference unless it can be demonstrated to be impracticable.

Response: Not Applicable. No new main lines proposed.

(17) New communication facilities (antennae, dishes, etc.) on lands visible from Key Viewing Areas, which require an open and unobstructed site shall be built upon existing facilities unless it can be demonstrated that use of existing facilities is not practicable.

Response: The applicant is proposing a new communication facility in the area because there are no existing facilities in the area. When designing an existing or new area for coverage or capacity Verizon Wireless prioritizes site designs; 1st priority sites attempt to utilize an existing tower or structure for colocation at the desired antenna height; 2nd priority sites are utility poles or high tension power lines for colocation at the desired antenna height; and 3rd and last priority is to propose a new tower or structure and then only provided an existing tower or structure is not available or not attainable because of space constraints or unreliable structural capacity.

In this instance, the real estate team did several searches in the area and concluded that there **are no existing cell towers in the search area. An ASR (Antenna Structure Registration) with the FCC show no towers within 1 mile of the proposed area. See ASR Search Result Exhibit.** As a result, the Applicant is proposing a new facility.

Since there are no nearby structures for Verizon to collocate on that have the necessary height and structural capacity that to meet their coverage objectives, the application is proposing a new communication facility. The proposed 135-foot Monopine tower is designed to accommodate additional carriers and would be available for emergent service uses.

The proposed Monopine uses a stealth design and is sited in a location that minimizes visual impacts from the surrounding and Key Viewing areas as discussed above and minimizes adverse impacts to the extent possible. This site was chosen as it could be designed to conform to the standards of the NSA; provides the best location to minimize any potential adverse impacts and be the least intrusive means of filling the significant coverage/capacity gap for this area.

(18) New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that: (a) The facility is necessary for public service; (b) The break in the skyline is visible only in the background; and (c) The break in the skyline is the minimum necessary to provide the service.

Response: Verizon determined the location for this specific site based on thorough computerized studies. The technical criteria for establishing cell sites are very exacting as to both the height and location of the Communication Facility. Based on a computerized engineering study which takes into account, among other things, local population density, traffic patterns and topography, VZW's RF (radio frequency) engineers have identified the necessary location for this additional site to meet Verizon Wireless coverage objective.

As a general rule, site candidates are analyzed based on a matrix of criteria revolving around those sites located within the Radio Frequency ("RF") Engineer's targeted Search Area, or area where a new site is required to provide seamless coverage to the carrier's network in that vicinity. A Search Area is issued by an RF Engineer using computer propagation modeling to arrive at an area in which a new site would best fit to connect with the other surrounding sites in a carrier's network to provide coverage to fill the significant gaps that exist without a site in that vicinity. Sites within the Search Area are analyzed based on criteria that fall within the convergence of being the most "leasable, zone-able and constructible."

“Leasable” is defined as the ability to acquire a commercially reasonable leasehold interest, with the fewest deviations from the company’s standard lease, with a willing landowner, within a reasonable period of time. Here, we have a willing landlord and a lease in place for the proposed communication facility.

“Zone-able” is defined as a site with a reasonable probability of expedited permitting success, requiring the least relief necessary. Factors that influence a site’s “zone-ability” include harmony with the express terms of the zoning code, neighborhood impact, visibility, and the mitigation of environmental disturbance.

Here, in the GGR2 zone a wireless facility may be considered through the National Scenic Area Site Review process as a Conditional Use. [MCC 38.3030(A)(5)]

“Constructability” is determined through an analysis of on-site conditions relative to access, proximity to adequate utilities, and the ability to erect and maintain a tower facility on the site being investigated. Access and site issues are further vetted through considerations relative to drainage, tree clearing, environmental disturbance, soil conditions, steepness of grades and depth to bedrock. A Geotechnical Investigation and a Geologic Hazard Evaluation were completed for the site (Geologic Hazard Evaluation dated October 1, 2025). These studies analyzed subsurface conditions, slope stability, soil characteristics, and potential geologic hazards. The Geotechnical Engineer concluded that the site is suitable for the proposed development, provided construction complies with the recommendations contained in the reports.

Based on the site evaluation, geotechnical conditions, and the ability to safely construct and maintain the facility, the site is determined to be constructable and suitable for the proposed development.

The applicant requires unimpeded 24/7 x 365-day access to its sites. The proposed facility will become part of the infrastructure of the applicant’s network. It must be accessible at all times, during all seasons, and in all weather conditions. This location will allow for secured 24/7 access to the site.

The proposed wireless facility complies with applicable Columbia River Gorge National Scenic Area standards for siting, visual subordinate design, and skyline protection.

Consistent with NSA requirements, the applicant evaluated multiple siting alternatives and selected the proposed location as the most suitable site that meets wireless coverage objectives while minimizing visual impacts to scenic resources. The chosen site takes advantage of existing topography and vegetation to reduce visibility and avoids placement on prominent ridgelines or skyline locations.

As demonstrated in the application materials, photo survey, and photo simulations, the proposed facility does not protrude above the skyline when viewed from Key Viewing Areas or public vantage points within the National Scenic Area. The facility is not visible from most Key Viewing Areas. Where partial visibility occurs, as shown in Photo Simulation 2, only the upper portion of the monopine is visible, and it remains below the skyline, thereby complying with NSA skyline protection standards.

The monopine design incorporates visual mitigation measures consistent with NSA siting and design guidelines by mimicking surrounding evergreen trees and reducing visual contrast with the landscape. This approach ensures the facility remains visually subordinate to the natural landform and forest canopy and does not draw attention to itself as a structural element. Based on the siting analysis, photo simulations, and sub-skyline profile, the proposed wireless facility preserves scenic views and protects the visual character of the National Scenic Area while achieving necessary telecommunications coverage. The proposal therefore complies with applicable NSA standards related to siting, visibility, and skyline protection.

(19) Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that: (a) The facility is necessary for public service; (b) The break in the skyline is the minimum necessary to provide the service.

Response: Not Applicable

(20) Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized.

Response: The proposed development is more than 100 feet from the ordinary high-water mark and the normal pool elevation of the Columbia River.

(21) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this standard. In determining the slope, the average percent slope of the proposed building footprint shall be utilized.

Response: Here, the property was evaluated and deemed the site suitable for proposed development. The average of the percent slope is 12%. See Geologic Hazards Permit Form.

(22) Expansion of existing quarries and exploration, development (extraction and excavation), and production of mineral resources proposed on sites more than 4 miles from the nearest Key Viewing Areas from which it is visible may be allowed upon a demonstration that:

Response: Not Applicable.

(23) Unless addressed by subsection (26) above, exploration, development (extraction and excavation), and production of mineral resources may be allowed upon a demonstration that: (a) The site plan requirements for such proposals pursuant to this chapter have been met; (b) The area to be mined and the area used for primary processing, equipment storage, stockpiling, etc. associated with the use would be fully screened from any Key Viewing Area; and (c) A reclamation plan to restore the area to a natural appearance which blends with and emulates surrounding landforms to the maximum extent practicable has been approved. At minimum, the reclamation plan shall comply with MCC 38.7035 (A) (5) and (6).

Response: Not Applicable.

(24) An interim time period to achieve compliance with visual sub-ordinance requirements for expansion of existing quarries and development of new quarries located more than 4 miles from the nearest visible Key Viewing Area from which it is visible shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the date of approval.

Response: Not Applicable.

(25) An interim time period to achieve compliance with full screening requirements for new quarries located less than 4 miles from the nearest visible Key Viewing Area from which it is visible shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the date of approval. Quarrying activity occurring before achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).

Response: Not Applicable

(C) All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVA

(2) Coniferous Woodland

(a) Structure height shall remain below the forest canopy level.
(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual sub-ordinance for new development and expansion of existing development: 1. Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from Key Viewing Areas shall be retained. 2. At least half of any trees planted for screening purposes shall be species native to the setting (see Scenic Implementation Handbook for guidance). 3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening. (c) Compatible recreation uses include resource-based recreation uses of varying intensities. Typically, outdoor recreation uses should be low-intensity, and include trails, small picnic areas and scenic viewpoints. Some more intensive recreation uses, such as 6-8 Multnomah County – Chapter 38 - Columbia River Gorge National Scenic Area (S-1 2022) campgrounds, may occur. They should be scattered, interspersed with large areas of undeveloped land and low intensity uses.

Response:

MCC 38.7035(C)(2)(a) requires that, in Coniferous Woodland settings, structure height remain below the forest canopy level, unless it is demonstrated that doing so is not practicable. The applicant evaluated the practicability of locating the proposed wireless communications facility below the surrounding forest canopy. Based on technical,

operational, and site-specific constraints, placing the facility below the forest canopy is not practicable and would prevent the facility from functioning as intended.

The proposed development is a wireless communications facility designed as a stealth monopine, which is intended to resemble a coniferous pine tree. Pine trees are coniferous and are characteristic of the surrounding forested landscape. The monopine design is specifically intended to blend with the existing coniferous woodland setting and reduce visual contrast with the natural environment.

The facility is located in an area with dense, mature tree cover, which provides effective natural screening. Existing trees surrounding the development will be retained to the maximum extent practicable. Tree removal is limited to the lease area necessary for construction and ongoing maintenance. No additional landscaping is proposed, as the site is already vegetated with mature native trees and shrubs that provide adequate screening.

As recommended in the Scenic Implementation Handbook, tall, narrow, vertically oriented structures are appropriate in wooded areas with steep slopes and tall coniferous trees. The monopine's vertical form, coloration, and branching pattern allow it to visually integrate with the surrounding forest canopy and minimize visual contrast.

Photo simulations demonstrate that the proposed facility is not visible from most Key Viewing Areas. Where visibility does occur, as shown in Photo Simulation #2 from the Historic Columbia River Highway, only a small portion of the upper monopine is visible. The visible portion remains visually subordinate, blends with surrounding trees, and does not protrude above the skyline or ridgeline.

With respect to MCC 38.7035(C)(2)(a), the applicant evaluated the practicability of locating the wireless facility below the forest canopy level. Locating the facility below the forest canopy is not practicable. The surrounding mature coniferous trees form a continuous canopy that would obstruct antenna signals if the facility were placed below canopy height. As demonstrated in the RF Justification prepared by Verizon's RF Engineer, antenna height is critical to achieving reliable coverage and capacity. A below-canopy installation would result in significant signal attenuation, degraded service, and failure to meet minimum coverage objectives, and would require additional facilities to compensate for coverage gaps.

The proposed monopine height of 135 feet, with an antenna tip height of approximately 134 feet, represents the minimum feasible height necessary to meet service objectives while minimizing visual impacts. The proposed height balances technical necessity with visual impact minimization and skyline protection. The facility remains below the skyline, avoids ridgeline placement, and relies on existing vegetation for screening.

The proposed development does not introduce recreational uses and does not interfere with compatible resource-based recreation activities in the surrounding area.

Based on the demonstrated impracticability of placing the facility below the forest canopy, the stealth monopine design, retention of existing tree cover, limited visibility from Key Viewing Areas, and sub-skyline profile, the proposal complies with the Coniferous Woodland standards, including MCC 38.7035(C)(2)(a).

(3) Rural Residential

(a) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices. (b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual sub-ordinance for new development and expansion of existing development: 1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained. 2. At least half of any trees planted for screening purposes shall be species native to the setting or species identified in the Scenic Implementation Handbook as appropriate for the area. 3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

Response:

The proposed development consists of a 50-foot by 50-foot lease area with 20-foot by 20-foot for parking. Existing tree cover surrounding the development will be retained, and vegetation removal is limited to the area necessary for site development, construction, and safety. Grading and disturbance have been minimized to the extent practicable to accommodate engineering and access requirements.

No additional landscaping is proposed, as the existing mature trees and native vegetation provide effective screening. The development relies on existing vegetative cover to achieve visual subordination.

Photo simulations demonstrate that the proposed facility is not visible from most Key Viewing Areas. Limited visibility is shown only in Photo Simulation #2, which represents the closest Key Viewing Area along the Historic Columbia River Highway. From this location, only the upper portion of the monopine is visible, and it blends with surrounding trees. The facility does not dominate the view, does not protrude above the skyline, and does not significantly alter scenic character.

Based on retention of existing tree cover, minimal vegetation removal, limited visibility, and use of a stealth monopine design, the proposed development complies with the Rural Residential standards for visual subordination and tree retention.

VI. CONCLUSION

The proposed wireless communications facility has been reviewed for compliance with applicable provisions of Multnomah County Code Chapters 38 and 39, as well as Columbia River Gorge National Scenic Area standards. The proposal has been carefully sited and designed to minimize visual, environmental, and land use impacts while meeting demonstrated wireless coverage and capacity objectives.

The facility complies with dimensional standards, including setbacks and height allowances, and qualifies for permitted height exceptions applicable to antenna structures. Existing access is adequate, and the proposed access drive meets County and fire access standards for width, grade, and emergency vehicle accommodation. Wildfire risk has been appropriately addressed through required setbacks from steep slopes, provision of a compliant defensible space fuel break, and adherence to vegetation management standards.

Visual impacts have been minimized through the use of a stealth monopine design, retention of existing vegetation, sub-skyline placement, and limited visibility from Key Viewing Areas. Where visible, the facility remains visually subordinate to surrounding landforms and forest canopy and preserves the scenic character of the National Scenic Area.

Based on the findings and evidence in the record, the proposed development complies with all applicable approval criteria. Approval of the application is therefore warranted.

VII. EXHIBITS

- A. Applications (CUP, NSA, Pre-Application Waiver)**
- B. Letter of Authorization from Property Owner**
- C. Site Plan**
- D. Schematic Plans, Elevations, Details and Signs**
- E. Title Package**
- F. RF Coverage Maps**
- G. Photosims**
- H. Title Report**
- I. Transportation Review Form**
- J. Stormwater Certificate**
- K. Fire Review Form**
- L. Geological Letter**
- M. Geotechnical Report**
- N. Photosim Map and Views**
- O. ASR Search (FCC Antenna Structure Registration)**
- P. Radio Frequency Justification Letter**
- Q. NIER Report**

POR TUMALT
LETTER OF AUTHORIZATION

The undersigned ("Owner") represents that they are the tower and or land owner of the property commonly known as identified below ("Property").
Owner hereby consents and agrees that Cellco Partnership, d/b/a/ Verizon Wireless, and Vertical Bridge and their agents and representatives may make and file applications on the Owner's behalf to such local, state, and federal governmental entities which approval Verizon Wireless may consider necessary or advisable to have the Property approved as to a wireless communications facility site, including, but not limited to governmental approvals for zoning applications, variances, building permits, and wetland permits. Owner hereby agrees that a copy of this signed authorization is as effective as the original. However, if requested by Verizon Wireless, Owner agrees to execute such other and further documents as may be required by the governmental entity having jurisdiction to evidence Owner's consent to the application.

PROPERTY: 11499 NE McLoughlin Pkwy, Cascade Locks, OR 97104
OWNERS: Agnes Heuker Properties LLC

PRINTED NAME: Tom Heuker
TITLE: Vice President
SIGNED: 

NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 04/23/25. PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

POR TUMALT
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

OVERALL
SITE PLAN

A-1

FIRE PROTECTION REQUIREMENTS:

MEETS THE FIRE PROTECTION REQUIREMENTS OF MCC 38.7305, WHICH INCLUDES THE REQUIREMENTS DESCRIBED BELOW. THIS REQUIREMENT IS DUE TO THE SUBJECT PROPERTY BEING LOCATED WITHIN 500 FEET OF LANDS DESIGNATED IN GGF. [MCC 38.7300(C)(4)]

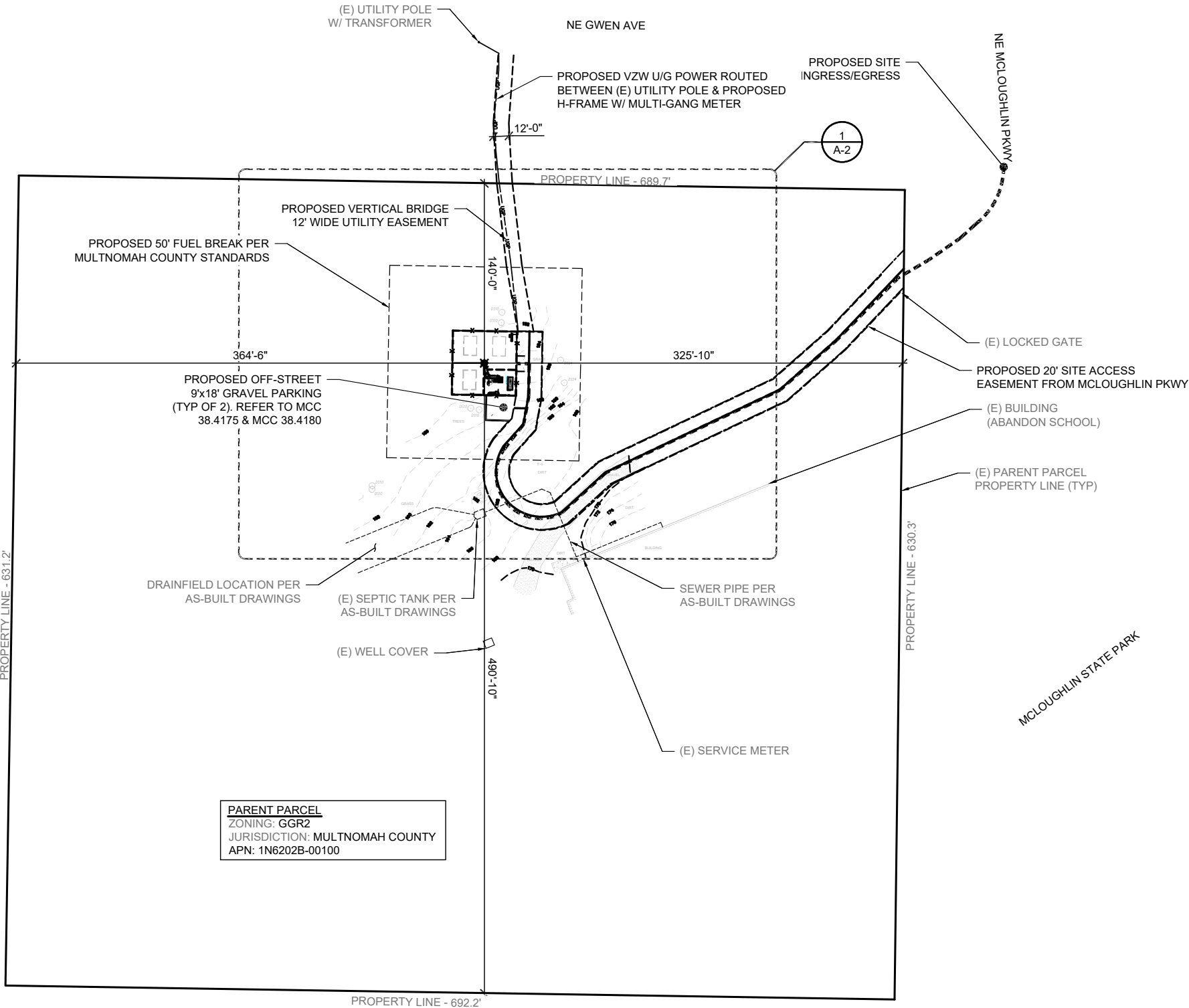
a. THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED MUST BE SETBACK AT LEAST 50 FEET FROM SLOPES EXCEEDING 30% GRADE IN ORDER TO MINIMIZE THE RISKS ASSOCIATED WITH WILDFIRE.

b. A DEFENSIBLE SPACE (FIRE) FUEL BREAK OF AT LEAST 50 FEET SHALL SURROUND THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED. HAZARDOUS FUELS SHALL BE REMOVED AND IRRIGATED OR FIRE RESISTANT VEGETATION MAY BE PLANTED WITHIN THE FUEL BREAK. TREES SHOULD BE SPACED GREATER THAN 15 FEET BETWEEN CROWNS AND PRUNED. ACCUMULATED LEAVES AND OTHER DEAD VEGETATION SHALL BE REMOVED FROM BENEATH TREES.

c. IF SLOPES EXCEED 10% IN THE SURROUNDING AREA, THE FIRE FUEL BREAK MUST BE EXTENDED DOWN THE SLOPE ACCORDING TO MCC 38.7305(B)(1).

d. ACCESS DRIVES SHALL BE A MINIMUM OF 12 FEET IN WIDTH AND NOT EXCEED A GRADE OF 12 PERCENT. TURNOUTS SHALL BE PROVIDED A MINIMUM OF EVERY 500 FEET. ACCESS DRIVES SHALL BE MAINTAINED TO A LEVEL THAT IS PASSABLE TO FIRE EQUIPMENT. [MCC 38.7305(E)]

e. UTILITY SUPPLY SYSTEMS SHALL BE UNDERGROUND WHENEVER POSSIBLE. ROOF OF STRUCTURES SHALL BE CONSTRUCTED OF FIRE-RESISTANT MATERIALS, SUCH AS ASPHALT SHINGLES. [MCC 38.7305(G) & (H)]



PARENT PARCEL
ZONING: GGR2
JURISDICTION: MULTNOMAH COUNTY
APN: 1N6202B-00100

POR
TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104



VERTICAL BRIDGE SITE # US-OR-5099

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

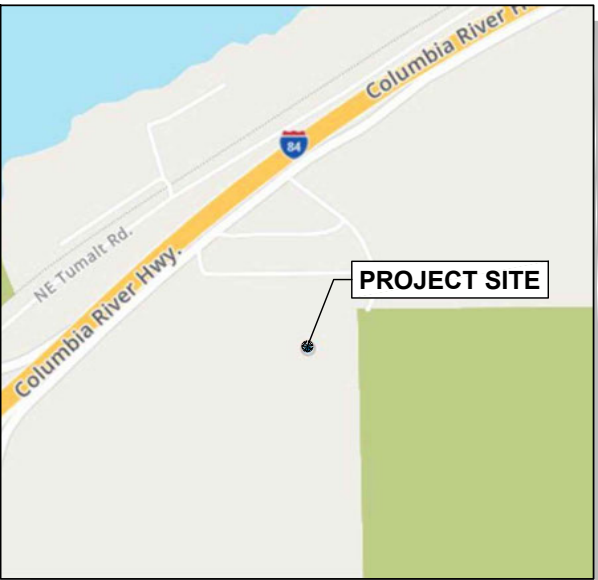
POR
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11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

COVER SHEET

T-1

VICINITY MAP



AREA MAP



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:
HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITAKER WAY. TURN LEFT ONTO I-84 E / US-30 E TOWARD HOOD RIVER / TROUTDALE / I-84 EAST / US-30 EAST. TAKE THE RAMP ON THE LEFT FOR I-84 E / US-30 E. AT EXIT 35, HEAD RIGHT ON THE RAMP FOR HISTORIC RTE-30 TOWARD AINSWORTH / STATE PARK. TURN LEFT ONTO E HISTORIC COLUMBIA RIVER HWY TOWARD DODSON / HOOD RIVER / WARREDALE. TURN RIGHT ONTO NE FRONTAGE RD TOWARD DODSON. TURN RIGHT ONTO NE MCLOUGHLIN PKWY. FOLLOW ROAD TO THE END. THROUGH LOCKED SWING GATE. SITE IS NORTH OF ABANDON SCHOOL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

WASHINGTON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2018 IBC, STANDARDS AND AMENDMENTS - WAC 51-50
2018 IMC, STANDARDS AND AMENDMENTS - WAC 51-52
2018 IFC, STANDARDS AND AMENDMENTS - WAC 51-54
2018 UPC, STANDARDS AND AMENDMENTS - WAC 51-56
2020 NATIONAL ELECTRICAL CODE - WAC 296-46B
2018 INTERNATIONAL FUEL GAS CODE
2018 WASHINGTON STATE ENERGY CODE - WAC 51-11C

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

PROJECT CONTACT LIST

PROPERTY OWNER:

AGNES HEUKER
PO BOX 1
CASCADE LOCKS, OR 97104

TOWER OWNER:

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BOCA RATON, FL 33487
STEVE HEDGES
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IMPLEMENTATION CONTACT:

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VERIZON WIRELESS
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SPOKANE, WA 99216
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greg.baker@verizonwireless.com

SITE ACQUISITION:

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STRUCTURAL ENGINEER:

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PHONE: 801.990.1775

APPLICANT:

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750 PARK OF COMMERCE DRIVE,
SUITE 200
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STEVE HEDGES
PHONE: (773) 988-1715
shedges@verticalbridge.com

CO-APPLICANT:

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(d/b/a VERIZON WIRELESS)
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PORTLAND, OR 97230

A&E CONSULTANT:

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rick.matteson@acomconsultinginc.com

ZONING / PERMITTING:

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ELECTRICAL ENGINEER:

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DRAPER, UT 84020
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PROJECT INFORMATION

CODE INFORMATION:

JURISDICTION: MULTNOMAH COUNTY
ZONING CLASSIFICATION: GGR2 (RESIDENTIAL)
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 153.8' AMSL
STRUCTURE HEIGHT: ±135.0' (TOP OF MONOPINE POLE)
±140.0' (OVERALL STRUCTURE HEIGHT)

GEODETIC COORDINATES (NAD83):

LATITUDE: 45.604217° (45° 36' 15.18" N)
LONGITUDE: -122.034586° (122° 02' 04.51" W)

LEASE AREA SIZE:

2,500 S.F. (V.B.), 500 S.F. (VZW)

PARCEL SIZE:

10.0 ACRES (TOTAL)

PARCEL NUMBER:

IN6E02B-00100

DRAWING INDEX

- T-1 COVER SHEET
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- T-3 GENERAL STRUCTURAL NOTES
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SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE SLAB WITHIN A NEW 50' x 50' VERTICAL BRIDGE FENCED WIRELESS FACILITY. PROPOSED INSTALLATION OF (12) PANEL ANTENNAS, (1) MW ANTENNA AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW ±135.0' MONOPINE POLE.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO ANY EXCAVATION.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
3. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
4. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
6. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
7. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.
8. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.
9. SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.
10. ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

PROJECT INFORMATION

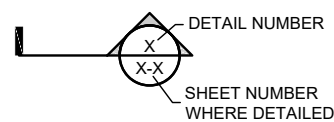
1. THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.
3. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

LEGEND

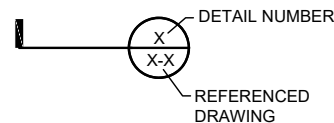
ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED

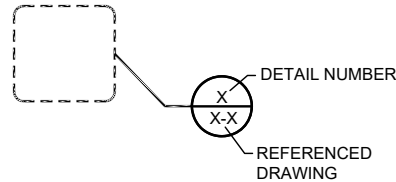
BUILDING/WALL/DETAIL SECTION:



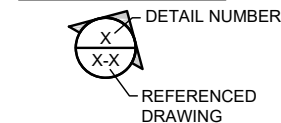
REFERENCE



LARGE SCALE DETAIL:



ELEVATION REFERENCE:



IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



verticalbridge



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11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

GENERAL NOTES AND SYMBOLS

T-2

STRUCTURAL STEEL

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:

WIDE FLANGE:	ASTM A992 GR. 50
RECT/SQ. HSS:	ASTM A500 GR B (46 ksi)
PIPE:	ASTM A53 GR. B
ANGLES, CHANNELS, PLATES:	ASTM A36
STEEL TO STEEL BOLTS	ASTM F3125 GR. A325N
BOLTS FOR GRATING CLIPS:	ASTM A307
SCREWS:	SAE GR. 5 (OR EQUIVALENT)
PLATES:	ASTM A36
2. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
3. ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. NO FIELD WELDING PERMITTED.
4. ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.

CONTRACTOR SHALL PROVIDE REQUIRED SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY CARRIER AND THE GOVERNING JURISDICTION, AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING:

- A. PERIODIC THIRD PARTY SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - A.A. PERIODIC FOR HIGH STRENGTH (A325 AND A490) BOLT INSTALLATIONS, IF UTILIZED
 - A.B. PERIODIC SPECIAL INSPECTION OF CONCRETE FORMS AND CONCRETE AND REINFORCEMENT PLACEMENT
 - A.C. CONTINUOUS FOR ALL RETROFIT ANCHORS IN CONCRETE
- 2. PROVIDE SPECIAL INSPECTIONS FOR OTHER ITEMS NOTED ON DRAWINGS TO CONFIRM COMPLIANCE WITH CONTRACT DOCUMENTS.
- 3. STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- 4. SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- 5. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.
- 6. STRUCTURAL OBSERVATION NOT REQUIRED.

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-(LATEST EDITION)
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH PSI
GRADE BEAMS	3000
FOOTINGS	3000
4. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
 - a. COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE.
 - b. LARGE AGGREGATE-HARDROCK, ¾" MAXIMUM SIZE CONFORMING TO ASTM C-33
 - c. CEMENT-ASTM C-150, TYPE TYPE II PORTLAND CEMENT
 - d. MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO: 0.45
 - e. AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%
 - f. NO ADMIXTURES, EXCEPT FOR ENTRAINED AIR, AND AS APPROVED BY THE ENGINEER.
5. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94
6. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS.
7. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO #4 REINFORCING BARS, UNLESS NOTED OTHERWISE.

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. REBAR SPLICES ARE TO BE: CLASS "B"
6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

1. USE, INSTALLATION, EMBEDMENT DEPTH, AND DIAMETER OF EXPANSION/WEDGE OR ADHESIVE ANCHORS IN HARDENED CONCRETE OR CMU SHALL CONFORM TO ICC REPORT & MANUFACTURER'S RECOMMENDATIONS.
2. MAINTAIN CRITICAL EDGE DISTANCE SPECIFIED IN ICC REPORT AS A MINIMUM, U.N.O. IN THESE DRAWINGS
3. LOCATE AND AVOID CUTTING EXISTING REBAR OR TENDONS WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS, CONCRETE WALLS, OR CMU.

NO.	DATE	DRAWN	REVISION
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I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:

verizon

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

The logo for Acom Consulting, Inc. features the word "Acom" in a large, bold, black sans-serif font. Above the letter "A" is a stylized graphic of a radio tower with concentric circles representing signal waves. Below "Acom" is the word "CONSULTING, INC" in a smaller, blue, all-caps sans-serif font. A thin blue line curves around the letters "com".

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CASCADE LOCKS, OR 97104

GENERAL STRUCTURAL NOTES

T-3

1. THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
 - A. STANDARDS AND DESIGN CODES:
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION (2012 IBC)
 - B. FOUNDATION ANALYSIS/DESIGN IS BY OTHERS AND IS TO BE BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS OR CODE PRESCRIBED PRESUMPTIVE SOIL PARAMETERS AS APPROVED BY THE JURISDICTION

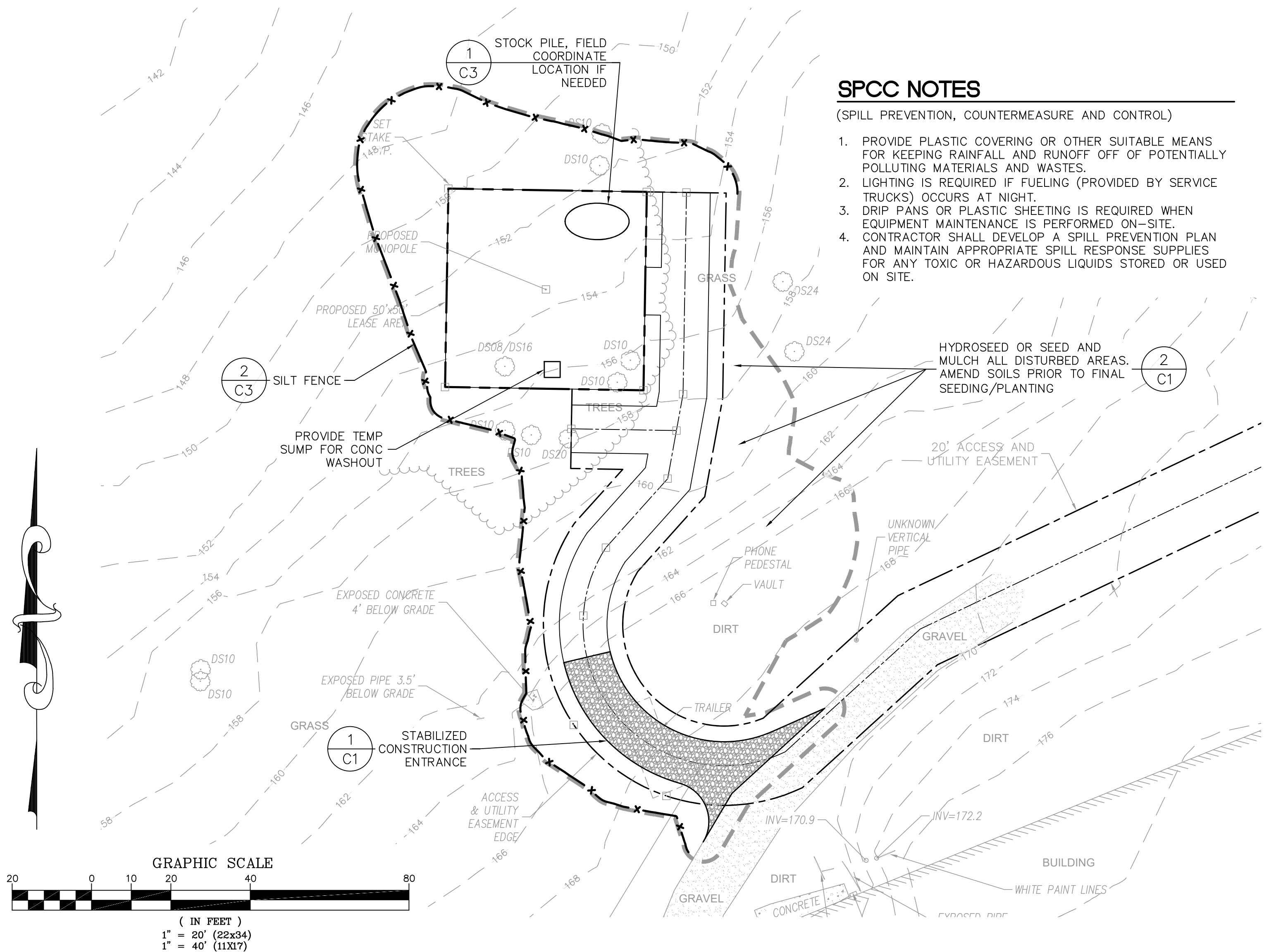
PORUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

GENERAL STRUCTURAL NOTES

T-3

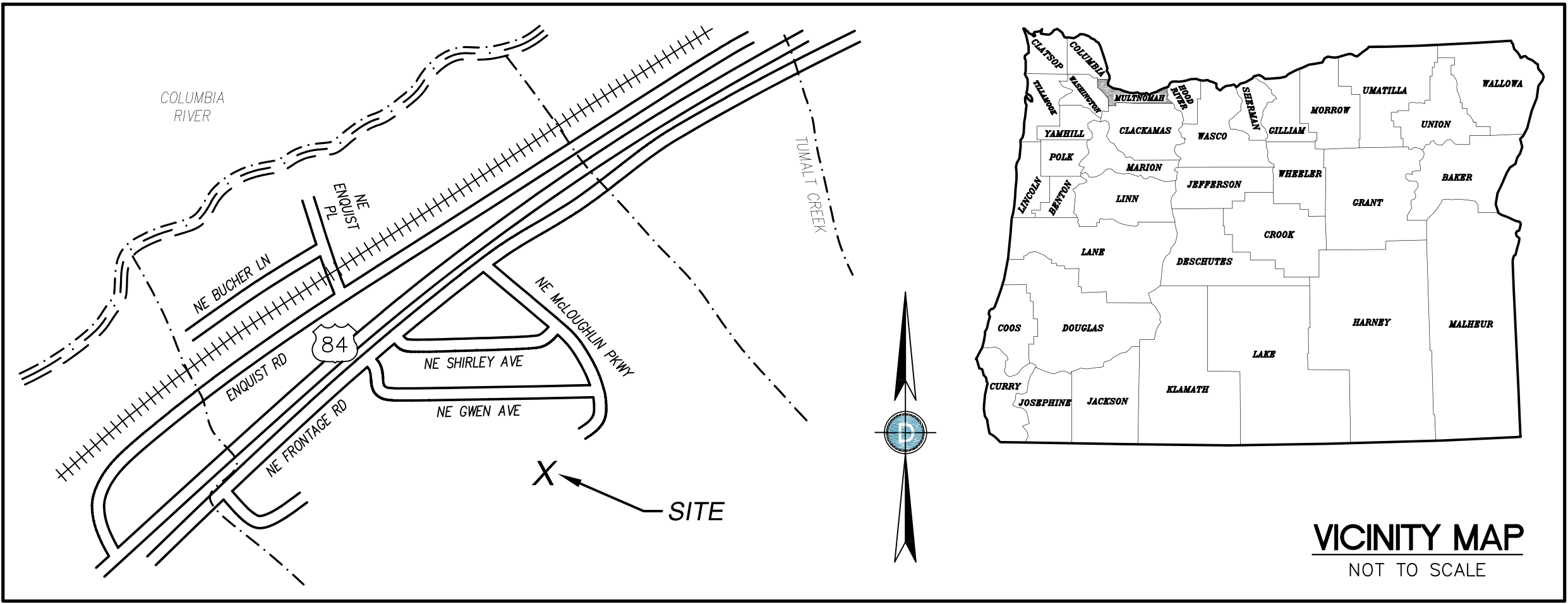
US-OR-5099 - TUMALT



SPCC NOTES

(SPILL PREVENTION, COUNTERMEASURE AND CONTROL)

1. PROVIDE PLASTIC COVERING OR OTHER SUITABLE MEANS FOR KEEPING RAINFALL AND RUNOFF OFF OF POTENTIALLY POLLUTING MATERIALS AND WASTES.
2. LIGHTING IS REQUIRED IF FUELING (PROVIDED BY SERVICE TRUCKS) OCCURS AT NIGHT.
3. DRIP PANS OR PLASTIC SHEETING IS REQUIRED WHEN EQUIPMENT MAINTENANCE IS PERFORMED ON-SITE.
4. CONTRACTOR SHALL DEVELOP A SPILL PREVENTION PLAN AND MAINTAIN APPROPRIATE SPILL RESPONSE SUPPLIES FOR ANY TOXIC OR HAZARDOUS LIQUIDS STORED OR USED ON SITE.



ESPCP NOTES

1. COVER ALL STOCKPILED SOIL WITH PLASTIC SHEETING WHEN NOT IN USE.
2. RE-SEED, OR INSTALL LANDSCAPING IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.
3. COVER ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH ORGANIC MULCHING SUCH AS STRAW OR HAY.

PER THE CITY OF PORTLAND, OREGON "EROSION & SEDIMENT CONTROL MANUAL", MARCH 2022:

- A. 24-HOUR ONSITE EROSION AND SEDIMENT CONTROL MANAGER CONTACT NAME: _____ PHONE NO: _____
- B. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION BEST MANAGEMENT PRACTICES [BMPs], OR UTILITIES)
- C. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP BMPs IS THE RESPONSIBILITY OF THE RESPONSIBLE PARTY UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED PERMANENT STABILIZATION IS ESTABLISHED.
- D. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY FOR THE DURATION OF CONSTRUCTION. EXCEEDING THE APPROVED LIMITS OF DISTURBANCE MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS, PERMIT REVISIONS, STOP WORK ORDERS, OR OTHER ENFORCEMENT ACTIONS.
- E. THE ESPCP BMPs SHOWN ON THIS PLAN MUST BE CONSTRUCTED PER CITY STANDARDS AND MADE FUNCTIONAL PRIOR TO GROUND-DISTURBING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE INITIAL CLEARING MUST BE THE MINIMUM REQUIRED TO INSTALL ESPCP BMPs.
- F. THE ESPCP BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP BMPs SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS OR SITE CONDITIONS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE. ADDITION AND REMOVAL OF BMPs SHOULD BE DOCUMENTED IN THE DAILY INSPECTION LOG AND, IN CASES OF ESPCP REVISION, ON THE REVISED ESPCP.
- G. FUELS, OILS, SOLVENTS, HAZARDOUS CHEMICALS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- H. OFFSITE RELEASE OF FUEL, OILS, SOLVENTS, HAZARDOUS CHEMICALS, SEDIMENT, TRASH, DEBRIS, OR OTHER SUBSTANCES RESULTING FROM CONSTRUCTION ACTIVITIES IS NOT ALLOWED. ALL SPILLS IN EXCESS OF REPORTABLE QUANTITIES SHALL BE REPORTED TO BUREAU OF ENVIRONMENTAL SPILL RESPONSE, 503-823-7180.
- I. SIGNAGE SHALL BE POSTED ON THE SITE OF THE PERMITTED GROUND-DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER OR THE RESPONSIBLE CITY PROJECT MANAGER/INSPECTOR.
- J. BETWEEN OCTOBER 1 AND APRIL 30, ALL DENUDED SITES SHALL BE PROVIDED WITH TEMPORARY SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 2 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.
- K. BETWEEN MAY 1 AND SEPTEMBER 30, TEMPORARY EROSION AND SEDIMENT CONTROL BMPs TO REDUCE DUST AND SEDIMENT TRANSPORT SHALL BE APPLIED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.

SITE INFORMATION

SITE ADDRESS	11499 NE McLOUGHLIN PKWY CASCADE LOCKS, OR 97014
COUNTY	MULTNOMAH
TAX LOT NUMBER	R323214
PROPERTY OWNERS	AGNES HEUKER
ZONING	RF (RESIDENTIAL FARMING)
TOTAL LOT AREA	10.0± AC
DISTURBED AREA	±14,200 SF
IMPERVIOUS AREA	±5,070 SF
CUT	±530 CY
FILL	±185 CY

REFERENCE INFORMATION

SITE PLAN PROVIDED BY INFINGY, REVISION 0,
DATED 04/22/2020.

CONTACT INFORMATION

APPLICANT	VERTICAL BRIDGE VBTS, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487 STEVE HEDGES PHONE: (773) 988-1715 SHEDGES@VERTICALBRIDGE.COM
GROUND OWNER	AGNES HEUKER PO BOX 1 CASCADE LOCKS, OR 97104
ARCHITECT/ ENGINEER	RIK MATTESON ACOM CONSULTING, INC 5200 SW MEADOWS RD SUITE 150 LAKE OSWEGO, OR 97035 PHONE: (425) 209-6723 RIK.MATTESON@ACOMCONSULTINGINC.COM
CIVIL ENGINEER/ SURVEYOR	DUNCANSON COMPANY, INC. 145 SOUTHWEST 155TH STREET, #102 SEATTLE, WA 98166 CONTACT: HAROLD DUNCANSON HAROLD@DUNCANSONCO.COM 206-244-4141

SHEET INDEX

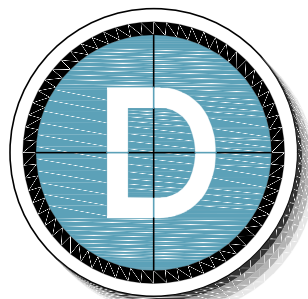
C1	EROSION, SEDIMENT AND POLLUTION CONTROL PLAN
C2	ROAD AND GRADING PLAN
C3	DETAILS
EX1	SLOPE HEATMAP EXHIBIT

CAUTION!

UNDERGROUND UTILITIES
EXIST IN THE AREA AND
UTILITY INFORMATION SHOWN
MAY BE INCOMPLETE. STATE
LAW REQUIRES THAT
CONTRACTOR CONTACT THE
ONE-CALL UTILITY LOCATE
SERVICE AT LEAST 48 HOURS
BEFORE STARTING ANY
CONSTRUCTION.



THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487



DUNCANSON

Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

US-OR-5099
TUMALT

11499 NE McLOUGHLIN PKWY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

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FIELD CREW:	CR/JW
FIELD BOOK:	657/130
DRAWN BY:	DLS
JOB #:	99544.3035
DATE:	9/25/2025

REVISIONS

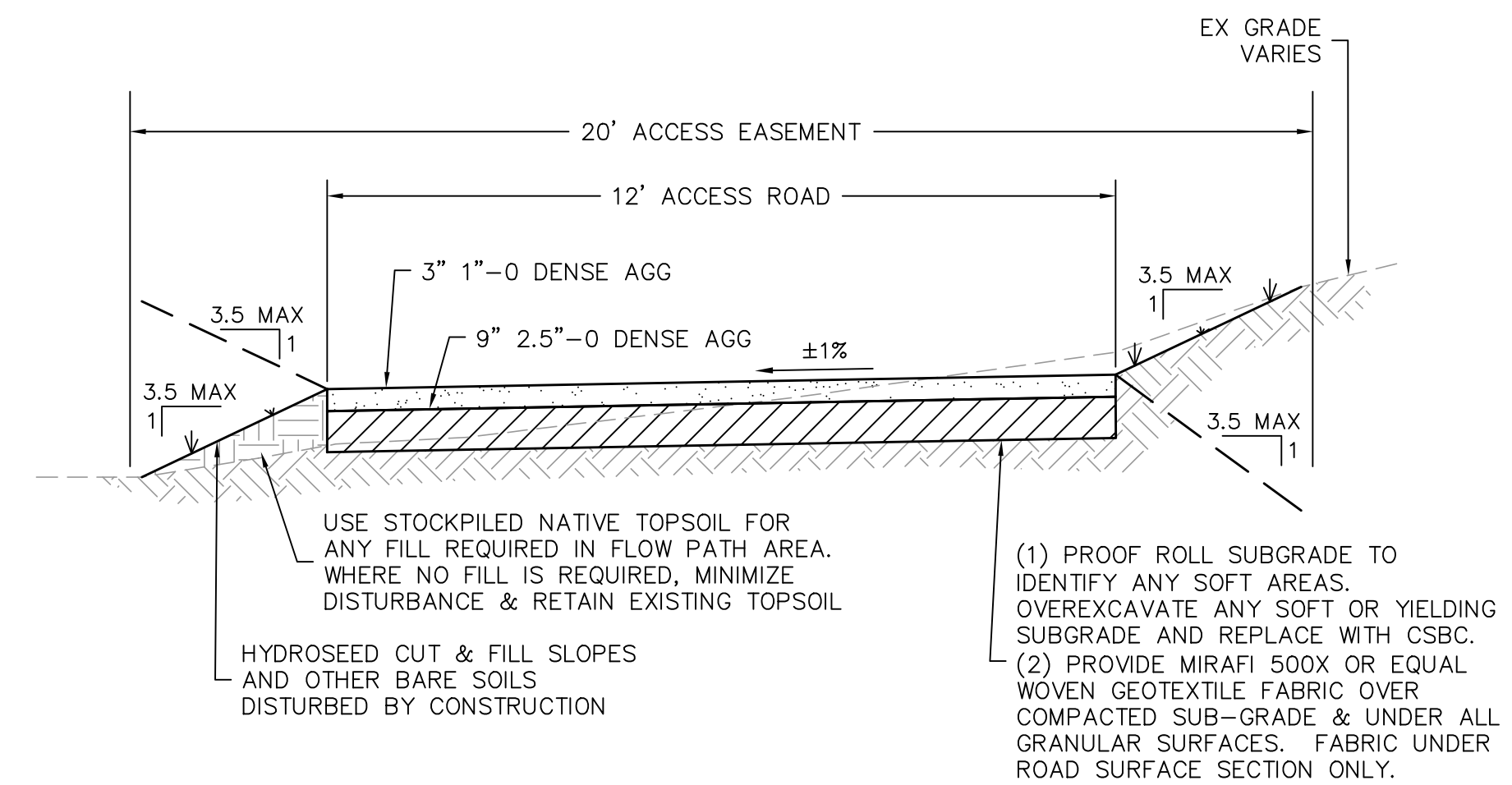
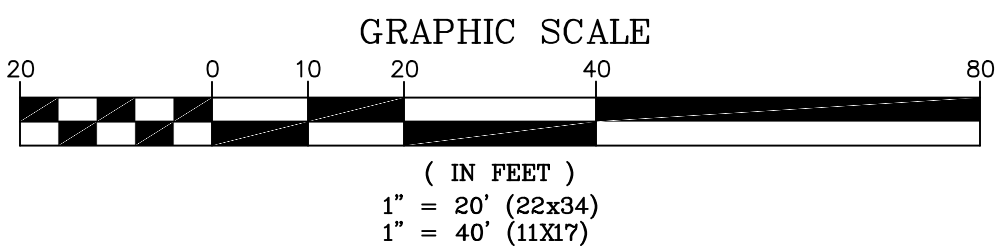
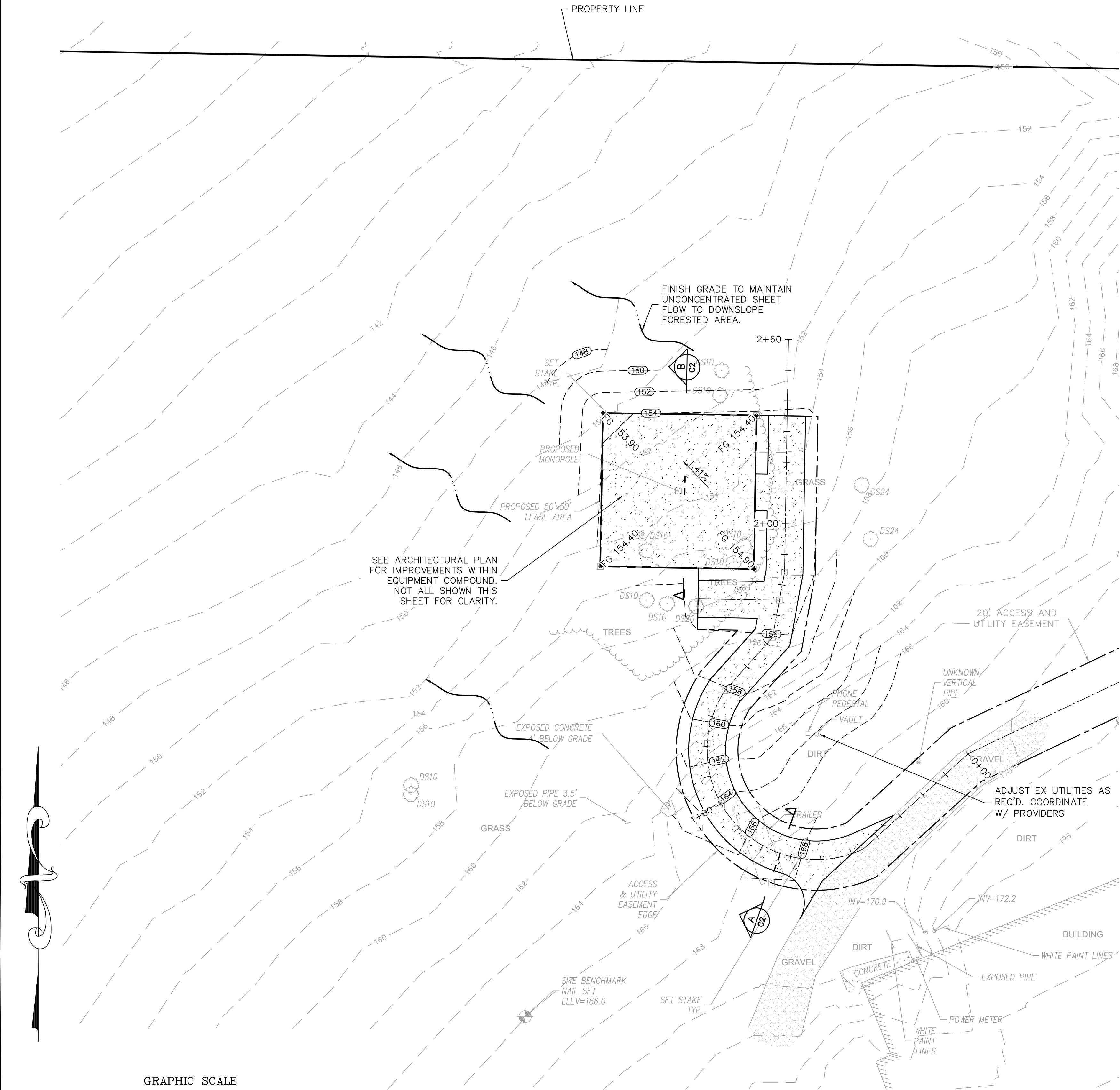
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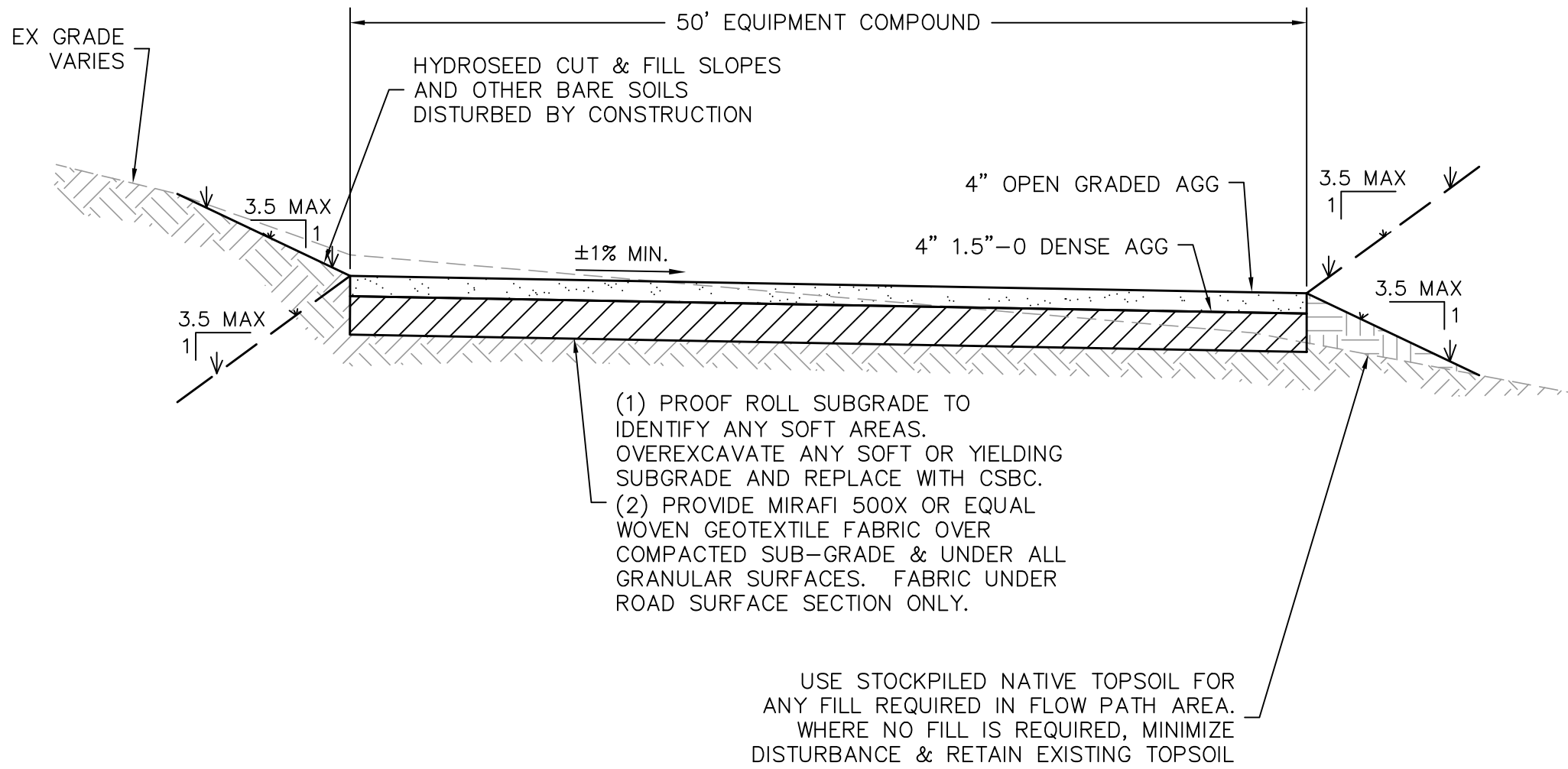
SHEET TITLE
EROSION, SEDIMENT AND
POLLUTION CONTROL PLAN

SHEET NUMBER

C1



ACCESS ROAD
NOT TO SCALE



EQUIPMENT COMPOUND
NOT TO SCALE

CAUTION!
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Know what's below.
Call before you dig.

THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4453

SITE

US-OR-5099

TUMALT

11499 NE McLOUGHLIN PKWY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

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FIELD BOOK:	657/130
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JOB #:	99544.3035
DATE:	9/25/2025

REVISIONS		
DATE	DESCRIPTION	BY

RENEW: 12/31/25

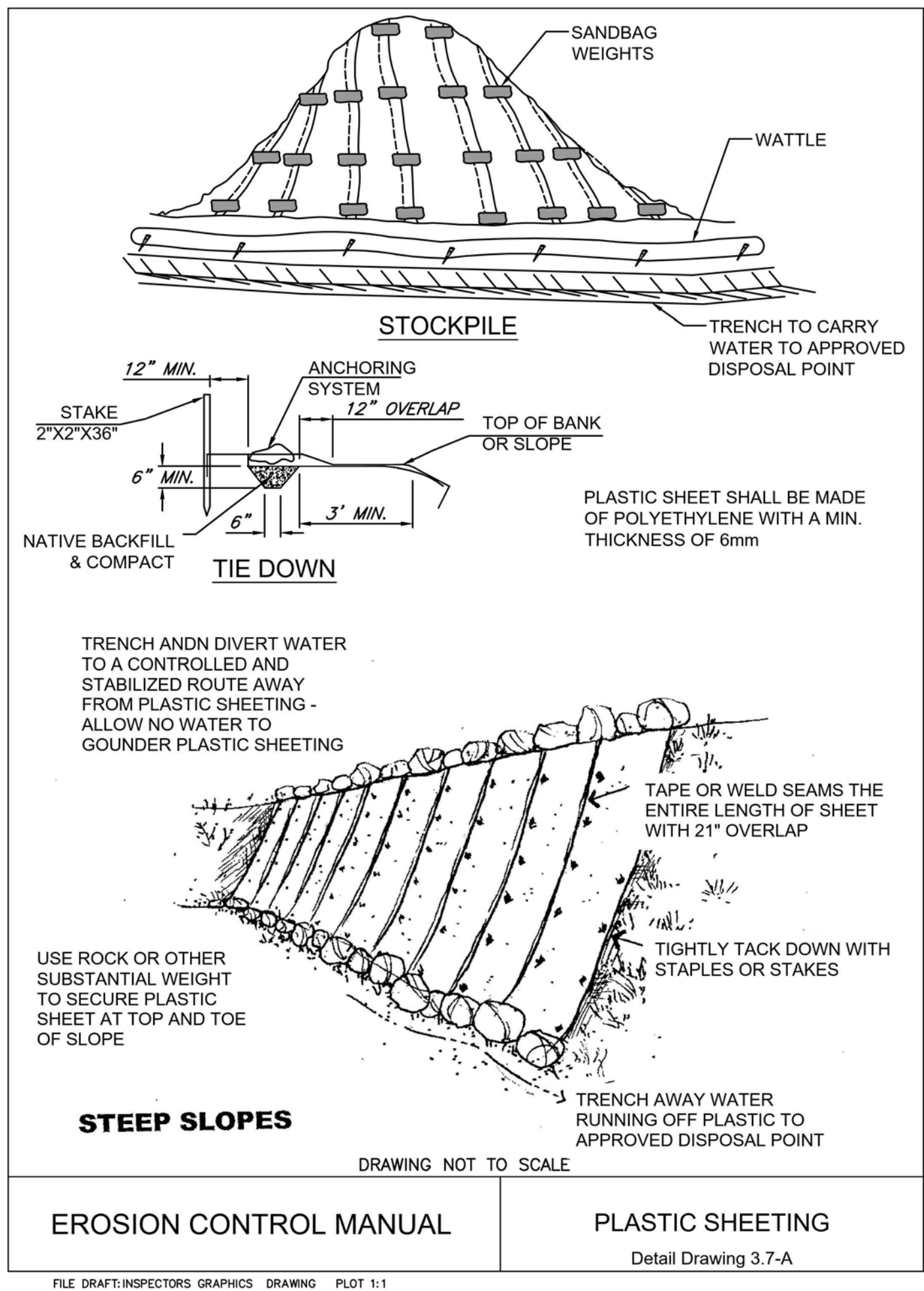
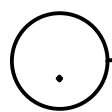
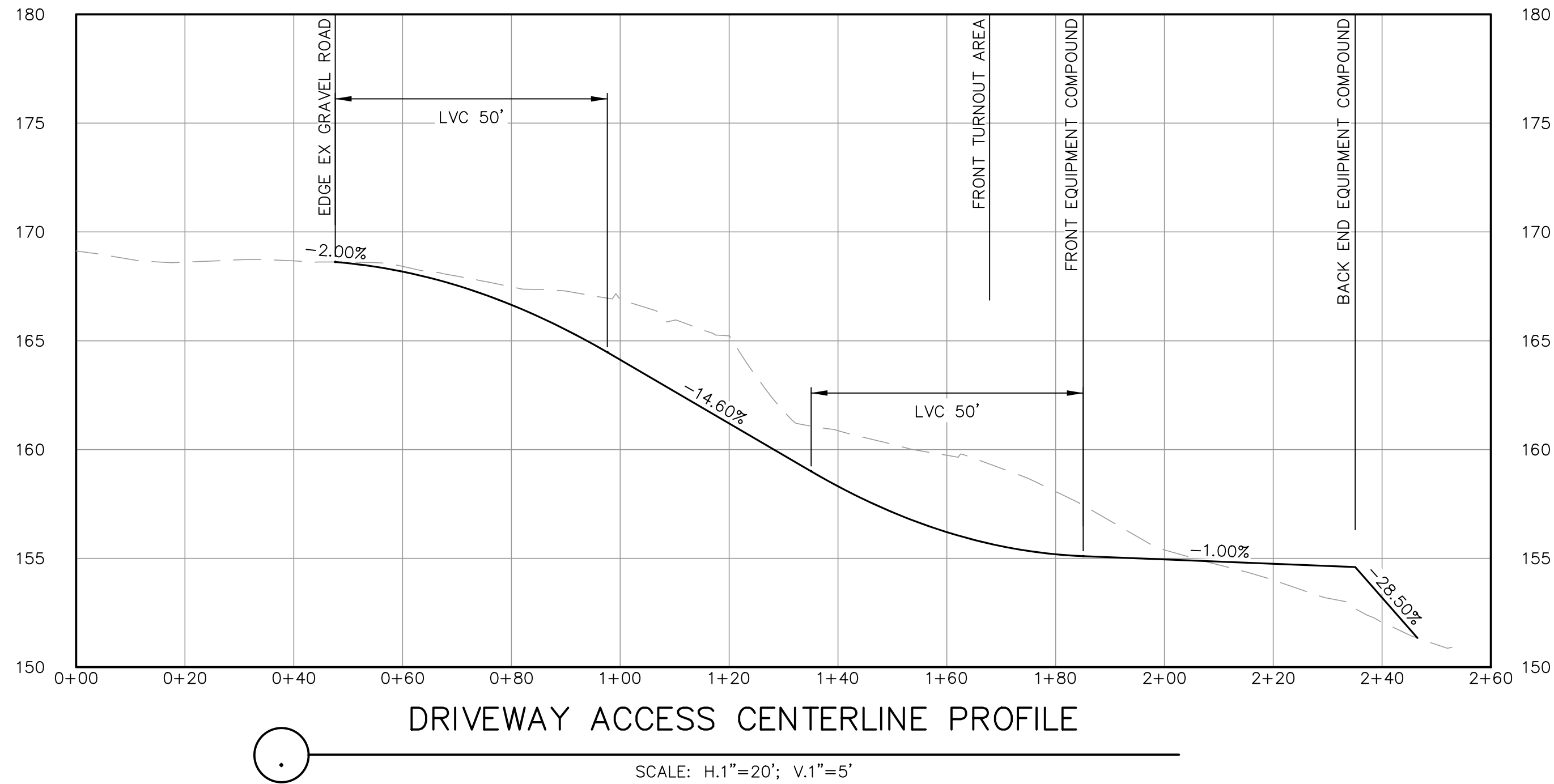
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ROAD AND GRADING PLAN

SEC 2, TWP 1 N, RNG 6 E, WM

SHEET NUMBER

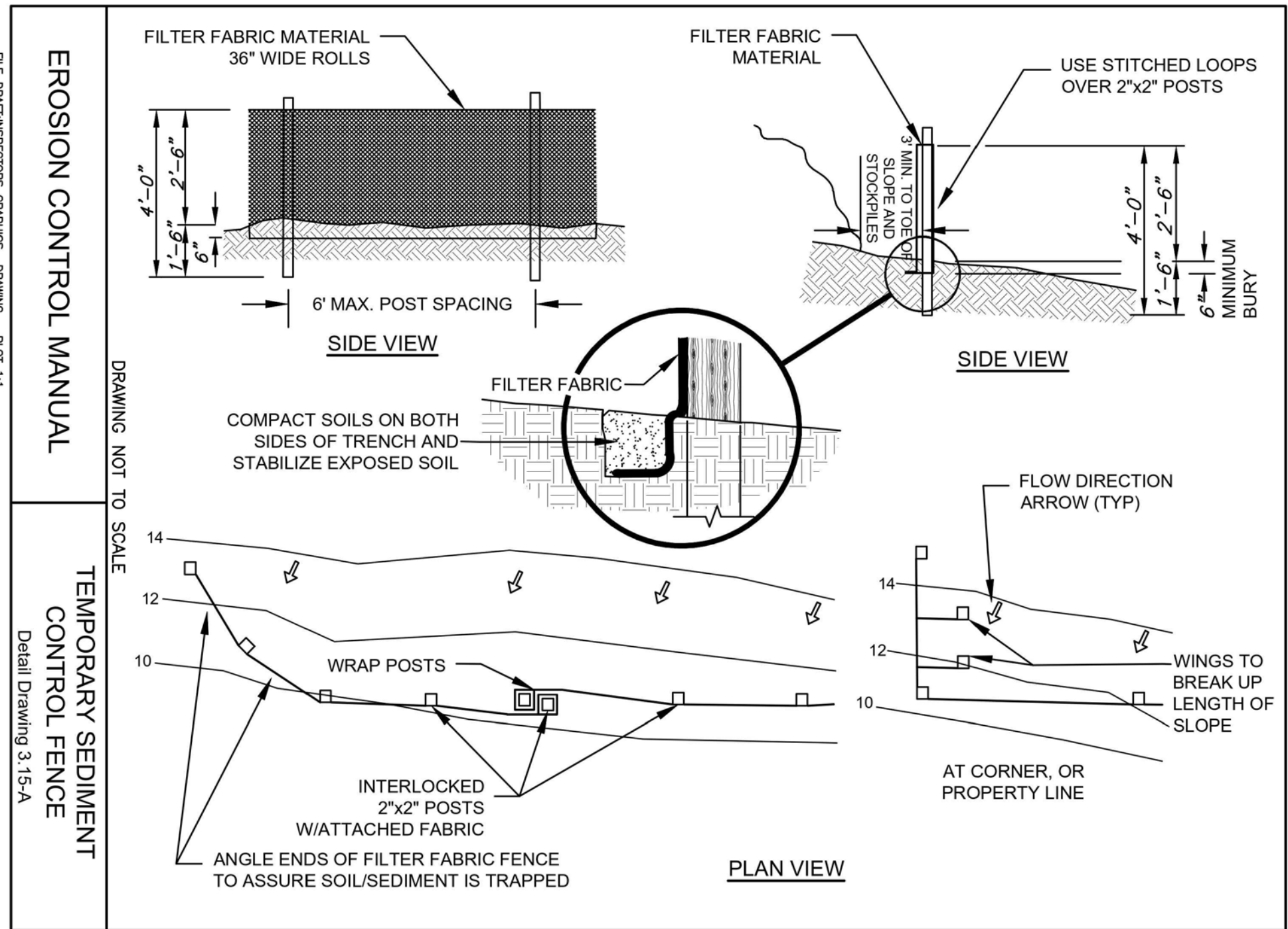
C2



1

PLASTIC COVERING

NOT TO SCALE



2

SILT FENCE

NOT TO SCALE

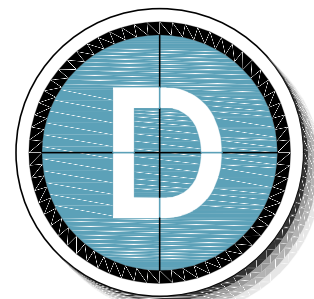
CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

Know what's below.
Call before you dig.



THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
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DUNCANSON
Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
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SITE

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TUMALT

11499 NE McLOUGHLIN PKWY
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MULTNOMAH COUNTY

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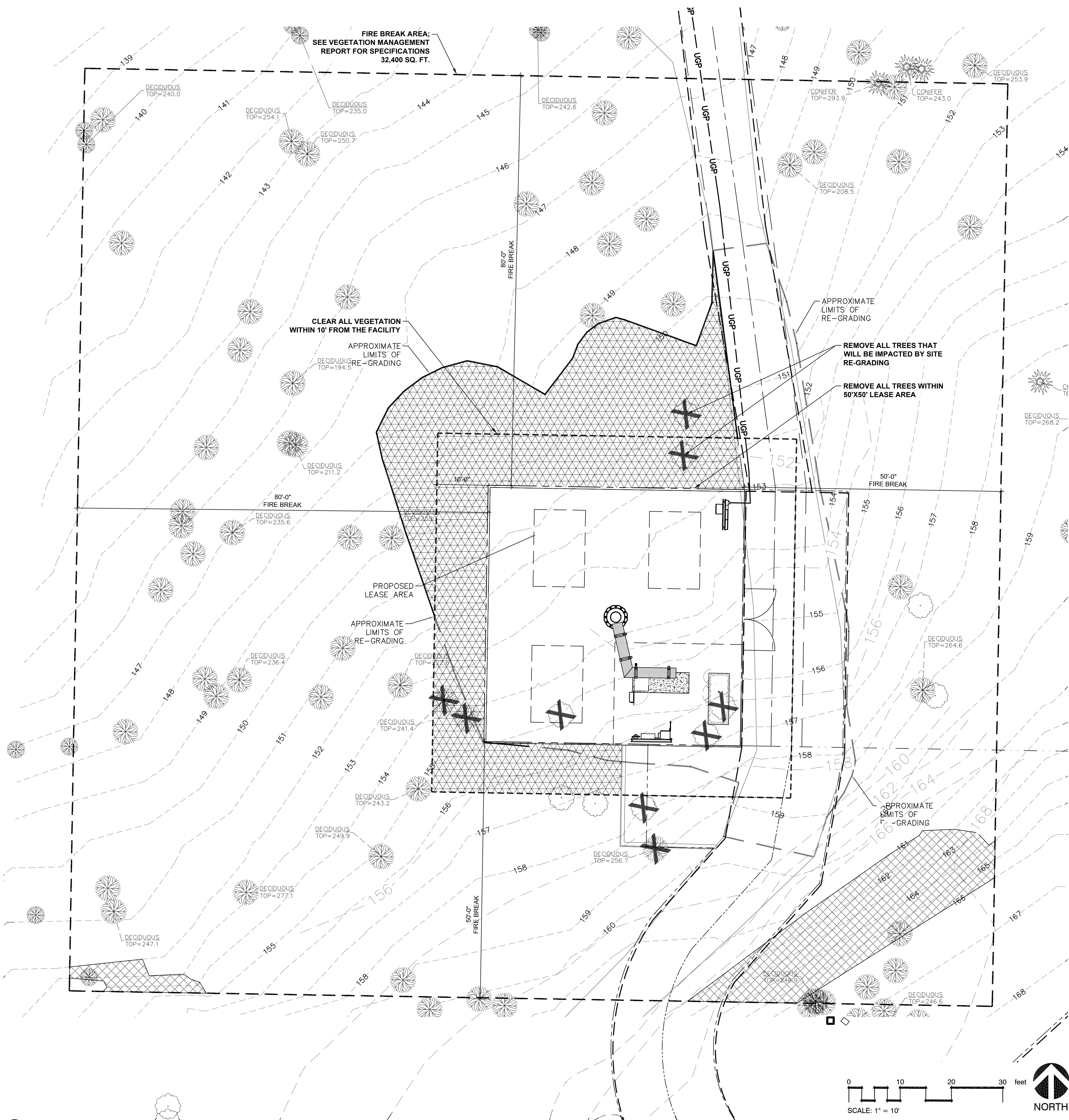
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FIELD BOOK:	657/130
DRAWN BY:	DLS
JOB #:	99544.3035
DATE:	9/25/2025

REVISIONS		
DATE	DESCRIPTION	BY

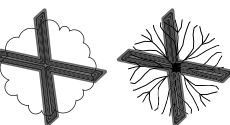


SHEET TITLE
ADDITIONAL DETAILS
SEC 2, TWP 1 N, RNG 6 E, WM

SHEET NUMBER
C3



LEGEND

-  AREA TO BE COVERED WITH 2"-3" OF RE-USED DUFF (DECOMPOSED ORGANIC FOREST FLOOR MATERIAL) 2757 SQ. FT.
-  TREES TO BE REMOVED

LANDSCAPE SCREENING:

NO NEW PLANTING IS PROPOSED TO SCREEN THE FACILITY. EXISTING TREES WILL PROVIDE ADEQUATE SCREENING AND WOULD ANYWAY INHIBIT ANY NEW PLANTING FROM GETTING ESTABLISHED.

Revisions:

Project Information:

Project name:
Tumalt

Project address:
11499 NE McLoughlin Parkway
Cascade Locks, OR 97104

Issue Information:



CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite #200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no.: 2025-035
Drawn by: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: November 7, 2025
Sheet no.: 1 of 1

Sheet title:

Landscape Plan

Drawing:

L100

NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 04/23/25. PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

POR TUMALT
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

OVERALL
SITE PLAN

A-1

FIRE PROTECTION REQUIREMENTS:

MEETS THE FIRE PROTECTION REQUIREMENTS OF MCC 38.7305, WHICH INCLUDES THE REQUIREMENTS DESCRIBED BELOW. THIS REQUIREMENT IS DUE TO THE SUBJECT PROPERTY BEING LOCATED WITHIN 500 FEET OF LANDS DESIGNATED IN GGF. [MCC 38.7300(C)(4)]

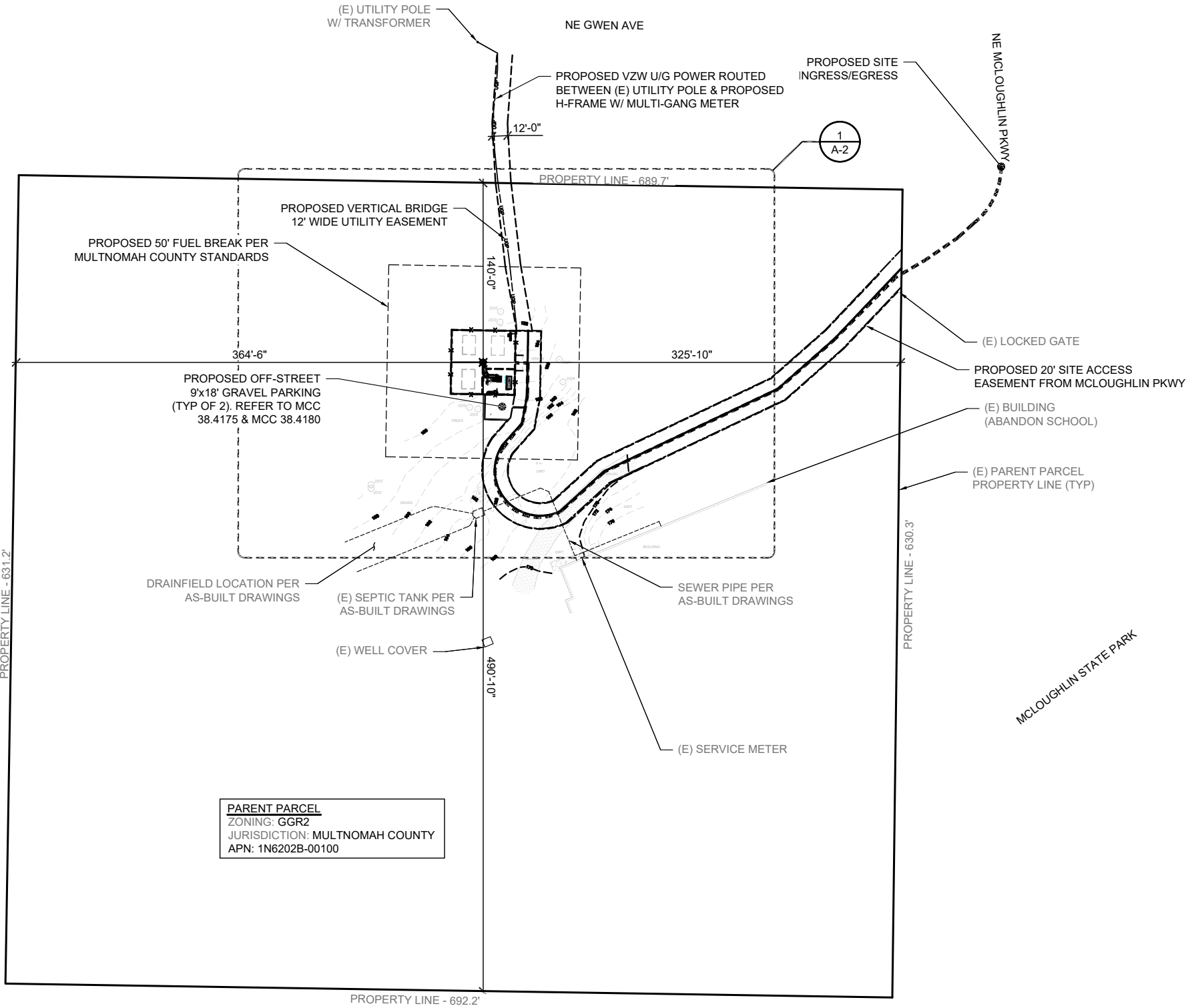
a. THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED MUST BE SETBACK AT LEAST 50 FEET FROM SLOPES EXCEEDING 30% GRADE IN ORDER TO MINIMIZE THE RISKS ASSOCIATED WITH WILDFIRE.

b. A DEFENSIBLE SPACE (FIRE) FUEL BREAK OF AT LEAST 50 FEET SHALL SURROUND THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED. HAZARDOUS FUELS SHALL BE REMOVED AND IRRIGATED OR FIRE RESISTANT VEGETATION MAY BE PLANTED WITHIN THE FUEL BREAK. TREES SHOULD BE SPACED GREATER THAN 15 FEET BETWEEN CROWNS AND PRUNED. ACCUMULATED LEAVES AND OTHER DEAD VEGETATION SHALL BE REMOVED FROM BENEATH TREES.

c. IF SLOPES EXCEED 10% IN THE SURROUNDING AREA, THE FIRE FUEL BREAK MUST BE EXTENDED DOWN THE SLOPE ACCORDING TO MCC 38.7305(B)(1).

d. ACCESS DRIVES SHALL BE A MINIMUM OF 12 FEET IN WIDTH AND NOT EXCEED A GRADE OF 12 PERCENT. TURNOUTS SHALL BE PROVIDED A MINIMUM OF EVERY 500 FEET. ACCESS DRIVES SHALL BE MAINTAINED TO A LEVEL THAT IS PASSABLE TO FIRE EQUIPMENT. [MCC 38.7305(E)]

e. UTILITY SUPPLY SYSTEMS SHALL BE UNDERGROUND WHENEVER POSSIBLE. ROOF OF STRUCTURES SHALL BE CONSTRUCTED OF FIRE-RESISTANT MATERIALS, SUCH AS ASPHALT SHINGLES. [MCC 38.7305(G) & (H)]



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J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:



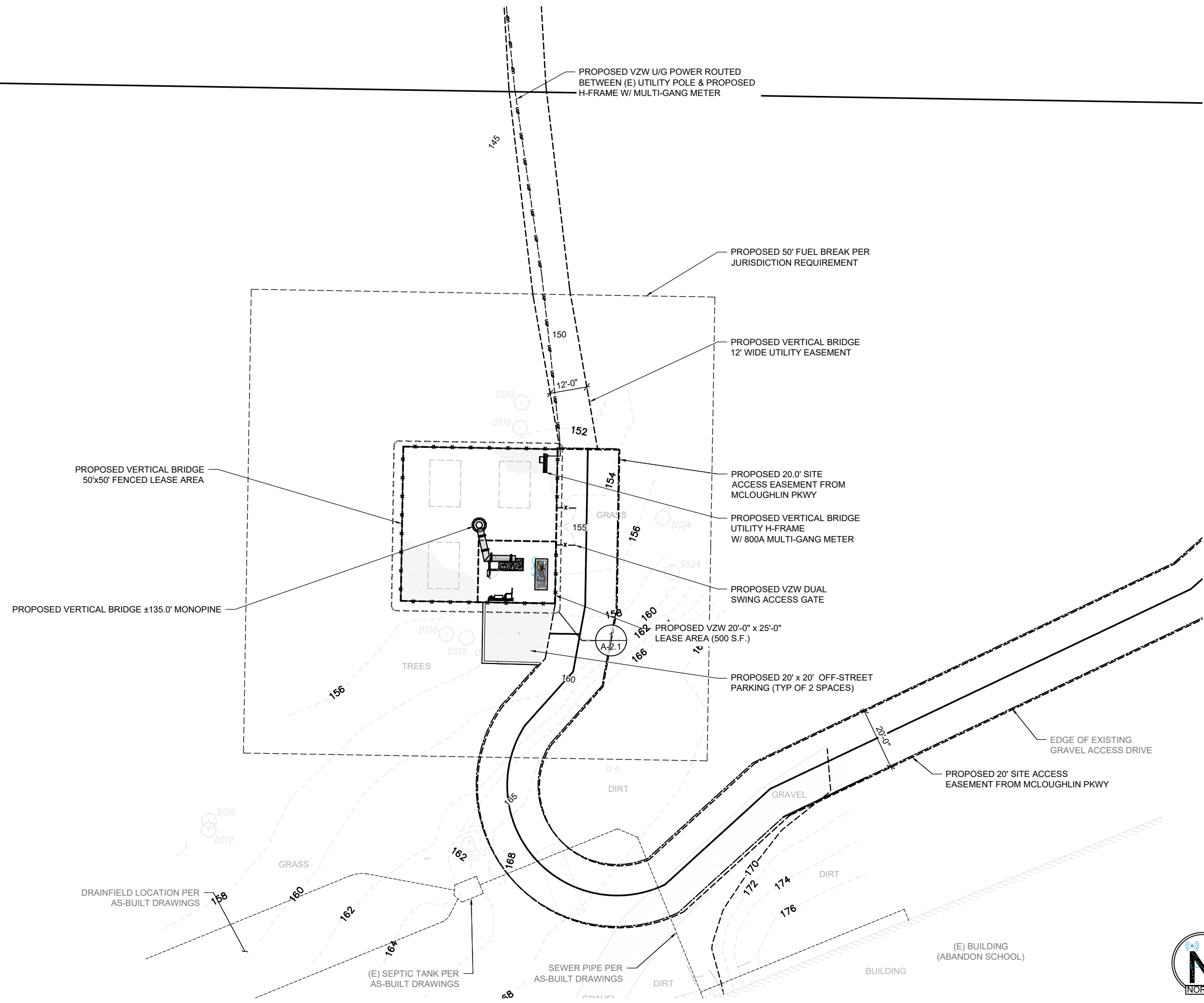
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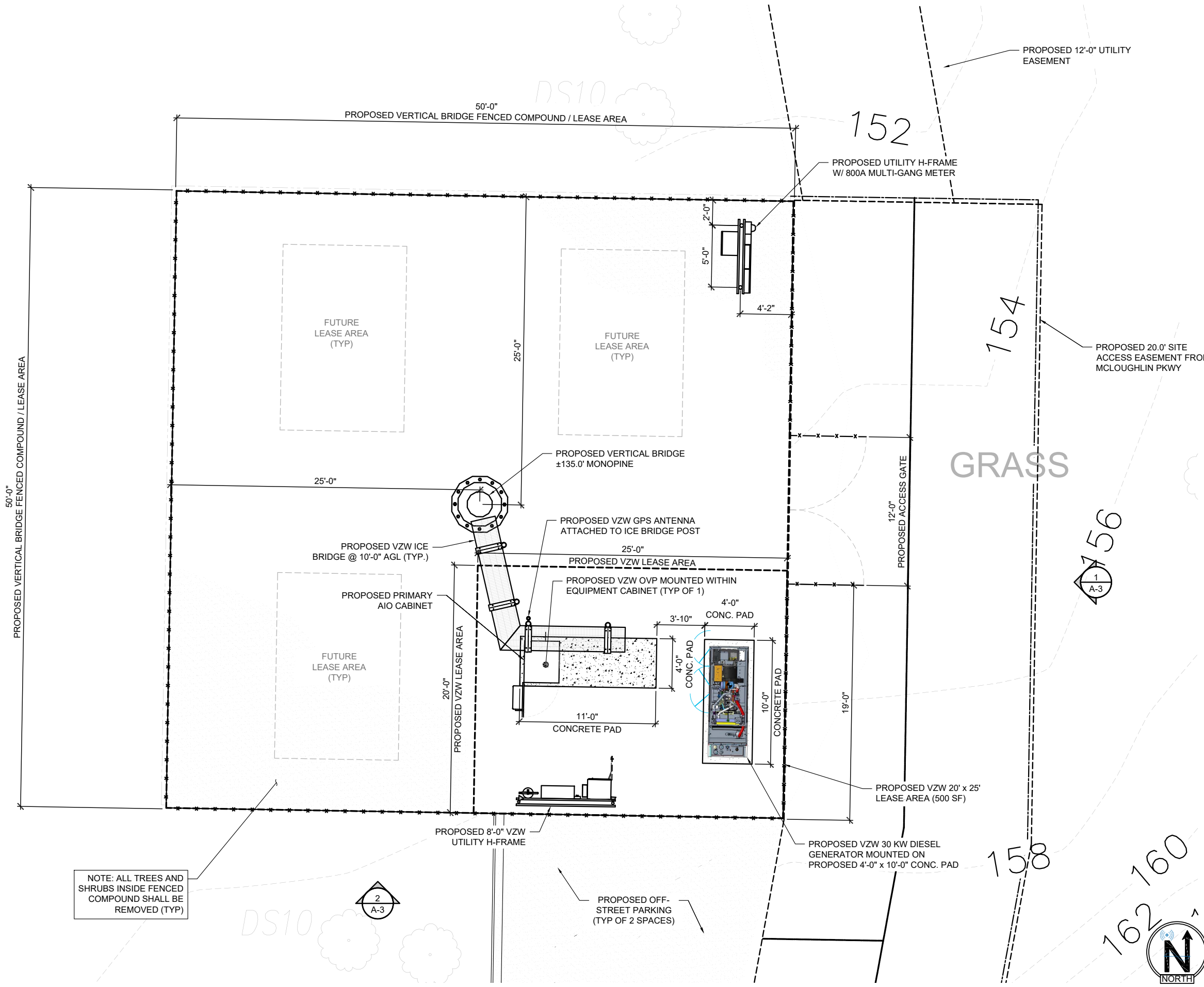


**POR
TUMALT**
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

**ENLARGED
SITE PLAN**

A-2





NOTE: ALL TREES AND SHRUBS INSIDE FENCED COMPOUND SHALL BE REMOVED (TYP)

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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E	10/23/23	KM	CLIENT COMMENT
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J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

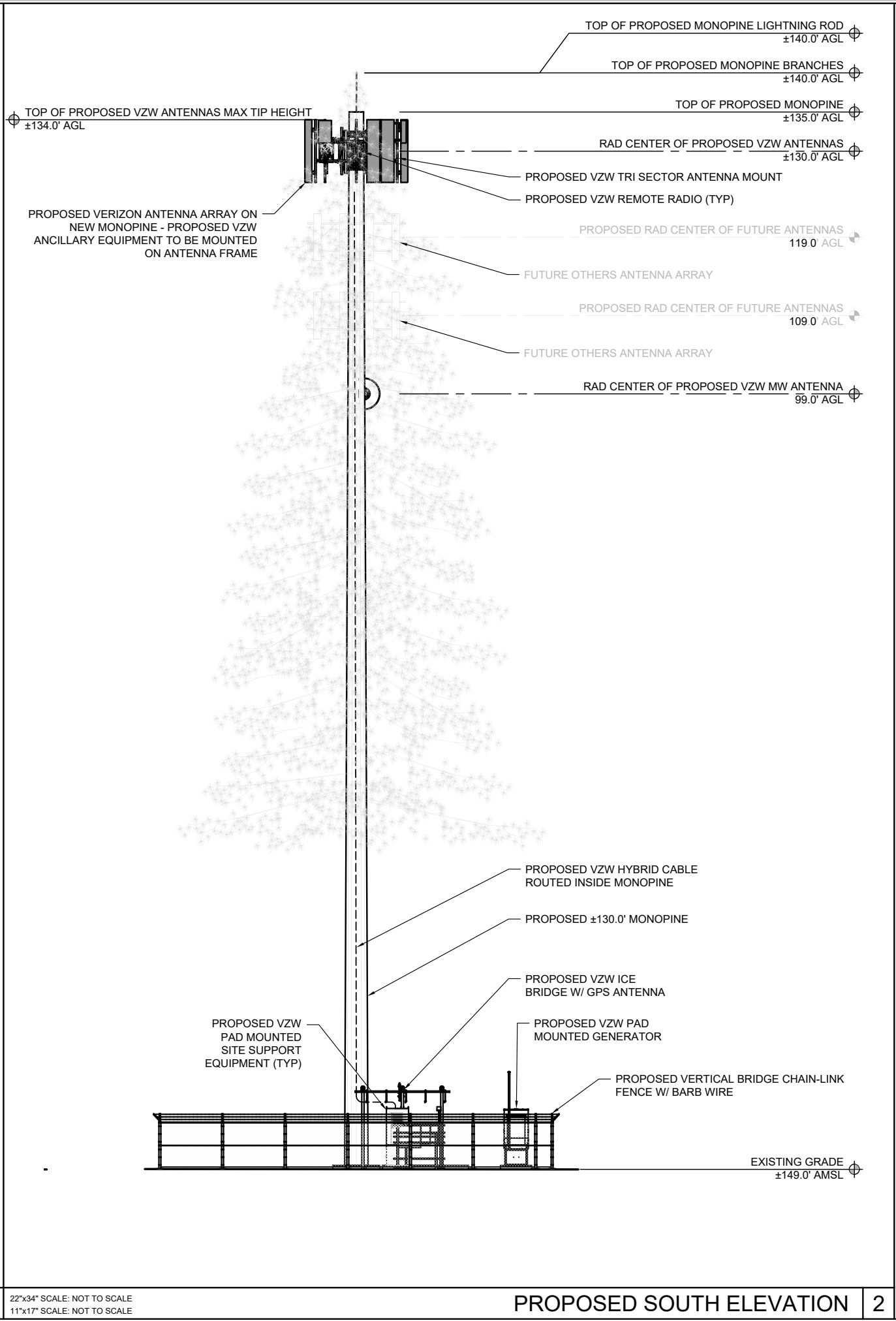
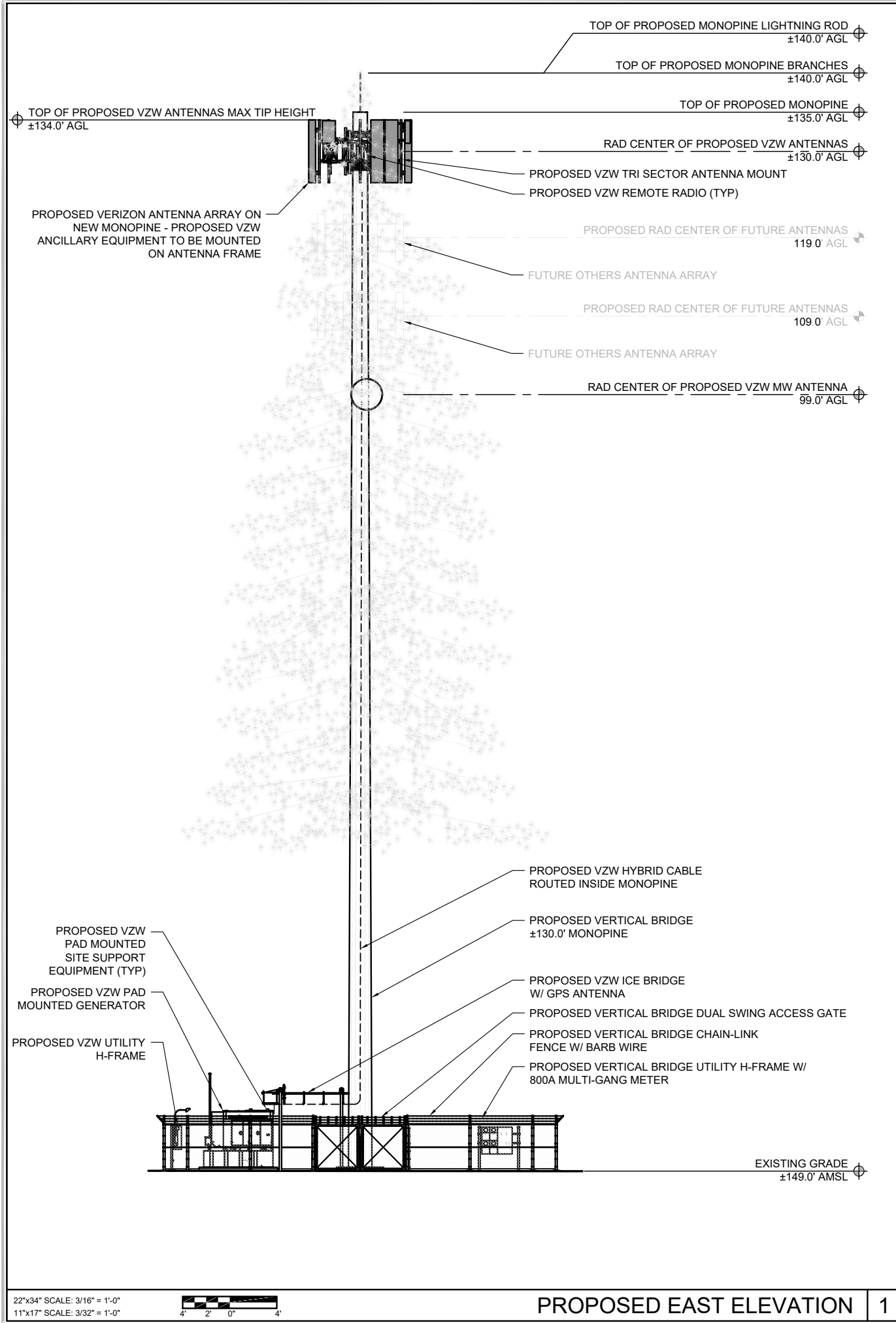
CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

POR TUMALT
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

PROPOSED COMPOUND PLAN

A-2.1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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E	10/23/23	KM	CLIENT COMMENT
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L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

POR TUMALT

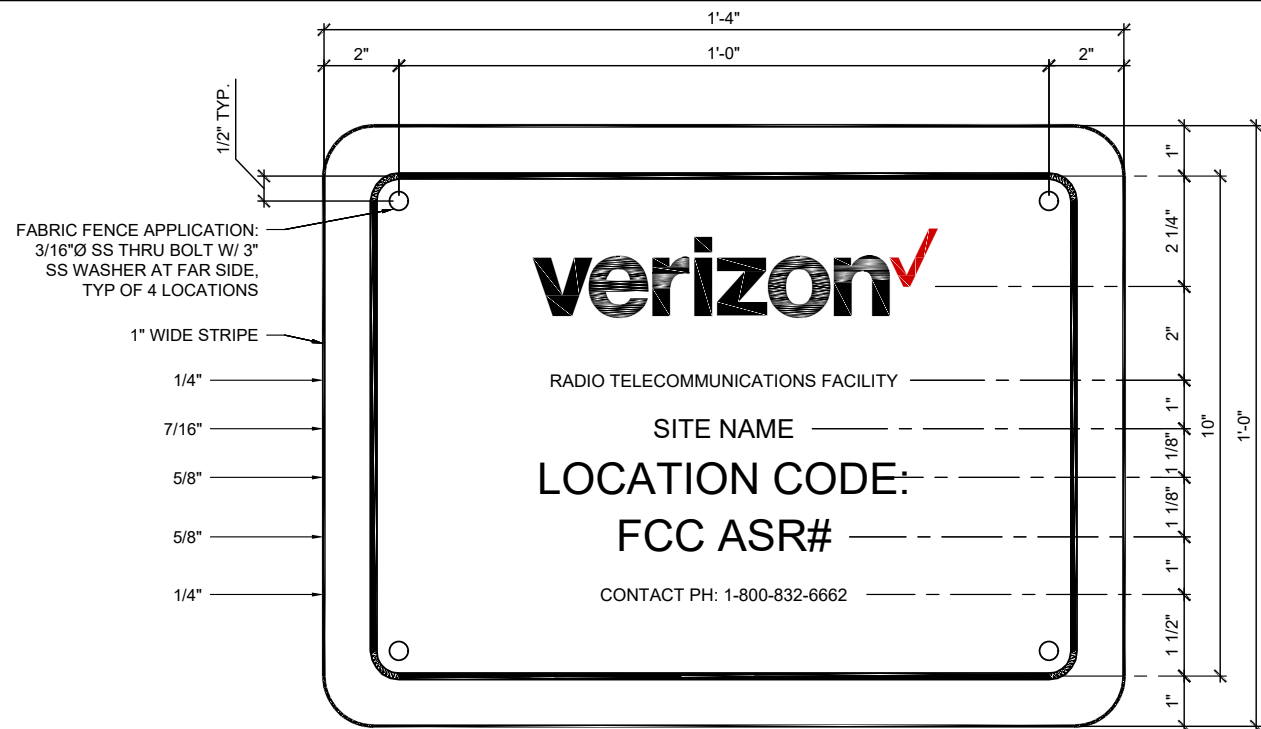
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

PROPOSED EAST ELEVATION

A-3

PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION



SIGNAGE NOTES:

- SIGNS & PLACEMENT**
 - LOW LEVEL (BLUE) WARNING SIGNS - PLACE AT SITE ENTRY/ACCESS POINTS ONLY:**

ROOF TOPS: PLACE SIGNS ON THE INSIDE OF ROOF HATCH; PLACE ON ACCESS DOOR UNLESS DOOR IS USED BY GENERAL PUBLIC OR BUILDING TENANTS REGULARLY FOR ACCESS - IN THESE CASES CONSULT CONSTRUCTION MANAGER OR QC SUPERVISOR.

WATER TANKS: PLACE SIGNS ON COMPOUND GATE.

VERIZON -OWNED SITES: PLACE ONE SIGN ON SITE GATE.
 - HIGH LEVEL (RED) CAUTION SIGNS - PLACE AT ALL ANTENNA SECTORS WHERE ACCESS BY THE GENERAL PUBLIC TO THE ANTENNAS IS POSSIBLE:**

ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS TECH SCREWS.
- CC PARTICIPATION IN SIGN LOCATION**

CM WILL MEET WITH ALL CC'S TO OUTLINE CRITERIA FOR SIGN PLACEMENT; EMPHASIS WILL BE ON 'GRAY AREA' SITES, WHERE SIGN PLACEMENT IS PARTICULARLY CHALLENGING - WE WILL GIVE CC'S AS MUCH GUIDANCE ON SPECIFIC SITUATIONS AS WE CAN FORESEE, BUT CC'S WILL BE ENCOURAGED TO PARTNER CM OR QC IN DECIDING PLACEMENT OF DIFFICULT SITES. A JOINT SITE VISIT MAY BE REQUIRED TO FULFILL REQUIREMENTS.

CC WILL CALL OUT SIGN LOCATION(S) AT THE A&E WALK FOR EACH SITE AS THOSE OCCUR.

ON SITES WITH EXISTING A&E BUT NOT YET CONSTRUCTED, CC WILL BE ASKED TO PROVIDE (WITHIN A REASONABLE TIME FRAME TBD) A DETAIL FOR SIGN PLACEMENT THAT WILL BE SLIP-SHEETED INTO EXISTING SETS.
- SIGN DISBURSEMENT FROM WAREHOUSE**

SIGNS WILL BE IN STACK AT KENT WAREHOUSE TO BE DISBURSED AS PART OF THE GC BOM AS CALLED OUT IN A&E DRAWINGS FOR EACH SITE
- SIGN DESIGN STANDARDS**

INSTALL PER MANUFACTURER SPECIFICATIONS, FCC AND VERIZON WIRELESS GUIDELINES.

FOR VERIZON LOGO SEE VERIZON DESIGN SPECIFICATIONS (PROVIDED BY VERIZON).

ALL TEXT FONT IS ARIAL UNO.

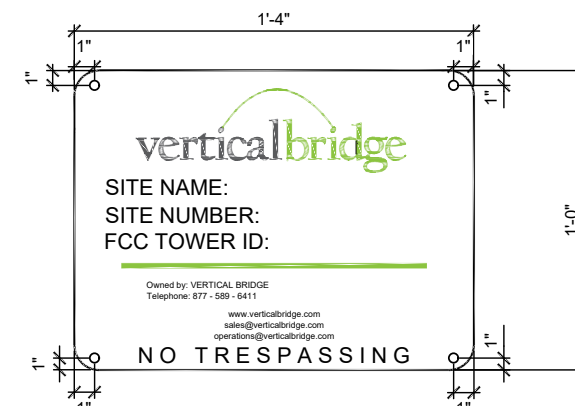
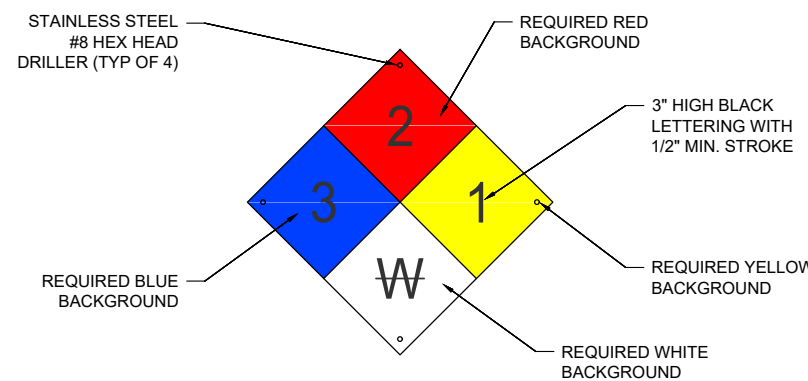
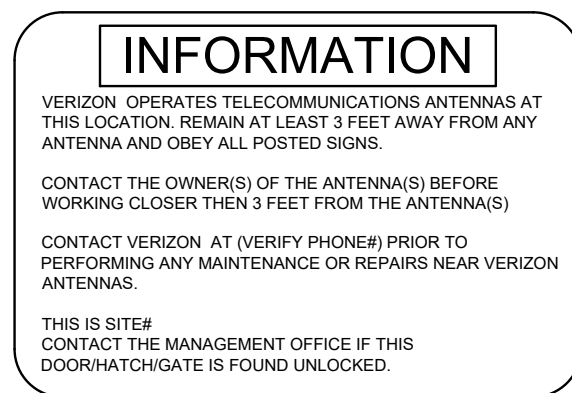
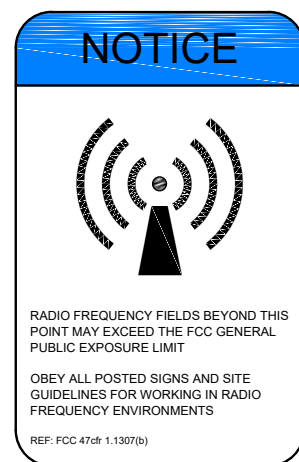
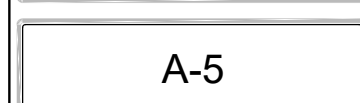
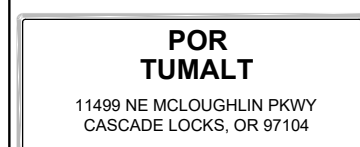
CONTRACTOR TO PROCURE FCC NO. FROM COMPLIANCE COORDINATOR PH: (425) 895-7000.

TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER VERIZON CONSTRUCTION MANAGER RECOMMENDATIONS.

CABINET / SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE.

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NOT FOR CONSTRUCTION

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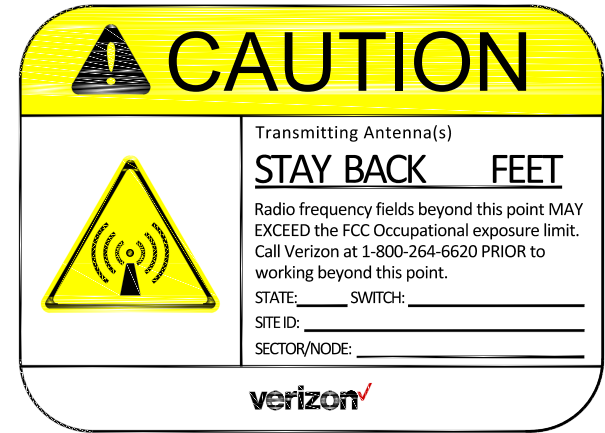
SPECIAL RF SIGNAGE GUIDELINES

CUSTOM SIGNAGE FOR SPECIAL SITUATIONS

WHEN THE PRIMARY MEANS OF ADMINISTRATIVE CONTROLS (I.E. BARRIERS) CANNOT BE FEASIBLY INSTALLED, THERE ARE A LIMITED NUMBER OF OPTIONS AVAILABLE FOR EMPLOYEES TO UTILIZE OUTSIDE OF USING ENGINEERING CONTROLS (I.E. DESIGN, POWER DOWN) TO CONTROL EXPOSURE TO RF EMISSIONS. PLEASE CONTACT THE RF COMPLIANCE GROUP (VZWRFCompliance@verizonwireless.com) IF YOU FEEL ONE OF THESE SIGNS IS NEEDED.

IF THE GENERAL PUBLIC HAS TO STAND BACK LESS THAN 15 FEET, THEN THE FOLLOWING "STAY BACK" DESIGN MAY BE USED WITH THE STANDARD SIZE SIGNS (NOTE: THIS EXAMPLE IS FOR A CAUTION SIGN, PLEASE USE CORRECT RF HAZARD SIGNAGE TYPE: NOTICE, WARNING, OR CAUTION). THE APPROPRIATE NUMBER OF FEET TO STAND BACK IS REQUIRED ON THE SIGN WHEN CREATED.

IF A PERSON HAS TO STAND BACK MORE THAN 15 FEET; DUE TO THE FONT SIZE REQUIRED, THE STANDARD SIZE SIGN CANNOT BE USED. IF THE LARGER SIZE CANNOT BE PLACED, ENGINEERING CONTROLS SHOULD BE USED TO REDUCE THE STAND BACK DISTANCE SO A COMPLIANT SIGN (PROPERLY SIZED) CAN BE PLACED.



STAY BACK SIGN DETAIL
NOT TO SCALE

STAY BACK SIGNAGE FONT SIZE

THE FONT SIZE FOR THE MESSAGE, "STAY BACK _ FEET" MUST REFLECT THE DESIRED MINIMUM SAFE VIEWING DISTANCE FOR FAVORABLE READING CONDITIONS. STANDARD: MINIMUM FONT SIZES & SAFE VIEWING DISTANCES (SOURCE: ANSI Z535.2-2011)

EXAMPLES OF WORD MESSAGE LETTER HEIGHTS AND MINIMUM SAFE VIEWING DISTANCES

MINIMUM SAFE VIEWING DISTANCE		MINIMUM LETTER HEIGHTS FOR FAVORABLE READING CONDITIONS		
(ft)	(m)	(point size)	(in)	(cm)
≤4	≤1.2	16 ²	0.16 ²	0.4 ²
6	1.80	24	0.24	0.6
8	2.40	32	0.32	0.8
10	3.00	40	0.40	1.0
15	4.60	60	0.60	1.5
20	6.10	80	0.80	2.0
30	9.10	120	1.20	3.0
40	12.20	160	1.60	4.1
60	18.30	240	2.40	6.1
80	24.40	320	3.20	8.1
100	30.50	400	4.00	10.2
125	38.10	500	5.00	12.7
150	45.70	600	6.00	15.2
200	61.00	800	8.00	20.3

¹THE MINIMUM SAFE VIEWING DISTANCE REFERS TO THE CLOSEST DISTANCE A PERSON CAN BE TO THE SIGN AND STILL HAVE TIME TO FOLLOW THE SAFETY SIGN'S MESSAGE TO AVOID THE HAZARD.

²16 POINT (.16 IN, 0.4 CM) TYPE IS THE SUGGESTED MINIMUM TYPE SIZE FOR USE ON ENVIRONMENTAL AND FACILITY SAFETY SIGNS.

^a8 POINT (.08 IN, 2.0 MM) TYPE IS THE SUGGESTED MINIMUM TYPE SIZE FOR USE ON PRODUCT SAFETY SIGNS, EXCEPT FOR SMALL PRODUCTS WHERE 6 POINT (.06 IN, 1.5 MM) TYPE SIZE MAY BE USED.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



POR
TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

SIGNAGE
INFORMATION

A-5.1



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

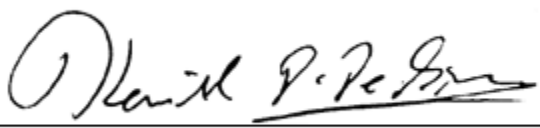
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

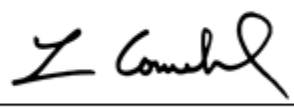
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment No.: NCS-1162593-OR1

Property Address: 11499 Northeast McLoughlin Parkway, Cascade Locks, OR 97014

Revision No.: Rev 2

Issuing Office: 200 SW Market Street, Suite 250, Portland, OR 97201

Reference No.: 11499 Northeast McLoughlin Parkway

Issuing Office File No.: NCS-1162593-OR1

Escrow Officer Name:

Escrow Officer Number:

Escrow Officer Email:

Escrow Assistant Name:

Escrow Assistant Number:

Escrow Assistant Email:

Title Officer Name: Steve Manome

Title Officer Number: (503)219-8742

Title Officer Email: smanome@firstam.com

SCHEDULE A

1. Commitment Date: January 11, 2023

2. Policy to be issued:

(a) ☒ ALTA® Standard Leasehold Owners Policy

Proposed Insured: TBD

Proposed Policy Amount: \$250,000.00

\$TBD

(b) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

\$

(c) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, [at the Commitment Date, vested in:](#)

Agnes Heuker Properties L.L.C., an Oregon limited liability company, as to Parcel I, and Heuker Properties, Inc., an Oregon corporation, as to Parcel II

5. The Land is described as follows:

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See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

By:

Authorized Signatory

If there are any questions concerning this Commitment, please contact:

Steve Manome at smanome@firstam.com

First American Title Insurance Company National Commercial Services
200 SW Market Street, Suite 250
Portland, OR 97201
(503)795-7600 phone

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1162593-OR1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If a proposed mortgage or deed of trust will secure, in whole or in part, construction advances, in order to consider providing coverage against statutory liens for services, labor, or materials arising from construction of improvements or work related to the Land, the Company will require:
 1. Project budget, including hard costs, soft costs, equity contributions, and sources and uses.
 2. An indemnity agreement on a form to be provided, and executed by indemnitor(s) approved, by the Company.
 3. Direct contract(s) with any general contractor(s), including projected schedule for completion of construction.
 4. Draft loan agreement detailing construction advance disbursement controls (or separate disbursement agreement, if applicable) and guaranty/ees.
 5. An appraisal, if lender has required one.

Upon receipt and review of the foregoing, the Company reserves the right to require additional documentation. The cost for construction lien coverage will vary depending on if we issue up front coverage or incremental coverage:

1. Full upfront coverage - the cost is \$2.50 per thousand of the loan amount in addition to the title insurance policy fee.
2. Incremental coverage - the cost is \$1 per thousand of the loan amount in addition to the title insurance policy fee.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1162593-OR1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the Land), encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the Company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the Land.
In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or

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- ii. Adequate security to protect against actual or potential construction liens;
- iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

- 6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 7. City liens if any of the city of Cascade Locks.
- 8. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
- 9. Evidence of the authority of the individual(s) to execute the forthcoming document for Alice Heuker Properties, LLC, copies of the current operating agreement should be submitted prior to closing.
- 10. Title to vest in an incoming owner whose name is not disclosed. Such name must be furnished to us so that a name search may be made.
- 11. We will require a copy of the lease and any subsequent modifications thereof be delivered to this office for inspection prior to closing.
- 12. The original of the lease to be insured or a memorandum thereof must be recorded.
- 13. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
- 14. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 26, 1949, in [Book 1366, Page 388](#) Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

(Affects this and other property)

- 15. Evidence of the authority of the officers of Heuker Properties, Inc., an Oregon corporation, to execute the forthcoming instrument, copies of the current Articles of Incorporation, By-Laws and certified copies of appropriate resolutions should be submitted prior to closing.

-END OF EXCEPTIONS-

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NOTE: This report does not include a search for Financing Statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and book.

NOTE: Taxes for the year 2022-2023, paid in full.

Tax Amount:	\$3,724.34
Code No.:	082
Map & Tax Lot No.	1N6E02B -00100
Property ID/Key No.	R323214

(Affects Parcel I)

NOTE: Taxes for the year 2022-2023, paid in full.

Tax Amount:	\$525.10
Code No.:	082
Map & Tax Lot No.	2N6E35CD -03500
Property ID/Key No.	R118439

(Affects Parcel II)

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1162593-OR1

File No.: NCS-1162593-OR1

The Land referred to herein below is situated in the County of Multnomah, State of Oregon, and is described as follows:

Parcel I:

A tract in the Northwest quarter of Section 2, Township 1 North, Range 6 East, of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the quarter section corner on the North line of said Section 2; thence in a Southerly direction on a bearing of South 0° 03' 15" West, a distance of 630.87 feet to a point; thence Westerly along a line bearing North 89° 56' 45" West, a distance of 690.47 feet to a point; thence in a Northerly direction along a line bearing North 0° 03' 15" East, a distance of 630.87 feet to a point on the North line of said Section 2; thence Easterly along the North line of said Section 2, bearing South 89° 56' 45" East, a distance of 690.47 feet to the point of beginning.

Parcel II:

Lots 14, 15, 16 and 17, Block 3, Bonnie Park, in the County of Multnomah and State of Oregon.

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BOOK 1366 PAGE 388

WARRANTY DEED

1396

This Indenture Witnesseth, That we, Otto A. Spicoussa and Ruby A. Spicoussa, husband and wife, grantor, for the consideration of the sum of Ten Thousand Three Hundred Thirty Four and 75/100 (\$10,334.75) --- DOLLARS to us paid here bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

Parcel 1. A parcel of land lying in Lot 1 and 2 of Block 2, Bonnie Park of Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicoussa and Ruby A. Spicoussa, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at the Northwest corner of Lot 1, Block 2 of Bonnie Park; thence South 0° 12' 20" East along the West line of Lot 1 68.3 feet; thence North 49° 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89° 42' West 80.0 feet to the point of beginning, containing 2,731 square feet.

Parcel 2. A parcel of land lying in Lots 1, 2, 3, 4, 5 and 6, Block 1 Bonnie Park and lots 1, 2, 3, 4, and 5 Block 4 of the First Addition of Bonnie Park of Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicoussa and Ruby A. Spicoussa, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at the Northeast corner of Lot 6, Block 1 of Bonnie Park; thence along the Northeast line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76° 31' East 201.8 feet) a distance of 206.4 feet; to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147440.3; thence parallel to said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52° 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34° 24' West a distance of 83.1 feet to the point of beginning; also all of Lots 1, 2, 3, 4, 5 and 6 in Block 1 of Bonnie Park, containing 42,740 square feet.

Parcel 3. A parcel of land lying in Blocks B and D of Ellahurst in Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicoussa and Ruby A. Spicoussa, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at a point on the Westerly line of Block B of Ellahurst which point is 129 feet Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 1497425.8; thence parallel to said relocated center line as follows: Along the arc of an 11399.16 foot radius curve to the right (the long chord of which bears North 64° 14' 50" East 1.52 feet) a distance of 1.52 feet; thence along the arc of a spiral curve to the right (the long chord of which bears North 64° 59' East 196.87 feet) a distance of 197.0 feet and thence along the arc of a 5609.58 foot radius curve to the right (the long chord of which bears North 69° 43' East 775.69 feet) a distance of 776.3 feet to the East line of Block D of Ellahurst; thence along said East line North 16° 30' West a distance of 81.35 feet to the Southerly right of way line of the present Columbia River Highway; thence along said Southerly right of way line as follows: Along the arc of a 3803.3 foot radius curve to the left (the long chord of which bears South 79° 01' 20" West 354.64 feet) a distance of 354.8 feet; thence South 70° 21' West a distance of 335.26 feet and thence along the arc of a 2866.7 foot radius curve to the left (the long chord of which bears South 68° 02' 20" West, 228.78 feet) a distance of 228.8 feet; thence along the arc of a 40 foot radius curve to the left (the long chord of which bears South 71° 28' 40" West 37.87 feet) a distance of 39.40 feet; thence South 9° 13' 40" West a distance of 103.78 feet to the point of beginning, containing 1.97 acres.

As an essential part of this transaction, we, the undersigned, as the owners in fee simple of the tract of land abutting on the Columbia River Highway, as described in that certain deed wherein Otto A. Spicoussa were grantees, recorded in Volume 879, and Book 879 of Multnomah County, Oregon, at Page 205, of which the real property covered by this deed is a part, do, for ourselves, our heirs and assigns, sell, transfer, convey and relinquish to the State of Oregon, by and through its State Highway Commission, its successors and assigns, forever, all easement of access and all rights of ingress, egress and regress to, from and between the real property described in said recorded deed and the real property above described, including the highway to be constructed thereon.

GRANTOR'S reserve and grantee permits a right of access to grantors, their heirs and assigns, to a service road to be constructed by grantee, STATE HIGHWAY COMMISSION, parallel to and on the South of the Columbia River Highway, (U. S. Highway No. 30).

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantors, their heirs and assigns.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns.

And we, the said grantor, do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we, the grantor, be in fee simple of said premises; that they are free from all incumbrances

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF

this 19 day of October, 1942.

Done in presence of:

Otto A. Spicoussa [SEAL]

Ruby A. Spicoussa [SEAL]

APPROVED AS TO FORM

9/9/42

Warranty Deed

Otto A. Spicoussa et ux

STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

STATE OF OREGON
County of Multnomah
City of Portland
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

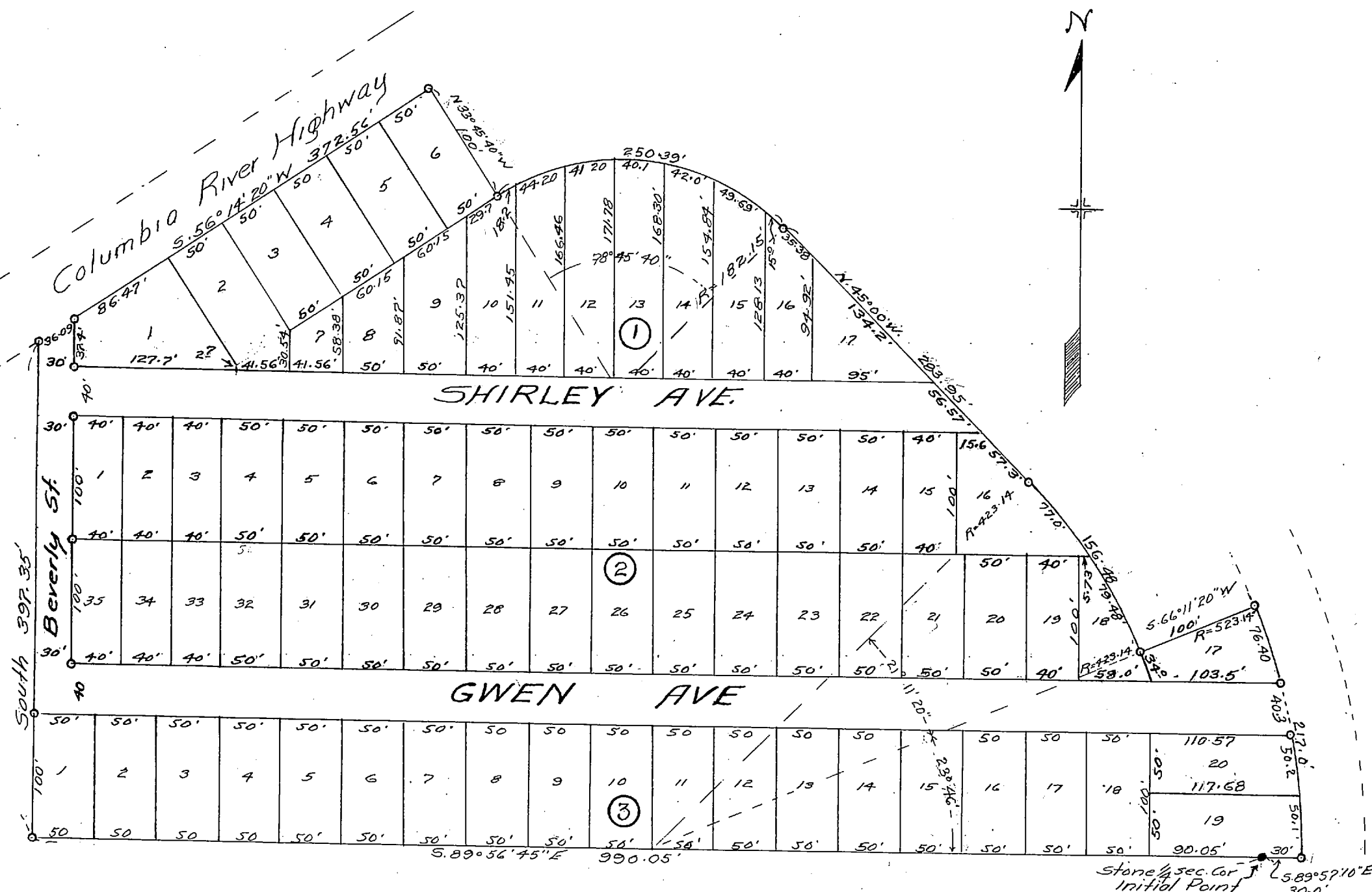
1942 OCT 26 AM 11 04

COUNTY CLERK

NAME OF OREGON
County of Multnomah

Witness my hand and official seal this day and year last above written.

**MAP
OF
BONNIE PARK**
SITUATED IN SEC. 35, TWP. 2 N., RGE. WM.
MULTNOMAH COUNTY - OREGON
Scale 1 in = 10 ft.
U. Ernest Nelson
Civil Eng'r



KNOW ALL MEN BY THESE PRESENTS that Bonnie Park Corporation, a corporation duly organized and existing under the laws of the State of Oregon, does hereby declare the annexed map to be a true and correct map of the land owned and laid out by said corporation as Bonnie Park, said land being more particularly described in the engineer's certificate hereunto annexed and said Bonnie Park Corporation does hereby dedicate to the use of the public forever all streets and highways represented upon said map.

IN WITNESS WHEREOF Bonnie Park Corporation pursuant to a resolution of its board of directors duly and regularly adopted has caused these presents to be executed by its president and secretary and has caused its corporate seal to be hereunto affixed.

Robert T. Jacob President
By U. Ernest Nelson Secretary

Maxim W. Reed Witnesses

STATE OF OREGON } ss.
COUNTY OF MULTNOMAH } THIS CERTIFIES that on this
5th day of November 1934 before me a notary public
in and for said County and State personally appeared
Robert T. Jacob and F. R. Fenton, whom being first duly sworn,
on oath did say that he the said Robert T. Jacob is the president
and he the said F. R. Fenton is the secretary of Bonnie Park
Corporation, the corporation named and described in the
foregoing instrument and this the certificate thereof that
said instrument was signed and sealed on behalf of said
corporation by authority of its board of directors and then
individually declared that their signatures affixed to said
instrument are of the free act and deed of said corporation and
the official seal of said corporation is hereunto affixed.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this 5th day of November 1934

Notary Public for Oregon
My commission expires Aug. 17, 1937

I, U. Ernest Nelson, being first duly sworn on oath
depose and say that I am a civil engineer by profession;
that I have correctly surveyed and marked with proper
monuments the land represented upon the annexed map
as Bonnie Park; that the initial point of said survey is
a stone 8" x 10" x 2" set by the County Surveyor of Multnomah
County in 1895 for the south 1/4 corner of section 35, Twp 2 N.
R. 6 E. W. 1 M. and that the land represented upon said map is
described as follows: Beginning at the above described initial point
and running thence S. 89° 57' 10" E. along the section line 30 feet to an iron pipe, thence
from a tangent bearing of N. 0° 02' 40" W. following a curve to the left with a radius of
523.14 feet thru an angle of 23° 46' a distance of 217.0 feet to an iron pipe, thence
S. 66° 11' 20" W. 100.0 feet to an iron pipe, thence from a tangent bearing of N. 23° 48' 40" W.
following a curve to the left with a radius of 423.14 feet thru an angle of 21° 12' a
distance of 156.48 feet to an iron pipe, thence N. 45° 00' W. 253.95 feet to an iron pipe;
thence following a curve to the left with a radius of 182.15 feet thru an angle of
78° 45' 40" a distance of 250.39 feet to an iron pipe, thence N. 33° 45' 40" W. 100.0
feet to an iron pipe southerly at right angles 30 feet from the centerline of the
Columbia River Highway; thence following the southerly line of said Columbia
River Highway S. 56° 14' 20" W. 372.56 feet to an iron pipe, thence South 397.35 feet
to an iron pipe on the South line of section 35 aforesaid; thence S. 89° 56' 45" E.
390.05 feet to beginning

U. Ernest Nelson
Registered Professional Engr #406
Subscribed and sworn to before me this
5 day of Sept 1934
Notary Public for Oregon
My commission expires

All taxes from 1926 to 1933-34 inclusive are paid
By Claude Stott Sheriff
Deputy

Approved Jan 22 1935
Earl A. Marshall County Surveyor

Approved Jan 23 1935
Wm. V. Welch County Assessor
Deputy

Approved Jan 23 1935
Frank L. Druhl County Commissioner
County Commissioner
County Commissioner
Attest A. A. Bailey County Clerk

F. Richardson Deputy

STATE OF OREGON, } ss. P. O.
County of Multnomah }
I, A. A. Bailey, County Clerk, and ex-officio Re-
corder of Conveyances, in and for said County, do
hereby certify that the within instrument of writing
was received for record and recorded in the record of
PLAT of said County at

1935 JAN 23 PM 1 58

In Book On Page
1177 42
Witness my hand and seal of office affixed.
A. A. BAILEY,
County Clerk.

F. Richardson
Deputy.
Form Co. Clk. 25 Recording Certificate

11/00

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B

CANCELLED NO.

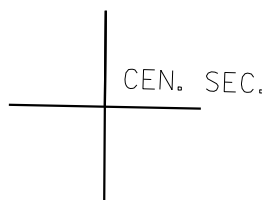
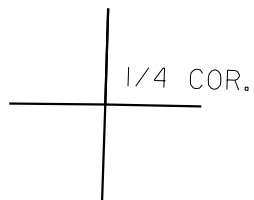
501

600

900

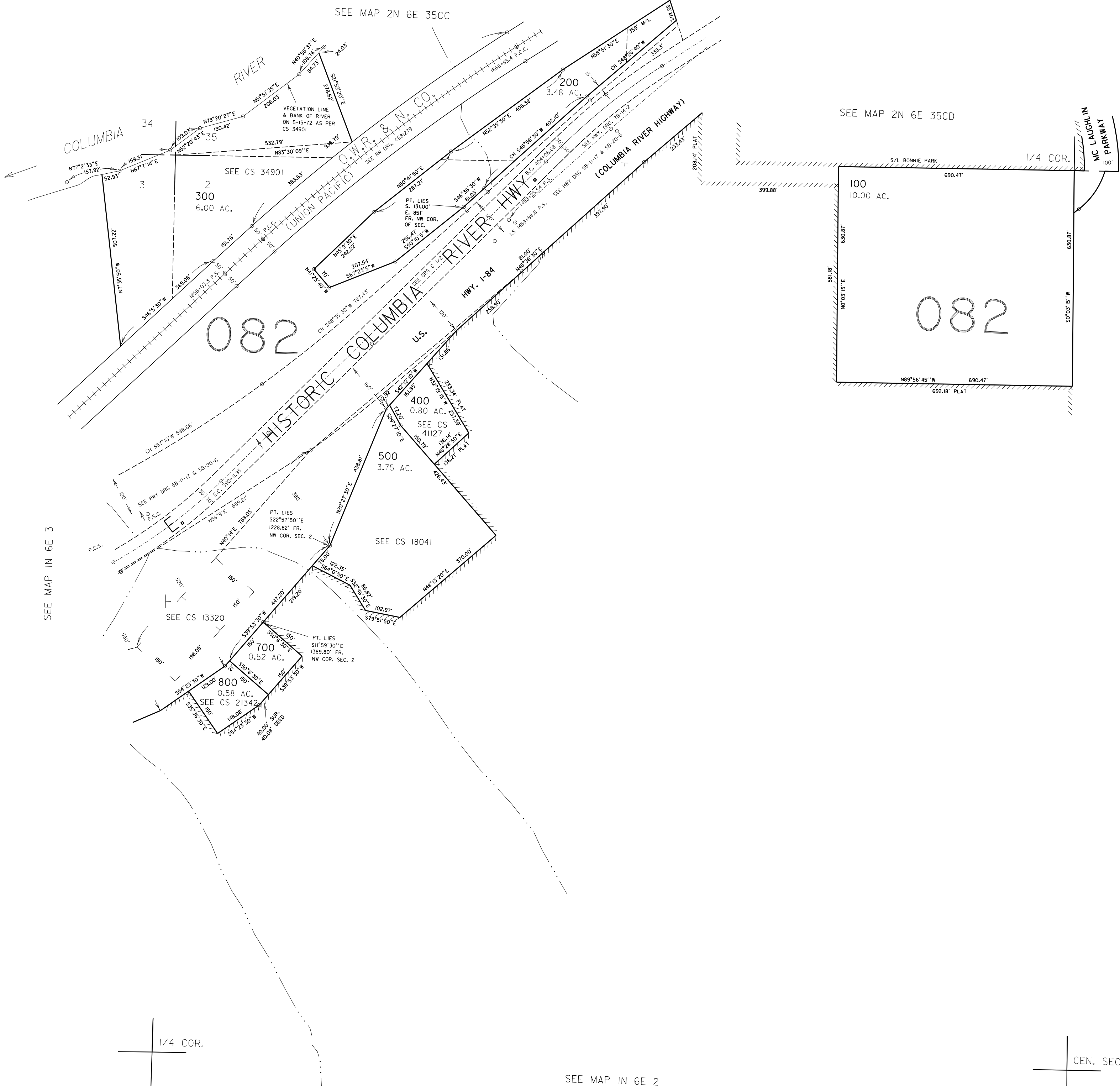
SEE MAP IN 6E 2

SEE MAP IN 6E 3



IN 6E 2B

SEE MAP IN 6E 2

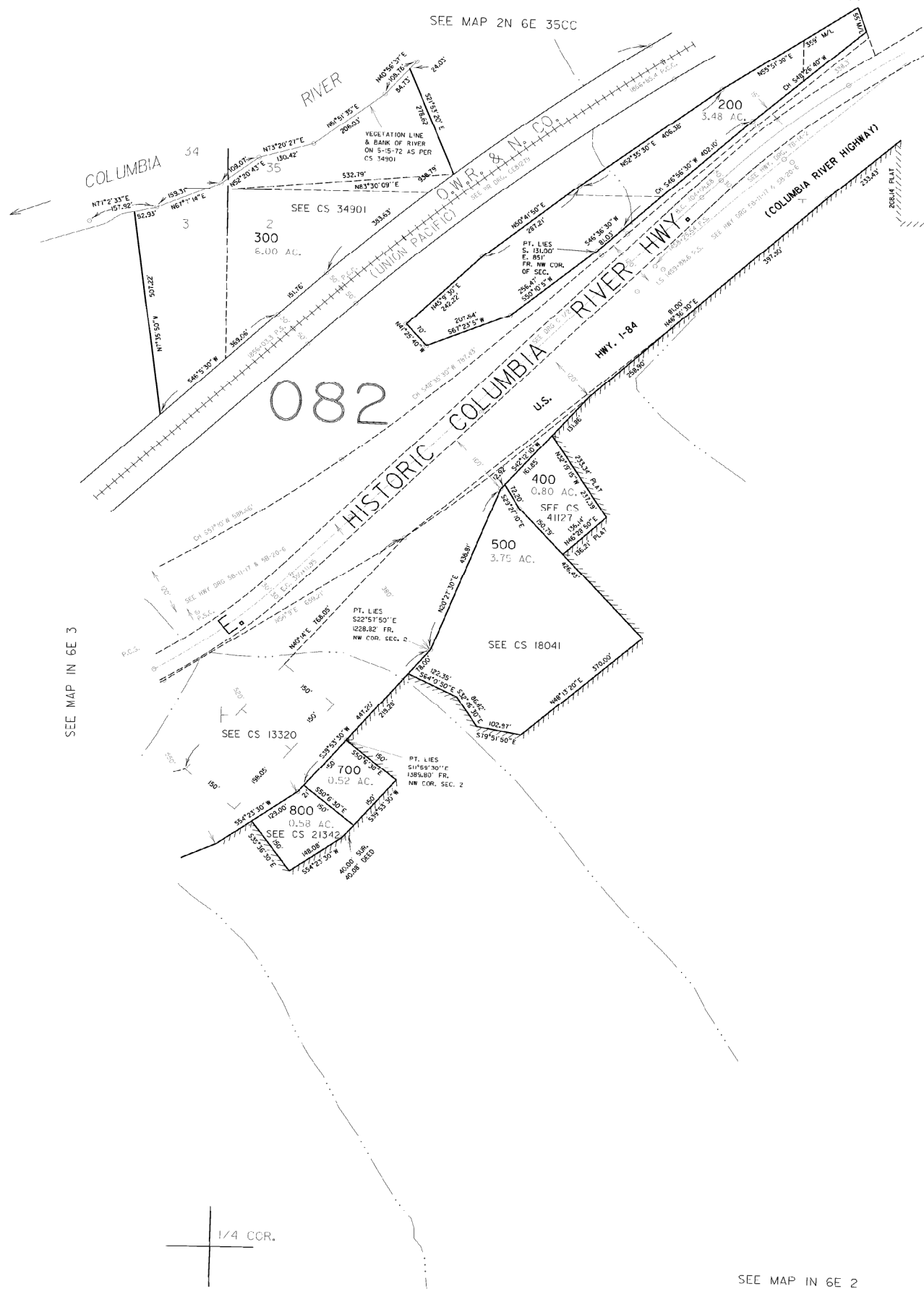


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

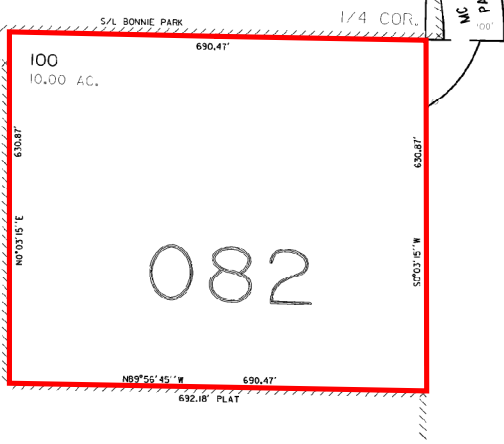
NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B



SEE MAP 2N 6E 35CD



CANCELLED NO.
501
600
900

SEE MAP IN 6E 2



First American
Title Insurance Company

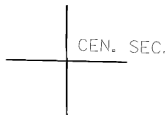
File No.: 1162593

Location: Multnomah County, OR

Legend



SEE MAP IN 6E 2



IN 6E 2B



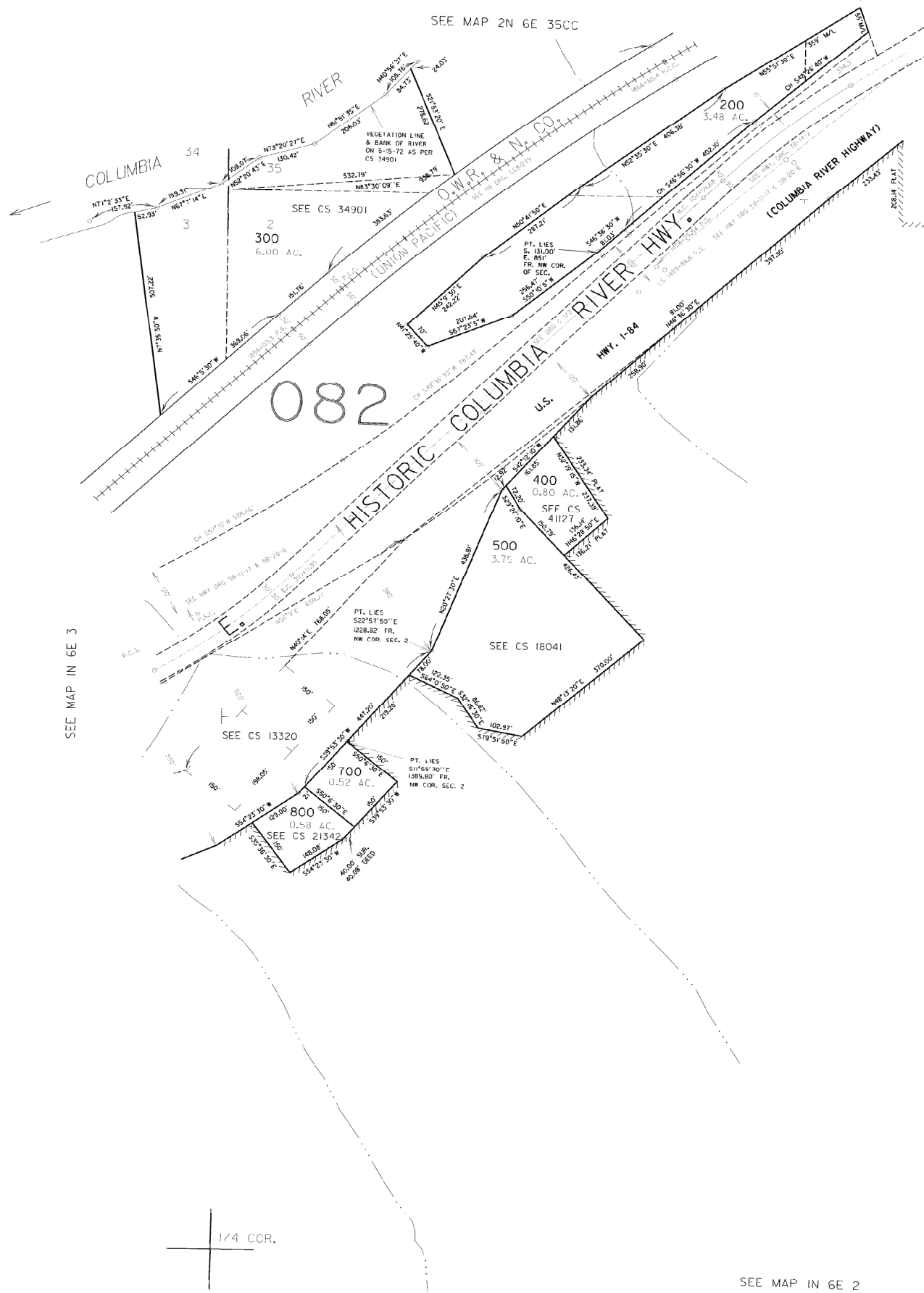
This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

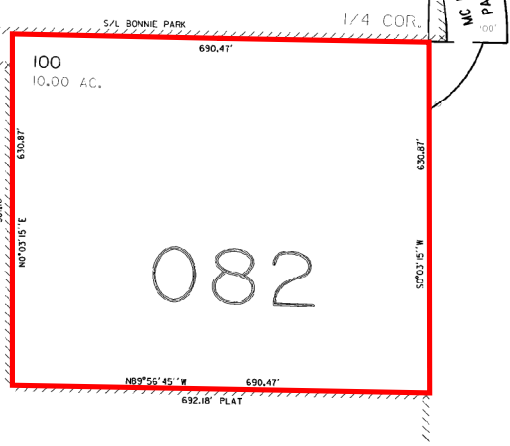
NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B



SEE MAP 2N 6E 35CD



CANCELLED NO.
501
600
900



First American
Title Insurance Company

File No.: 1162593

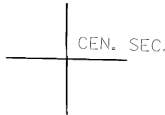
Location: Multnomah County, OR

Legend

 Parcel 1



SEE MAP IN 6E 2

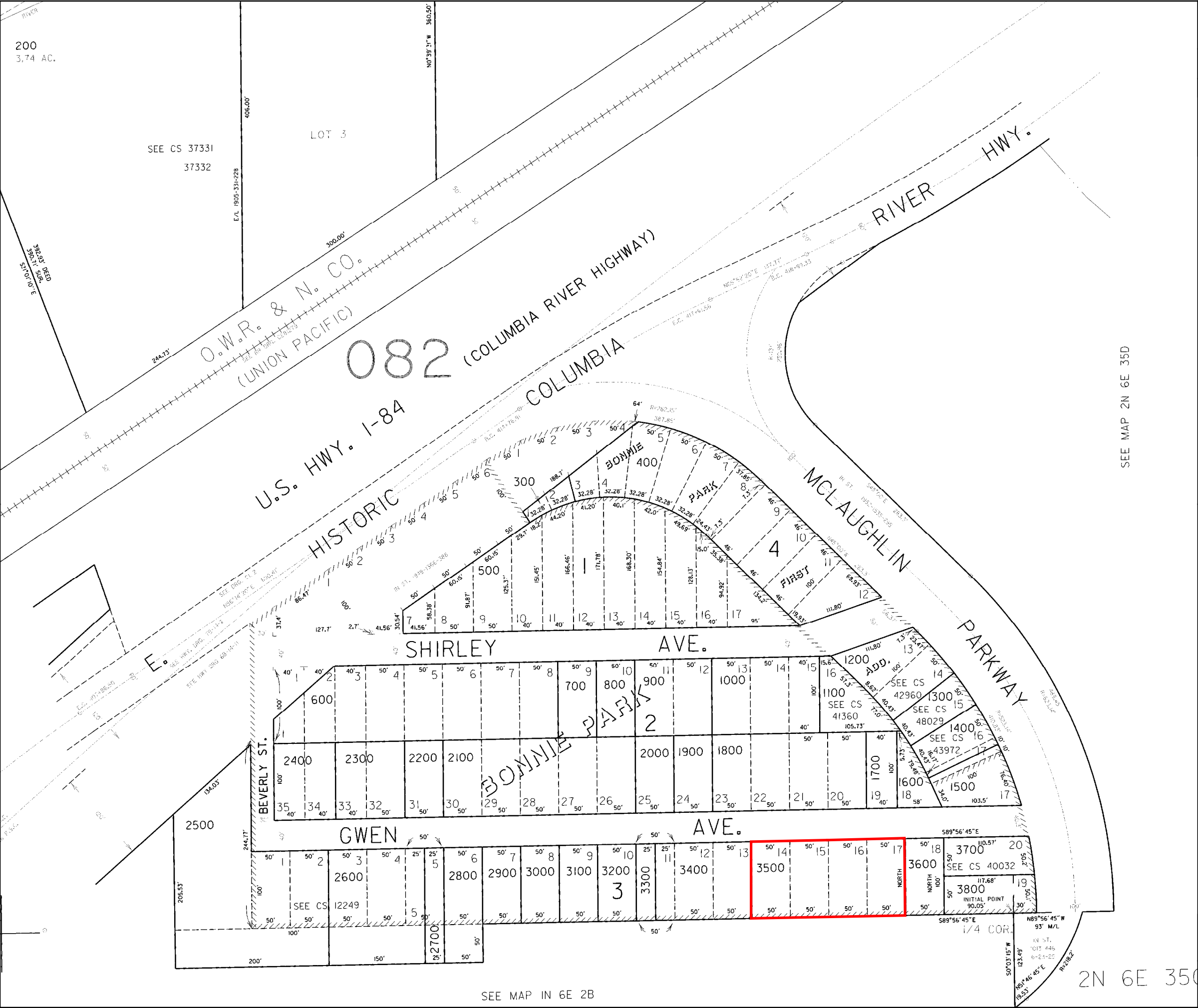


IN 6E 2B



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.



File No.: 1162593

Location: Multnomah County, OR

Legend

Parcel II



After recording return to:

Agnes Heuker Properties, LLC

HC 66 Box 496

Cascade Locks, OR 97014

Until a change is requested all tax statements
shall be sent to the following address:

Agnes Heuker Properties, LLC

HC 66 Box 496

Cascade Locks, OR 97014

Escrow No. 02030044

Title No. 949591

THIS SPACE RESERVED FOR RECORDER'S USE

Recorded in the County of Multnomah, Oregon

Total : C. Swick, Deputy Clerk
44.00

2002-026477 02/11/2002 03:28:17pm ATSM

A37	6	REC	SUR	DOR	OLIS
		30.00	3.00	10.00	1.00

STATUTORY WARRANTY DEED

CAROL A. ROYSE, LILLIAN E. HERSCHBACH, JOANNE M. MOHR, CONIDA E. CYRUS,
JOSEPH A. BUCHER and SUSAN A. NOLAN, Grantor, conveys and warrants to

AGNES HEUKER PROPERTIES L.L.C., Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

A tract in the Northwest quarter of Section 2, Township 1 North, Range 6 East, of the Willamette
Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the quarter section corner on the North line of said Section 2; thence in a Southerly direction
on a bearing of South 0°03'15" West, a distance of 630.87 feet to a point; thence Westerly along a line
bearing North 89°56'45" West, a distance of 690.47 feet to a point; thence in a Northerly direction along
a line bearing North 0°03'15" East, a distance of North 0°03'15" East, a distance of 630.87 feet to a
point on the North line of said Section 2; thence Easterly along the North line of said Section 2, bearing
South 89°56'45" East, a distance of 690.47 feet to the point of beginning.

Tax Account #R323214

aka: 11499 NE McLoughlin Parkway, Corbett, OR 97019

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS,
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$230,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of February, 2002.

FATCO. NO. 949591-GR

Carol A. Royse
Carol A. Royse

Lillian E. Herschbach

Joanne M. Mohr
Joanne M. Mohr

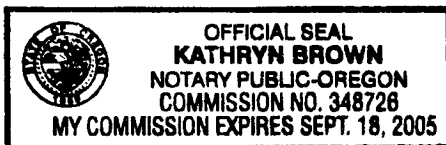
Conida E. Cyrus

Joseph A. Bucher
Joseph A. Bucher

Susan A. Nolan

STATE OF _____ } ss.
County of _____

This instrument was acknowledged before me on this 5th day of February, 2002
by Joanne M. Mohr



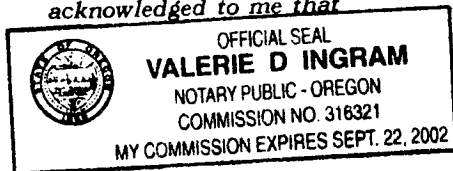
Kathryn Brown
Notary Public for Oregon
My commission expires: 9/18/05

STATE OF OREGON, } ss.
County of Multnomah



BE IT REMEMBERED, That on this 7th day of February 2002, 1902,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named JOSEPH A. BUCHER

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.



Notary Acknowledgment — Individual

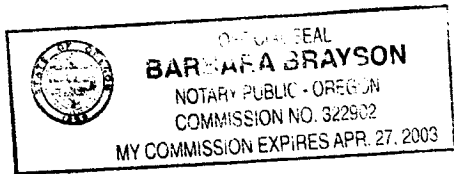
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Valerie D Ingram
Notary Public for Oregon.
My Commission expires 9-22-2002

STATE OF Oregon
County of Multnomah

} ss.

This instrument was acknowledged before me on this 6 day of February, 2002
by Carol A. Royse



Barbara Brayson
Notary Public for Oregon

My commission expires: Apr. 27, 2003

Carol A. Royse

Lillian E. Herschbach
Lillian E. Herschbach

Joanne M. Mohr

Conida E. Cyrus

Joseph A. Bucher

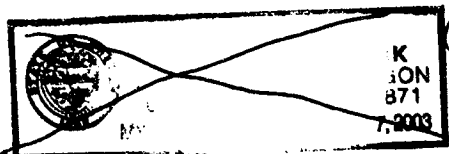
Susan A. Nolan

STATE OF Oregon
County of Wasco } ss.

This instrument was acknowledged before me on this 7 day of February, 2002
by Lillian E. Herschbach

Catherine J. Clark
Notary Public for Oregon

My commission expires: 11-7-03



Carol A. Royse

Joanne M. Mohr

Joseph A. Bucher

Lillian E. Herschbach

Conida E. Cyrus
Conida E. Cyrus

Susan A. Nolan

STATE OF Oregon } ss.
County of Deschutes

This instrument was acknowledged before me on this 5 day of February, 2002
by Conida E. Cyrus



Lisa D Newby
Notary Public for Oregon

My commission expires: _____

Page 2
Statutory Warranty Deed
continued...

Carol A. Royse

Joanne M. Mohr

Joseph A. Bucher

Lillian E. Herschbach

Conida E. Cyrus

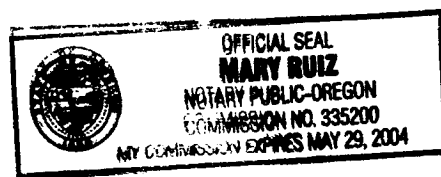
Susan A. Nolan

STATE OF OREgon
County of Marion

} ss.

This instrument was acknowledged before me on this 6th day of February, 2002
by MARY RUIZ

Mary Ruiz Notary Public for Oregon
My commission expires: May 29, 2004



OK

WARRANTY DEED

BOOK 2171 PAGE 1379

KNOW ALL MEN BY THESE PRESENTS, That FRANCES E. COOK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ See Above...

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Frances E. Cook
Frances E. Cook

STATE OF OREGON, } ss.
County of Wash }
December 14, 1988.

Personally appeared the above named
FRANCES E. COOK,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon Wash.
My commission expires: 5-89

STATE OF OREGON, County of) ss.
19

Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in behalf
of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

FRANCES E. COOK,

GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.

P. O. Box 492

Cascade Locks, Oregon 97014

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney

1119 Yeon Bldg., 522 S. W. 5th

Portland, OR 97204-2128

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

HEUKER PROPERTIES, INC.

P. O. Box 492

Cascade Locks, Oregon, 97014

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the
day of 19, at o'clock M., and recorded in book/reel/volume No. on
page or as lee/file/instrument/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

RECORDED BY WESTERN TITLE

JAN. 18, 1989

EXHIBIT "A"

BOOK 2171 PAGE 1380

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 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, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004387

EXHIBIT

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.

Multnomah County, Oregon

AM JAN 18 1989 PM
7:18:10 PM

In Book 4 On Page
BOOK 2171 PAGE 1379

Witness my hand and seal of office attested
Recorder of Conveyances

M. Burton

Deputy

10-3

WARRANTY DEED

BOOK 2171 PAGE 1381

KNOW ALL MEN BY THESE PRESENTS, That CORA B. JONES ANDERSON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ See Above.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Cora B. Jones Anderson
Cora B. Jones Anderson

STATE OF ~~CALIFORNIA~~ CALIFORNIA }
County of ~~MENDOCINO~~ MENDOCINO } ss.
December 15, 1988.

STATE OF ~~OREGON~~ OREGON, County of ~~MENDOCINO~~ MENDOCINO) ss.

12-15-1988
Personally appeared Cora B. Jones Anderson and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Personally appeared the above named
CORA B. JONES ANDERSON,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Kathlyn Davidson
Before me:

(OFFICIAL SEAL)

Notary Public for ~~CALIFORNIA~~ CALIFORNIA
My commission expires: MY COMM. EXP. MAR. 16, 1990

Before me:

OFFICIAL SEAL
KATHLYN DAVIDSON
NOTARY PUBLIC-CALIFORNIA
MENDOCINO COUNTY
MY COMM. EXP. MAR. 16, 1990

CORA B. JONES ANDERSON,

GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon 97014

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney
1119 Yeon Bldg., 522 S. W. 5th
Portland, OR 97204-2128

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon, 97014

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

RECORDED BY WESTERN TITLE

256084

EXHIBIT "A"

BOOK 2171 PAGE 1382

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 205.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004388

STATE OF OREGON }
Multnomah County }

I, J. Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.

Multnomah County, Oregon

JAN 18 1989 PM
AM 7:18:10 11/12/14/18/4/5/6

In Book A BOOK 2171 PAGE 1381 On Page

witness my hand and seal of office this day
Recorder of Conveyances

M Butno Deputy

14-3

BOOK 2171 PAGE 1383

KNOW ALL MEN BY THESE PRESENTS, That.....CHARLES O. JONES,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record.

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ See Above.

[illegible]

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Charles O. Jones
Charles O. Jones

STATE OF OREGON,)
County of Douglas) ss.
December 8 1988.

STATE OF OREGON, County of _____,) ss.
 _____, 19____

Personally appeared and
..... who, being duly sworn,
for himself and not one for the other, did say that the former is the
..... president and that the latter is the
..... secretary of

Personally appeared the above named
CHARLES O. JONES,.....

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL SEAL)
 Barbara L Davis
 Notary Public — OREGON
 Notary Public for Oregon
 My commission expires 7/22/92

....., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

CHARLES O. JONES,
2955 Cole Road,
Oakland, Oregon, 97462
GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon 97014
GRANTOR'S NAME AND ADDRESS

THEODORE E. SIMS, Attorney
1119 Yeon Bldg., 522 S. W. 5th
Portland, OR 97204-2128

Until a change is requested all tax statements shall be sent to the following address.
HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon, 97014

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the day of, 19....., at o'clockM., and recorded in book/reel/volume No..... on page or as fee/title/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By Deputy

EXHIBIT

BOOK 2171 PAGE 1384

PARCEL 1:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004389

EXHIBIT

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.

JAN 18 1989 AM 7:08 PM 6:45

▲ In Book On Page
BOOK 2171 PAGE 1383

Witness my hand and seal of office affixed

Recorder of Conveyances

Mr. Burton Deputy

Definition

14-
3-

EXHIBIT "A"

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 185.2 feet to the Northeast corner of Lot 2, Block 2; thence South 29 degrees 42'38" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004390

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

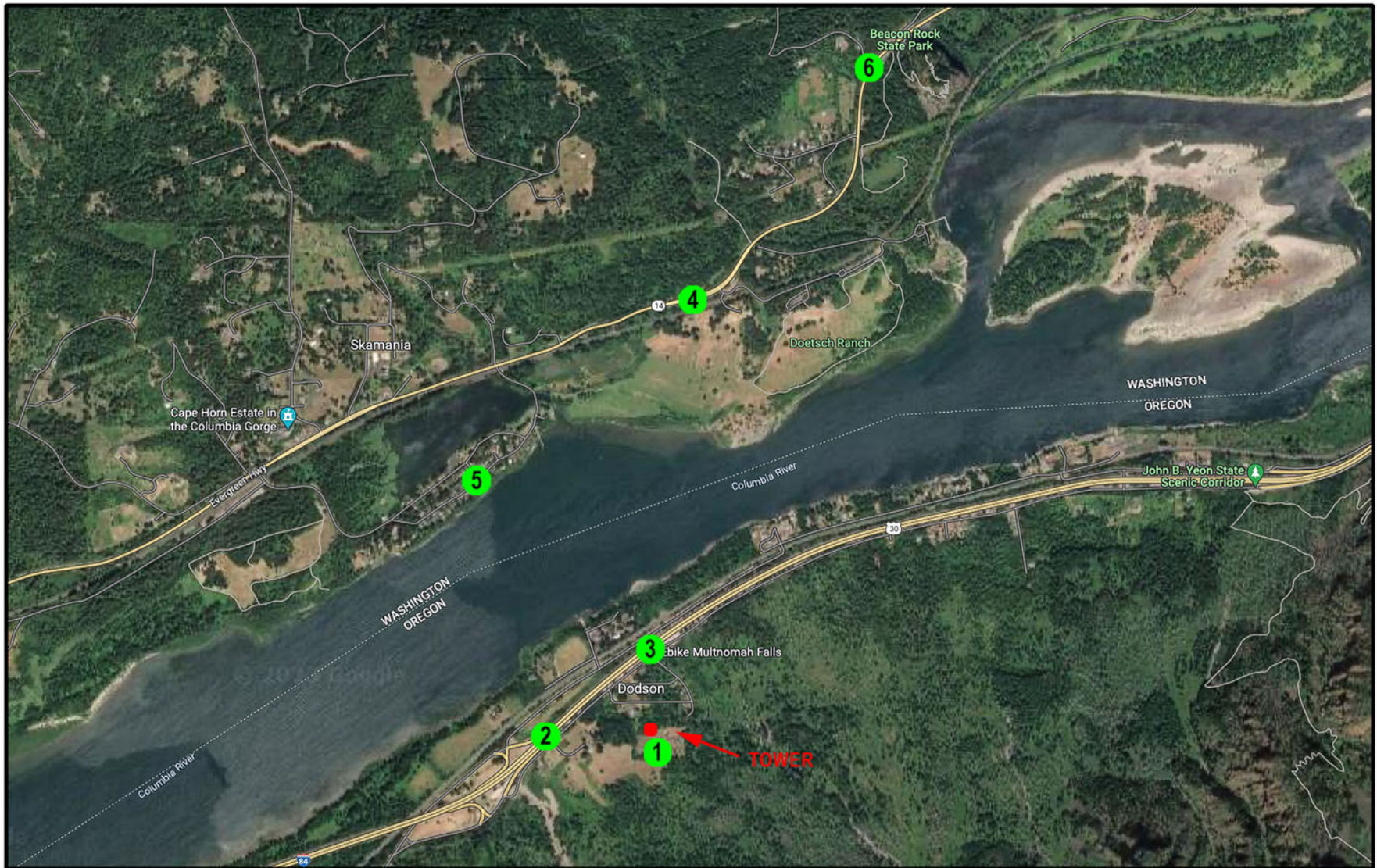
Multnomah County, Oregon

JAN 18 1989 PM
AM
7:09:10:11:12:13:14:15:16

In Book 4 On Page
BOOK 2171 PAGE 1385

witness my hand and seal of office affixed
Recorder of Conveyances

M. Butts
Deputy



PROPOSED PHOTO SIM LOCATION PHOTOGRAPHY SITES

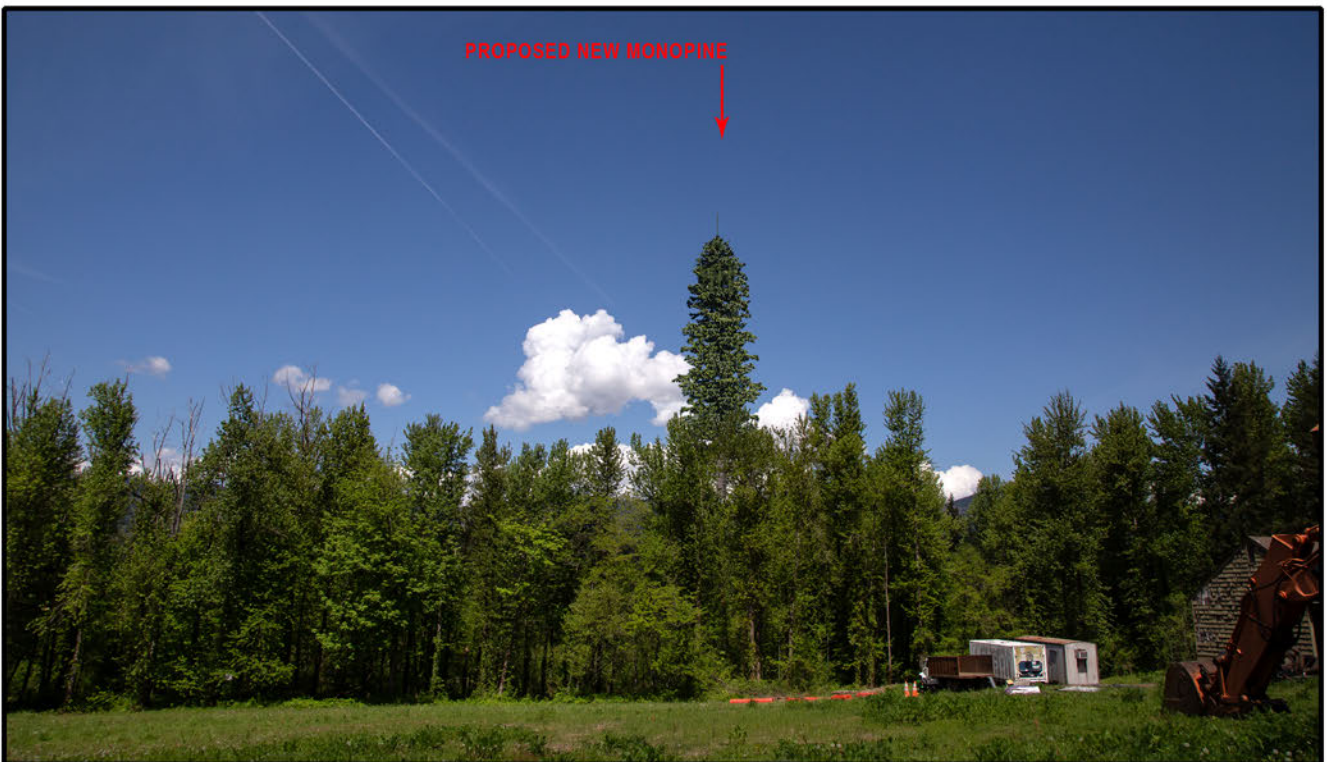
TIM BRADLEY IMAGING

**POR TUMALT
SP4296**



CURRENT

VIEW #1
LOOKING NORTH ON SITE



PROPOSED



CURRENT

VIEW #2 LOOKING SOUTH
ON NE FRONTAGE ROAD



PROPOSED



VIEW #3 LOOKING WEST ON NE FRONTAGE ROAD
MONOPINE NOT SEEN FROM THIS LOCATION

TIM BRADLEY IMAGING

verizon✓

**POR TUMALT
SP4296**



CURRENT

VIEW #4 LOOKING SOUTH
ON SKAMANIA LANDING ROAD



PROPOSED



CURRENT

VIEW #5 LOOKING SOUTHWEST
FROM DOETSCH RANCH PARKING



PROPOSED



CURRENT

VIEW #6 LOOKING SOUTHWEST
FROM BEACON ROCK HIKING PATH



PROPOSED

TRANSPORTATION PLANNING AND DEVELOPMENT REVIEW

Multnomah County Road Rules govern the administration of roads under the jurisdiction of Multnomah County. These rules provide the link between the County Code provisions of MCC 29.500, *et seq.* and the Design and Construction Manual adopted under the provisions of these rules pursuant to MCC 29.571.

County Transportation Standards:

Design and Construction Manual: https://multco.us/file/multnomah_county_design_and_construction_manual/download

Road Rules: https://multco.us/file/multnomah_county_road_rules/download

Case Number:	TPR-2025-0031		
Address:	11499 NE McLoughlin Rd. Pkwy, Cascade Locks	Alt Account/ R Number:	R946020090
Description of proposed work:	Proposing a new wireless facility.		

Ok to issue land use permit?	Yes, see notes below.
Notes: Ok to issue Type II Land Use permits. Applicant will need to apply for a driveway permit for the existing access after Type II Land Use permits are issued and prior to zoning plan check is issued. Apply for ROW/driveway permit through the Permit Portal , driveway application fee will be \$300.	
Access exists and is permitted. Access permit #: <i>applicant to apply for ROW permit.</i>	No
The proposal involves a new or reconfigured access onto a road under County jurisdiction:	No
a) The new or reconfigured access meets the access spacing standards in the Design and Construction Manual.	NA
b) The proposed driveway width conforms to the dimensions laid out in the Design and Construction Manual.	Yes, proposed 20' driveway width.
c) The minimum sight distance is equal to the standards in the Design and Construction Manual.	Yes
The proposal results in a transportation impact as defined by Section 5.300 of the Multnomah County Road Rules	No
a) Memorandum with findings and applicable frontage improvements are attached	NA
A Variance to the Road Rules or Design and Construction Manual is required.	No
A Stormwater Certificate has been approved by County Engineer	Yes
Reviewed by: Marisol Cervantes, Transportation Planner	Date: 12/17/2025

NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 04/23/25. PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:

verizon

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

Acom
CONSULTING, INC

verticalbridge

VECTOR
ENGINEERS

POR
TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

OVERALL
SITE PLAN

A-1



OVERALL SITE PLAN 1

22"x34" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

FIRE PROTECTION REQUIREMENTS:

MEETS THE FIRE PROTECTION REQUIREMENTS OF MCC 38.7305, WHICH INCLUDES THE REQUIREMENTS DESCRIBED BELOW. THIS REQUIREMENT IS DUE TO THE SUBJECT PROPERTY BEING LOCATED WITHIN 500 FEET OF LANDS DESIGNATED IN GGF. [MCC 38.7300(C)(4)]

a. THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED MUST BE SETBACK AT LEAST 50 FEET FROM SLOPES EXCEEDING 30% GRADE IN ORDER TO MINIMIZE THE RISKS ASSOCIATED WITH WILDFIRE.

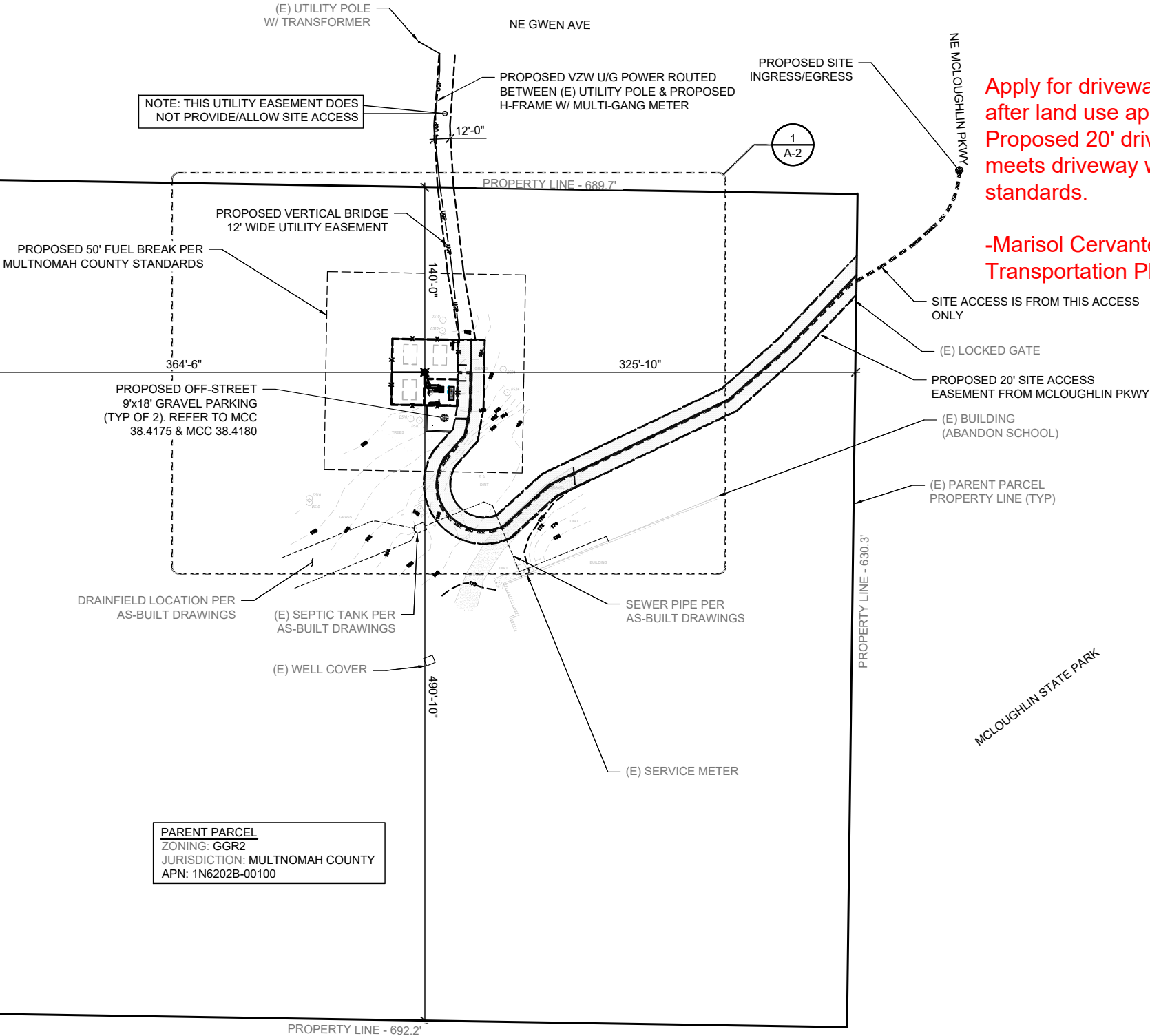
b. A DEFENSIBLE SPACE (FIRE) FUEL BREAK OF AT LEAST 50 FEET SHALL SURROUND THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED. HAZARDOUS FUELS SHALL BE REMOVED AND IRRIGATED OR FIRE RESISTANT VEGETATION MAY BE PLANTED WITHIN THE FUEL BREAK. TREES SHOULD BE SPACED GREATER THAN 15 FEET BETWEEN CROWNS AND PRUNED. ACCUMULATED LEAVES AND OTHER DEAD VEGETATION SHALL BE REMOVED FROM BENEATH TREES.

c. IF SLOPES EXCEED 10% IN THE SURROUNDING AREA, THE FIRE FUEL BREAK MUST BE EXTENDED DOWN THE SLOPE ACCORDING TO MCC 38.7305(B)(1).

d. ACCESS DRIVES SHALL BE A MINIMUM OF 12 FEET IN WIDTH AND NOT EXCEED A GRADE OF 12 PERCENT. TURNOUTS SHALL BE PROVIDED A MINIMUM OF EVERY 500 FEET. ACCESS DRIVES SHALL BE MAINTAINED TO A LEVEL THAT IS PASSABLE TO FIRE EQUIPMENT. [MCC 38.7305(E)]

e. UTILITY SUPPLY SYSTEMS SHALL BE UNDERGROUND WHENEVER POSSIBLE. ROOF OF STRUCTURES SHALL BE CONSTRUCTED OF FIRE-RESISTANT MATERIALS, SUCH AS ASPHALT SHINGLES. [MCC 38.7305(G) & (H)]

PARENT PARCEL
ZONING: GGR2
JURISDICTION: MULTNOMAH COUNTY
APN: 1N6202B-00100



Apply for driveway permit
after land use approvals.
Proposed 20' driveway
meets driveway width
standards.

-Marisol Cervantes,
Transportation Planner

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

CLIENT:



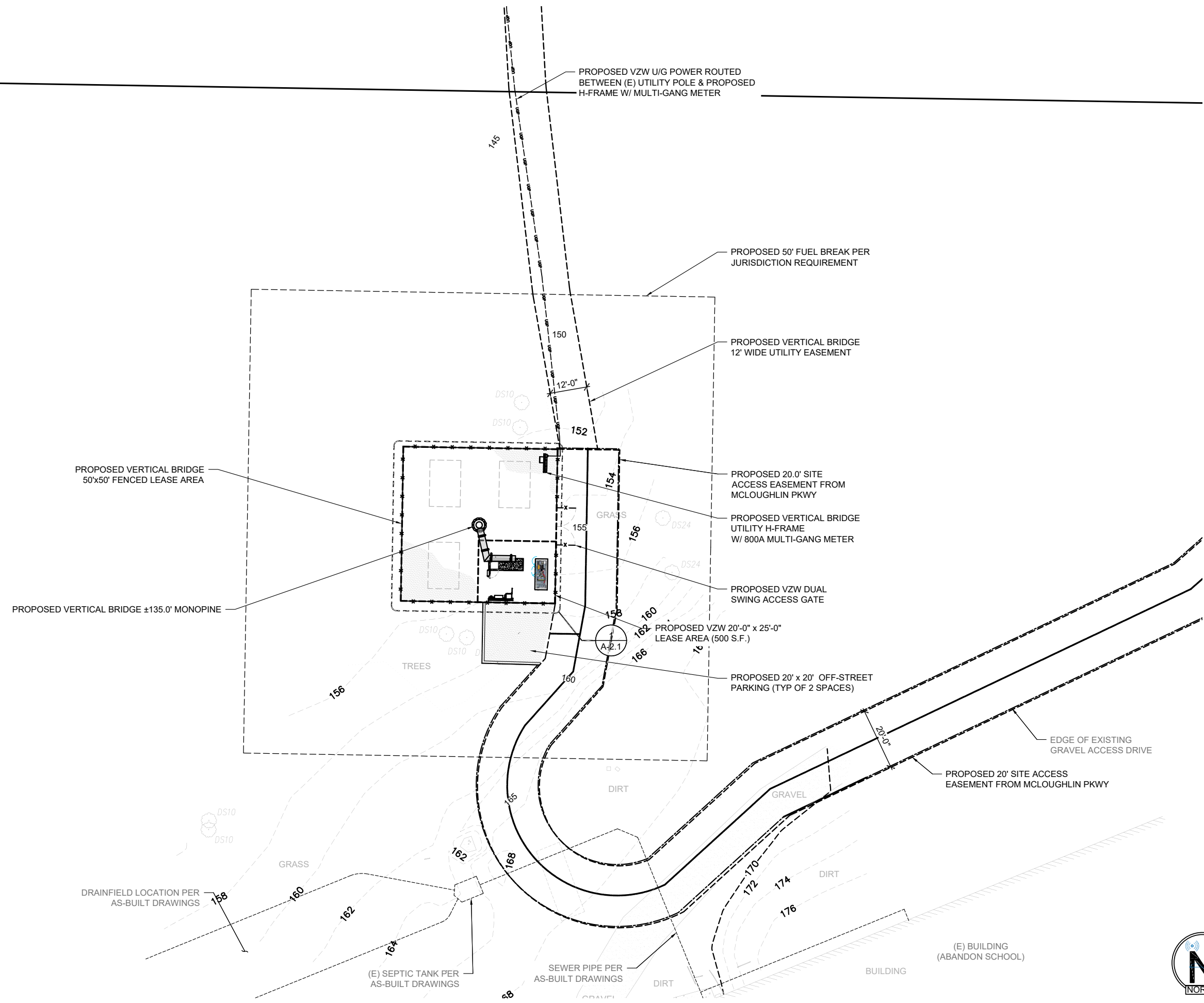
A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



**POR
TUMALT**
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

**ENLARGED
SITE PLAN**

A-2



STORMWATER DRAINAGE CONTROL CERTIFICATE

Land Use Planning Division

www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043



> 500 SQUARE FEET OF NEW / REPLACED IMPERVIOUS SURFACES

NOTE TO PROPERTY OWNER/APPLICANT: Please have an Oregon Licensed Professional Engineer fill out this Certificate and attach a signed site plan, stamped and signed storm water system details, and stamped and signed storm water calculations used to support the conclusion. Please note that replacement of existing structures does not provide a credit to the square footage threshold.

Property Address or Legal Description: 11499 NE McLoughlin Pkwy, Cascade Locks 97014

Description of Project: Wireless Equipment Compound and Access Road (Vertical)

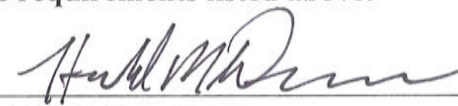
The following stormwater drainage control system will be required:

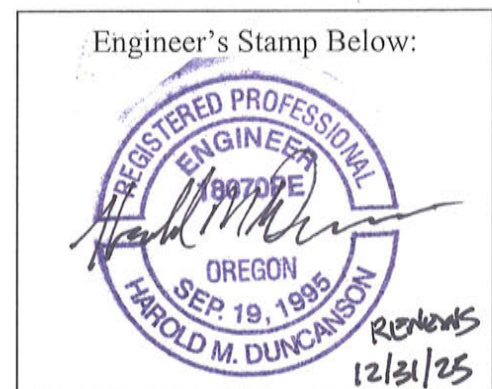
- ☐ Use of Gutter, downspout, and splash block drainage control system;
- ☒ Natural Infiltration Process; or **(DISPERSAL)**
- ☐ Construction of an on-site storm water drainage control system.

MULTNOMAH COUNTY TRANSPORTATION DIVISION	
☐ ACCEPTED	
☐ ACCEPTED WITH COMMENTS	
☒ APPROVED	
☐ APPROVED AS NOTED	
☐ RETURNED FOR CORRECTION	
DOCUMENTS BEARING THIS STAMP ARE SUBJECT TO THE PROVISIONS SET FORTH IN SECTION 0050 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION THAT ARE ACTIVE FOR THIS PROJECT. REVIEW IS ONLY FOR GENERAL CONFORMANCE AND COMPLIANCE OF THE PROJECT AND DOES NOT EXTEND TO MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CONTRACT DOCUMENTS, DIMENSIONS AND FABRICATION TO BE CONFIRMED AND COMPLETED AT THE JOB SITE FOR PROGRESS AND COORDINATION OF THE WORK OF ALL TRADES AND SATISFACTORY WORK PERFORMANCE.	
BY buenr DATE 12/4/2025	

The rate of stormwater runoff attributed to the new/replaced development for a 10-year/24-hour storm event will be no greater than that which existed prior to any development as measured from the property line or from the point of discharge into a water body with the use of the designated system [MCC 39.6235].

I certify the attached signed site plan showing the areas needed for the chosen system type, stamped and signed storm water system design details, and stamped and signed calculations dated 9/25/25 will meet the requirements listed above.

Signature: 
Print Name: Harold Duncanson
Business Name: Duncanson Co
Address: 145 SW 155th Street, #102, Burien, WA 98166
Phone #: 206-244-4141
Email: haroldd@duncansonco.com
Date: 9/25/2025



NOTE TO ENGINEER: Please check one box above. Multnomah County does not use the City of Portland's storm water ordinance. As part of your review, MCC 39.6235 requires that you must consider all new, replaced, and existing structures and impervious areas and determine that the newly generated stormwater from the new or replaced impervious surfaces is in compliance with Multnomah County Code for a 10-year/24-hour storm event. This Storm Water Drainage Control Certificate does not apply to shingle or roof replacement on lawfully established structures.

§ 39.6235 STORMWATER DRAINAGE CONTROL.

(A) Persons creating new or replacing existing impervious surfaces exceeding 500 square feet shall install a stormwater drainage system as provided in this section. This subsection (A) does not apply to shingle or roof replacement on lawful structures.

(B) The provisions of this section are in addition to and not in lieu of any other provision of the code regulating stormwater or its drainage and other impacts and effects, including but not limited to regulation thereof in the SEC overlay.

(C) The provisions of this section are in addition to and not in lieu of stormwater and drainage requirements in the Multnomah County Road Rules and Design and Construction Manual, including those requirements relating to impervious surfaces and proposals to discharge stormwater onto a county right-of-way.

(D) The stormwater drainage system required in subsection (A) shall be designed to ensure that the rate of runoff for the 10-year 24-hour storm event is no greater than that which existed prior to development at the property line or point of discharge into a water body.

(E) At a minimum, to establish satisfaction of the standards in this section and all other applicable stormwater-related regulations in this code, the following information must be provided to the planning director:

- (1) A site plan drawn to scale, showing the property line locations, ground topography (contours), boundaries of all ground disturbing activities, roads and driveways, existing and proposed structures and buildings, existing and proposed sanitary tank and drainfields (primary and reserve), location of stormwater disposal, trees and vegetation proposed for both removal and planting and an outline of wooded areas, water bodies and existing drywells;
- (2) Documentation establishing approval of any new stormwater surcharges to a sanitary drainfield by the City of Portland Sanitarian and/or any other agency authorized to review waste disposal systems;
- (3) Certified statement, and supporting information and documentation, by an Oregon licensed Professional Engineer that the proposed or existing stormwater drainage system satisfies all standards set forth in this section and all other stormwater drainage system standards in this code; and
- (4) Any other report, information, plan, certification or documentation necessary to establish satisfaction of all standards set forth in this section and all other applicable stormwater-related regulations in this code, such as, but not limited to, analyses and explanations of soil characteristics, engineering solutions, and proposed stream and upland environmental protection measures. .



DUNCANSON

Company, Inc.

DCI 99544.3035

MEMO REPORT

To: Multnomah County Department of Community Services

From: Harold Duncanson

Date: 9/25/25

Subject: Verizon US-OR-5099—Tumalt
11499 NE McLoughlin PKWY
Cascade Locks, OR 97014
Runoff Calculation Summary



The Verizon Tumalt project involves construction of a wireless communication facility at the above referenced location. The project will convert approximately 4,500 SF (0.103 acre) of grass and forest area to crushed rock surface on a 10-acre parcel. Runoff from the new impervious surface will disperse and infiltrate over 150 feet of on-site forested area before reaching the downstream property line.

Attached are calculation results for the predeveloped and postdeveloped conditions for this project for the 10-year, 24-hour storm. The NRCS WinTR-55 computer program was used to perform the calculations, using a Type IA rainfall distribution and a 10-year precipitation of 3.4 inches. The results show the project will have no practical increase (<0.01 CFS) in peak runoff at the downstream property line.

Please call if you have any questions.

SURVEYING

LAND PLANNING

WinTR-55 Current Data Description

--- Identification Data ---

User: HMD Date: 9/19/2025
 Project: Tumalt3 Units: English
 SubTitle: Areal Units: Acres
 State: Oregon
 County: Multnomah
 Filename: X:\Projects\1999 Projects\99544\LDT 3000-3099\995443035 US-OR-5099 Tumalt\WinTR55\Tumalt3.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Predev	Existing Site Conditions	Outlet	10	62	0.1
Postdev	Developed Site	Outlet	10	62	0.1

Total area: 20 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.4	2.9	3.4	3.8	.0	.0	.0

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type IA
 Dimensionless Unit Hydrograph: <standard>

HMD

Tumalt3

Multnomah County, Oregon

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.4	2.9	3.4	3.8	.0	.0	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type IA
Dimensionless Unit Hydrograph: <standard>

HMD

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Multnomah County, Oregon

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)
------------------------------------	---

SUBAREAS

Predev	0.43
--------	------

Postdev	0.43
---------	------

$\Delta < 0.00$ CFS

REACHES

OUTLET	0.85
--------	------

HMD

Tumalt3

Multnomah County, Oregon

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
------------------------------------	--

SUBAREAS

Predev	0.43 8.04
--------	--------------

Postdev	0.43 8.04
---------	--------------

REACHES

OUTLET	0.85
--------	------

HMD

Tumalt3

Multnomah County, Oregon

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Predev	10.00	0.100	62	Outlet	Existing Site Conditions
Postdev	10.00	0.100	62	Outlet	Developed Site

Total Area:	20 (ac)				

HMD

Tumalt3

Multnomah County, Oregon

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

Predev SHEET	100	0.1500	0.150				0.084
					Time of Concentration		0.1 =====
Postdev SHEET	100	0.1500	0.150				0.084
					Time of Concentration		0.1 =====

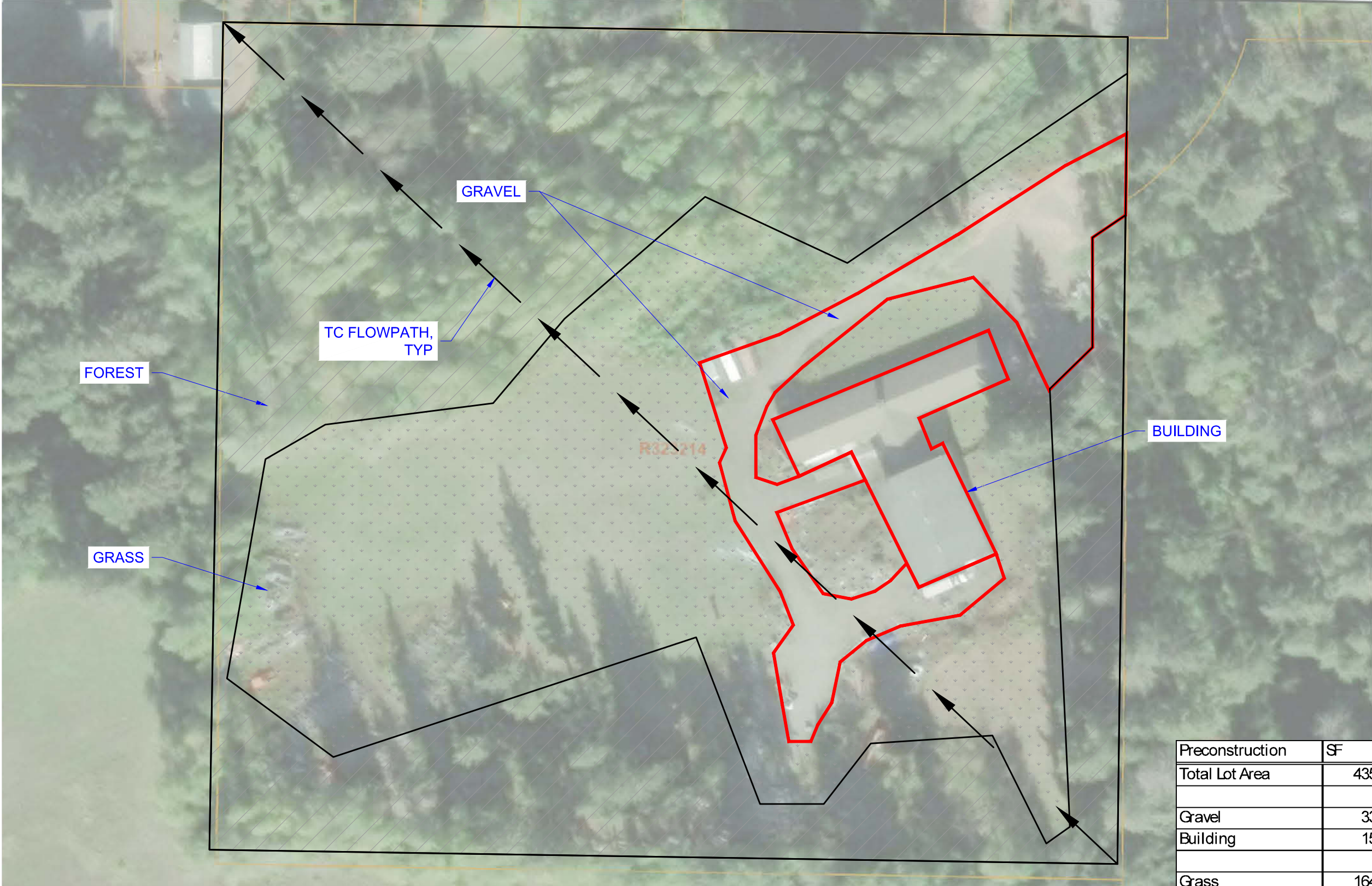
HMD

Tumalt3

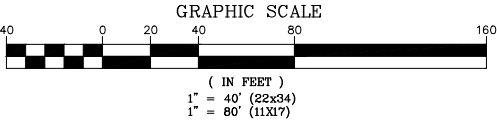
Multnomah County, Oregon

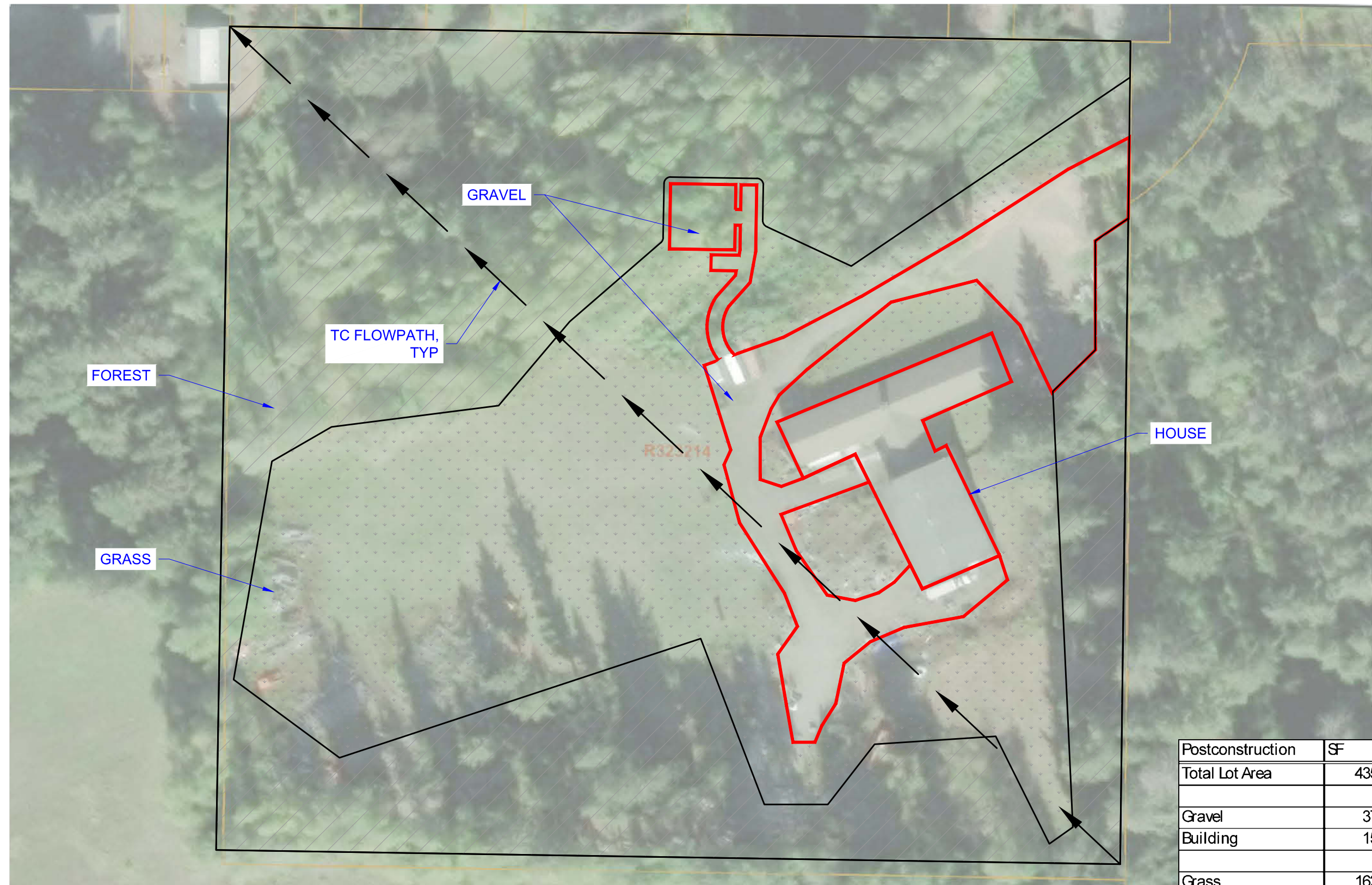
Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Predev	Paved parking lots, roofs, driveways	B	.345	98
	Gravel (w/ right-of-way)	B	.765	85
	Brush - brush, weed, grass mix (fair)	B	3.783	56
	Woods (fair)	B	5.11	60
	Total Area / Weighted Curve Number		10 ==	62 ==
Postdev	Paved parking lots, roofs, driveways	B	.345	98
	Gravel (w/ right-of-way)	B	.868	85
	Brush - brush, weed, grass mix (fair)	B	3.731	56
	Woods (fair)	B	5.059	60
	Total Area / Weighted Curve Number		10 ==	62 ==

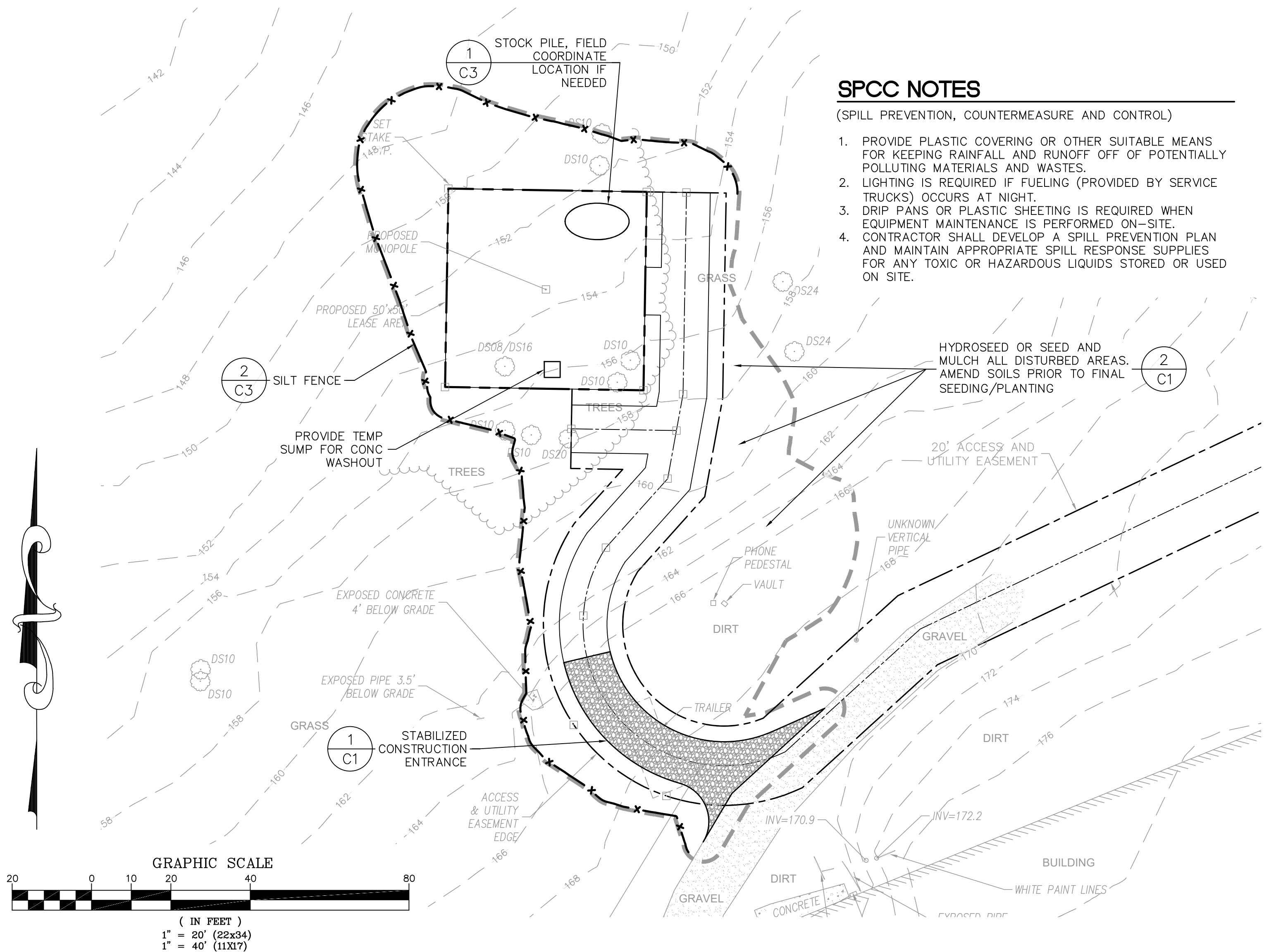


Preconstruction	SF	AC
Total Lot Area	435,722	10.003
Gravel	33,321	0.765
Building	15,027	0.345
Grass	164,769	3.783
Forest	222,605	5.110





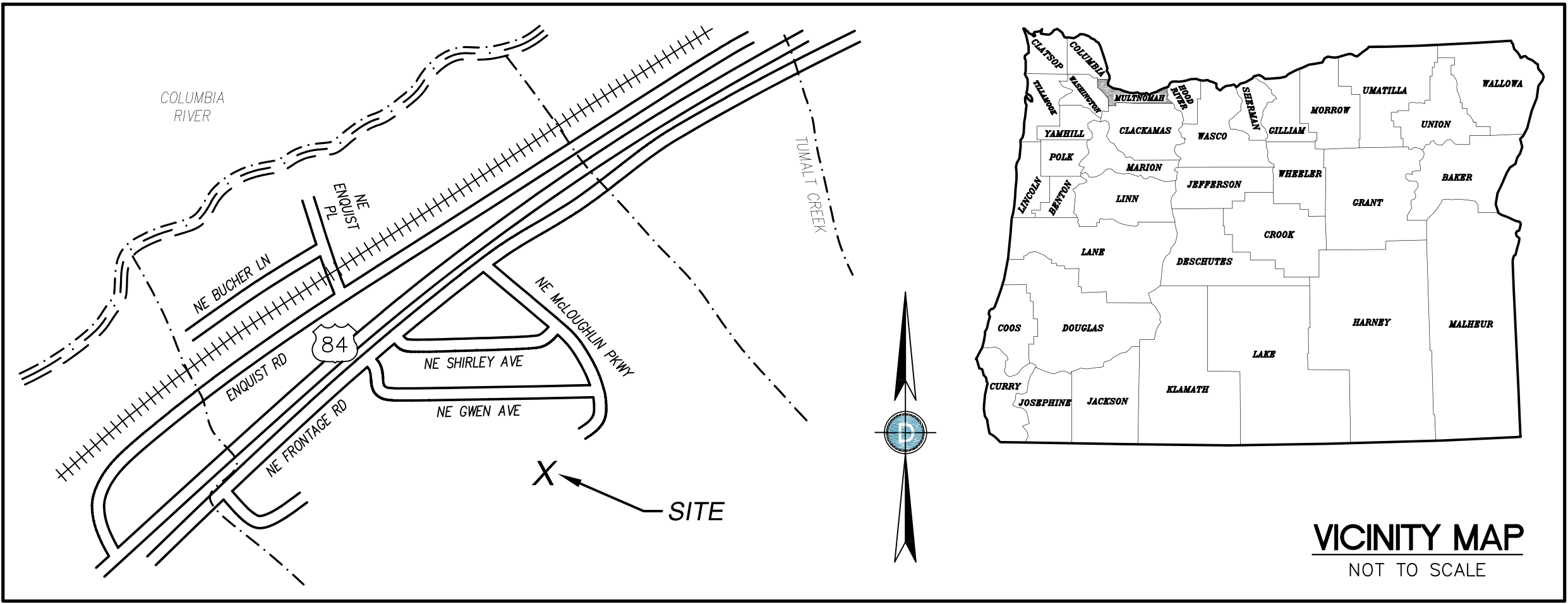
US-OR-5099 - TUMALT



SPCC NOTES

(SPILL PREVENTION, COUNTERMEASURE AND CONTROL)

1. PROVIDE PLASTIC COVERING OR OTHER SUITABLE MEANS FOR KEEPING RAINFALL AND RUNOFF OFF OF POTENTIALLY POLLUTING MATERIALS AND WASTES.
2. LIGHTING IS REQUIRED IF FUELING (PROVIDED BY SERVICE TRUCKS) OCCURS AT NIGHT.
3. DRIP PANS OR PLASTIC SHEETING IS REQUIRED WHEN EQUIPMENT MAINTENANCE IS PERFORMED ON-SITE.
4. CONTRACTOR SHALL DEVELOP A SPILL PREVENTION PLAN AND MAINTAIN APPROPRIATE SPILL RESPONSE SUPPLIES FOR ANY TOXIC OR HAZARDOUS LIQUIDS STORED OR USED ON SITE.



ESPCP NOTES

1. COVER ALL STOCKPILED SOIL WITH PLASTIC SHEETING WHEN NOT IN USE.
2. RE-SEED, OR INSTALL LANDSCAPING IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.
3. COVER ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH ORGANIC MULCHING SUCH AS STRAW OR HAY.

PER THE CITY OF PORTLAND, OREGON "EROSION & SEDIMENT CONTROL MANUAL", MARCH 2022:

- A. 24-HOUR ONSITE EROSION AND SEDIMENT CONTROL MANAGER CONTACT NAME: _____ PHONE NO: _____
- B. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION BEST MANAGEMENT PRACTICES [BMPs], OR UTILITIES)
- C. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP BMPs IS THE RESPONSIBILITY OF THE RESPONSIBLE PARTY UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED PERMANENT STABILIZATION IS ESTABLISHED.
- D. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY FOR THE DURATION OF CONSTRUCTION. EXCEEDING THE APPROVED LIMITS OF DISTURBANCE MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS, PERMIT REVISIONS, STOP WORK ORDERS, OR OTHER ENFORCEMENT ACTIONS.
- E. THE ESPCP BMPs SHOWN ON THIS PLAN MUST BE CONSTRUCTED PER CITY STANDARDS AND MADE FUNCTIONAL PRIOR TO GROUND-DISTURBING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE INITIAL CLEARING MUST BE THE MINIMUM REQUIRED TO INSTALL ESPCP BMPs.
- F. THE ESPCP BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP BMPs SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS OR SITE CONDITIONS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE. ADDITION AND REMOVAL OF BMPs SHOULD BE DOCUMENTED IN THE DAILY INSPECTION LOG AND, IN CASES OF ESPCP REVISION, ON THE REVISED ESPCP.
- G. FUELS, OILS, SOLVENTS, HAZARDOUS CHEMICALS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- H. OFFSITE RELEASE OF FUEL, OILS, SOLVENTS, HAZARDOUS CHEMICALS, SEDIMENT, TRASH, DEBRIS, OR OTHER SUBSTANCES RESULTING FROM CONSTRUCTION ACTIVITIES IS NOT ALLOWED. ALL SPILLS IN EXCESS OF REPORTABLE QUANTITIES SHALL BE REPORTED TO BUREAU OF ENVIRONMENTAL SPILL RESPONSE, 503-823-7180.
- I. SIGNAGE SHALL BE POSTED ON THE SITE OF THE PERMITTED GROUND-DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER OR THE RESPONSIBLE CITY PROJECT MANAGER/INSPECTOR.
- J. BETWEEN OCTOBER 1 AND APRIL 30, ALL DENUDED SITES SHALL BE PROVIDED WITH TEMPORARY SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 2 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.
- K. BETWEEN MAY 1 AND SEPTEMBER 30, TEMPORARY EROSION AND SEDIMENT CONTROL BMPs TO REDUCE DUST AND SEDIMENT TRANSPORT SHALL BE APPLIED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS AFTER GROUND-DISTURBING ACTIVITY OCCURS.

SITE INFORMATION

SITE ADDRESS	11499 NE McLOUGHLIN PKWY CASCADE LOCKS, OR 97014
COUNTY	MULTNOMAH
TAX LOT NUMBER	R323214
PROPERTY OWNERS	AGNES HEUKER
ZONING	RF (RESIDENTIAL FARMING)
TOTAL LOT AREA	10.0± AC
DISTURBED AREA	±14,200 SF
IMPERVIOUS AREA	±5,070 SF
CUT	±530 CY
FILL	±185 CY

REFERENCE INFORMATION

SITE PLAN PROVIDED BY INFINGY, REVISION 0,
DATED 04/22/2020.

CONTACT INFORMATION

APPLICANT	VERTICAL BRIDGE VBTS, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487 STEVE HEDGES PHONE: (773) 988-1715 SHEDGES@VERTICALBRIDGE.COM
GROUND OWNER	AGNES HEUKER PO BOX 1 CASCADE LOCKS, OR 97104
ARCHITECT/ ENGINEER	RIK MATTESON ACOM CONSULTING, INC 5200 SW MEADOWS RD SUITE 150 LAKE OSWEGO, OR 97035 PHONE: (425) 209-6723 RIK.MATTESON@ACOMCONSULTINGINC.COM
CIVIL ENGINEER/ SURVEYOR	DUNCANSON COMPANY, INC. 145 SOUTHWEST 155TH STREET, #102 SEATTLE, WA 98166 CONTACT: HAROLD DUNCANSON HAROLD@DUNCANSONCO.COM 206-244-4141

SHEET INDEX

C1	EROSION, SEDIMENT AND POLLUTION CONTROL PLAN
C2	ROAD AND GRADING PLAN
C3	DETAILS
EX1	SLOPE HEATMAP EXHIBIT

CAUTION!

UNDERGROUND UTILITIES
EXIST IN THE AREA AND
UTILITY INFORMATION SHOWN
MAY BE INCOMPLETE. STATE
LAW REQUIRES THAT
CONTRACTOR CONTACT THE
ONE-CALL UTILITY LOCATE
SERVICE AT LEAST 48 HOURS
BEFORE STARTING ANY
CONSTRUCTION.



Know what's below.
Call before you dig.

TESC SEED MIX PROPORTIONS

	WEIGHT	PURITY	GERMINATION
RED FESCUE (Festuca rubra)	40%	98%	90%
ANNUAL OR PERENNIAL RYE (Lolium multiflorum or Lolium perenn)	50%	98%	90%
WHITE DUTCH CLOVER (Trifolium hybridum)	10%	98%	90%

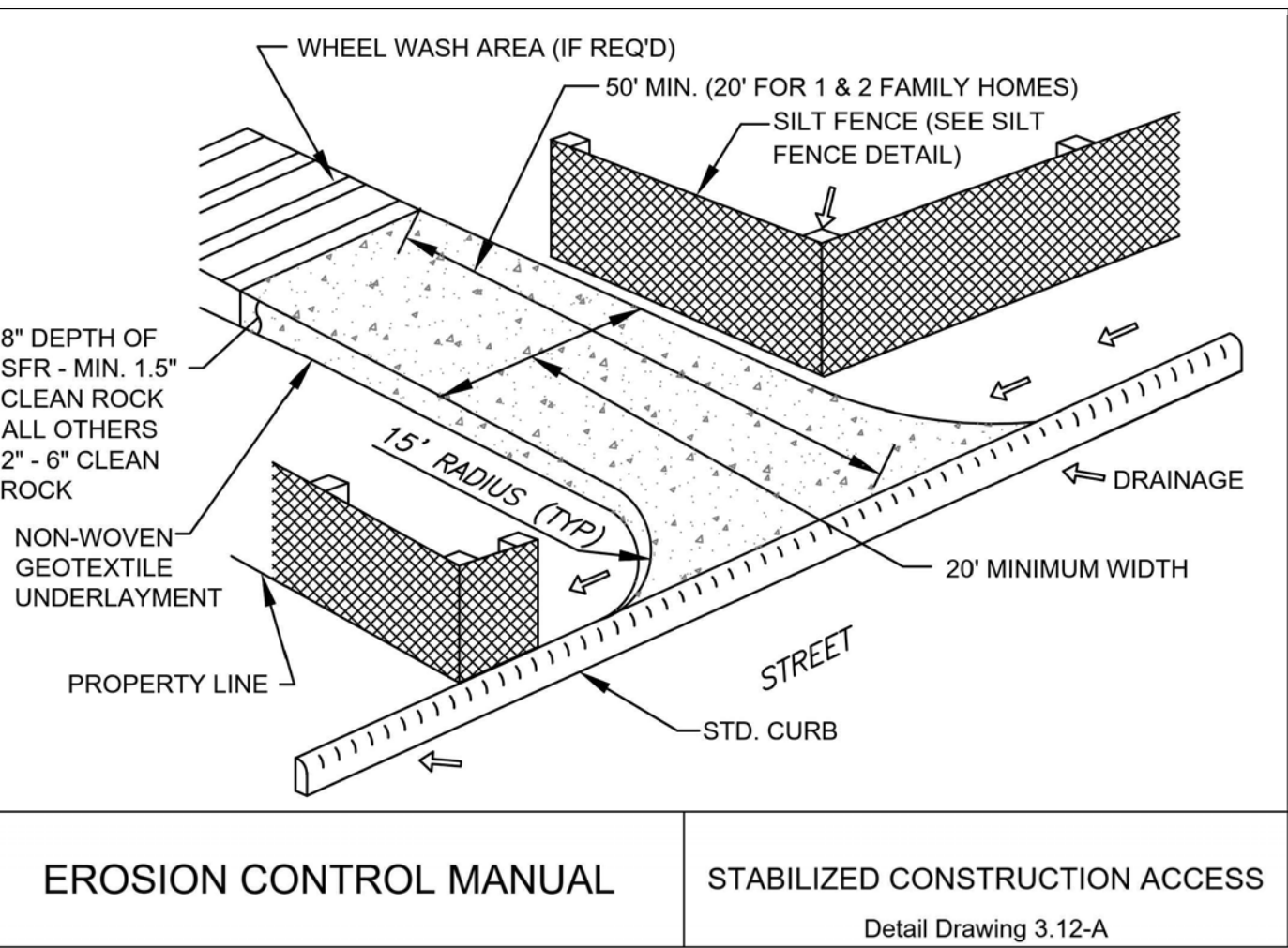
APPLICATION RATES

1. APPLY SEED MIX AT A RATE OF 120 LBS PER ACRE. HYDROSEED W/2,000 LB/AC WOOD FIBER MULCH & TACKIFIER (ALTERNATIVE: STRAW MULCH AT 4,000 LB/AC OR STRAW MAT)
2. APPLY SLOW-RELEASE LOW-PHOSPHORUS FERTILIZER (3-1-2-N-P-K) AT A RATE OF 90 LBS PER ACRE.

MAINTENANCE STANDARDS FOR TEMPORARY AND PERMANENT SEEDING

1. ANY SEEDED AREAS THAT FAIL TO ESTABLISH AT LEAST 80 PERCENT COVER WITHIN ONE MONTH SHALL BE RESEED. IF RESEEDING IS INEFFECTIVE, AN ALTERNATE METHOD, SUCH AS SODDING OR NET/BLANKETS, SHALL BE USED. IF WINTER WEATHER PREVENTS ADEQUATE GRASS GROWTH, THIS TIME LIMIT MAY BE RELAXED AT THE DISCRETION OF THE COUNTY WHEN CRITICAL AREAS WOULD OTHERWISE BE PROTECTED.
2. AFTER ADEQUATE COVER IS ACHIEVED, ANY AREAS THAT EXPERIENCE EROSION SHALL BE RE-SEED AND PROTECTED BY MULCH. IF THE EROSION PROBLEM IS DRAINAGE RELATED, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA RE-SEED AND PROTECTED BY MULCH.
3. SEEDED AREAS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, BUT NOT WATERED TO THE EXTENT THAT IT CAUSES RUNOFF.

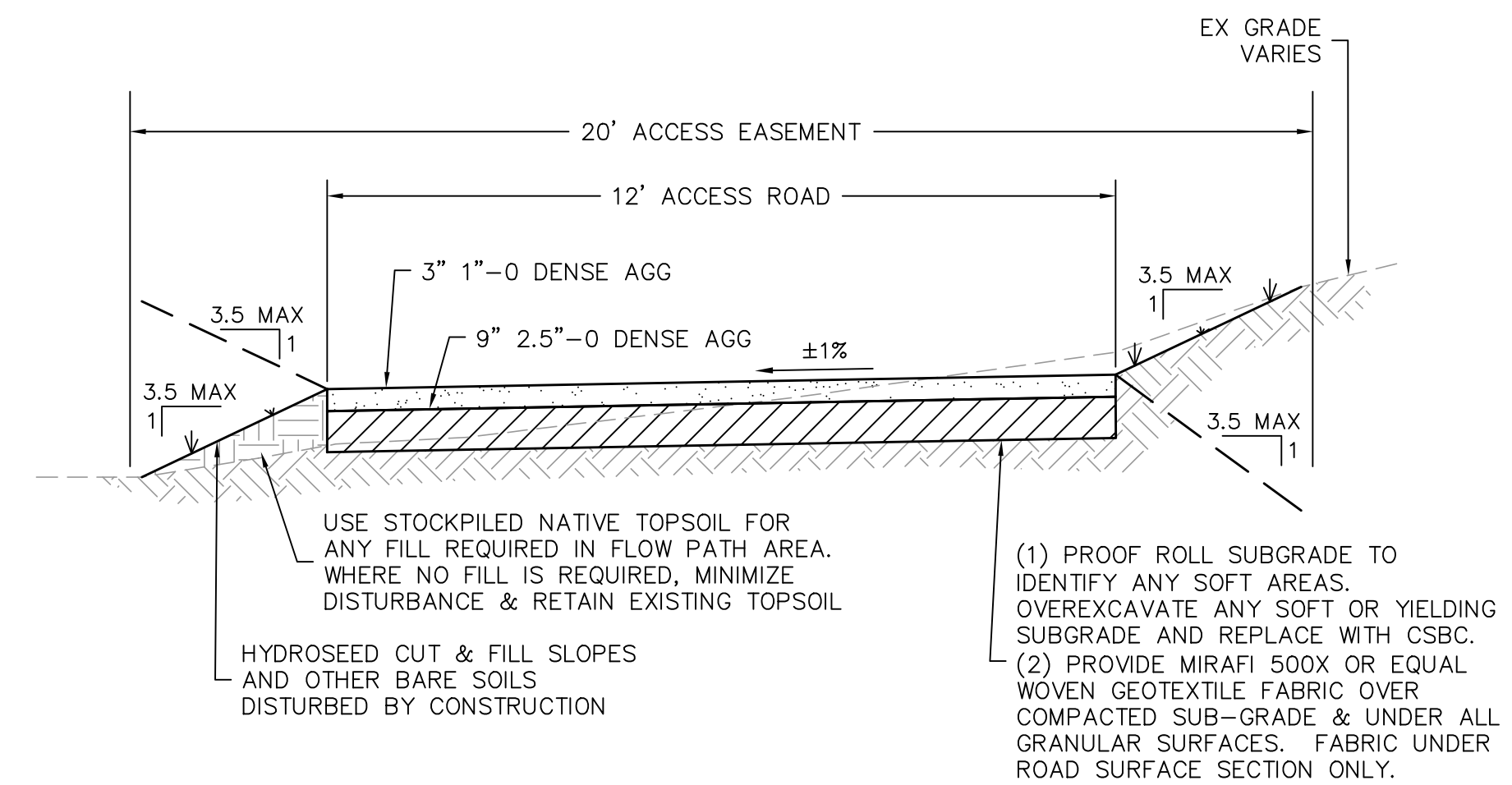
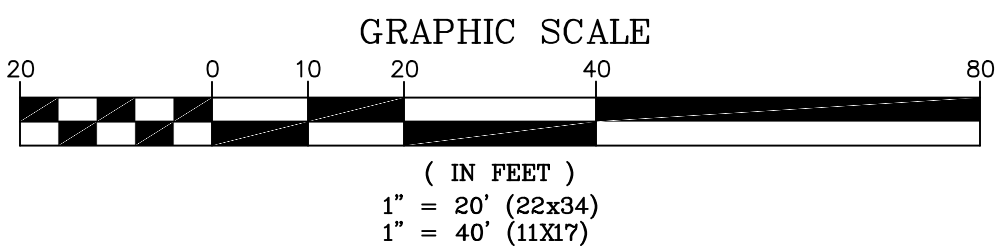
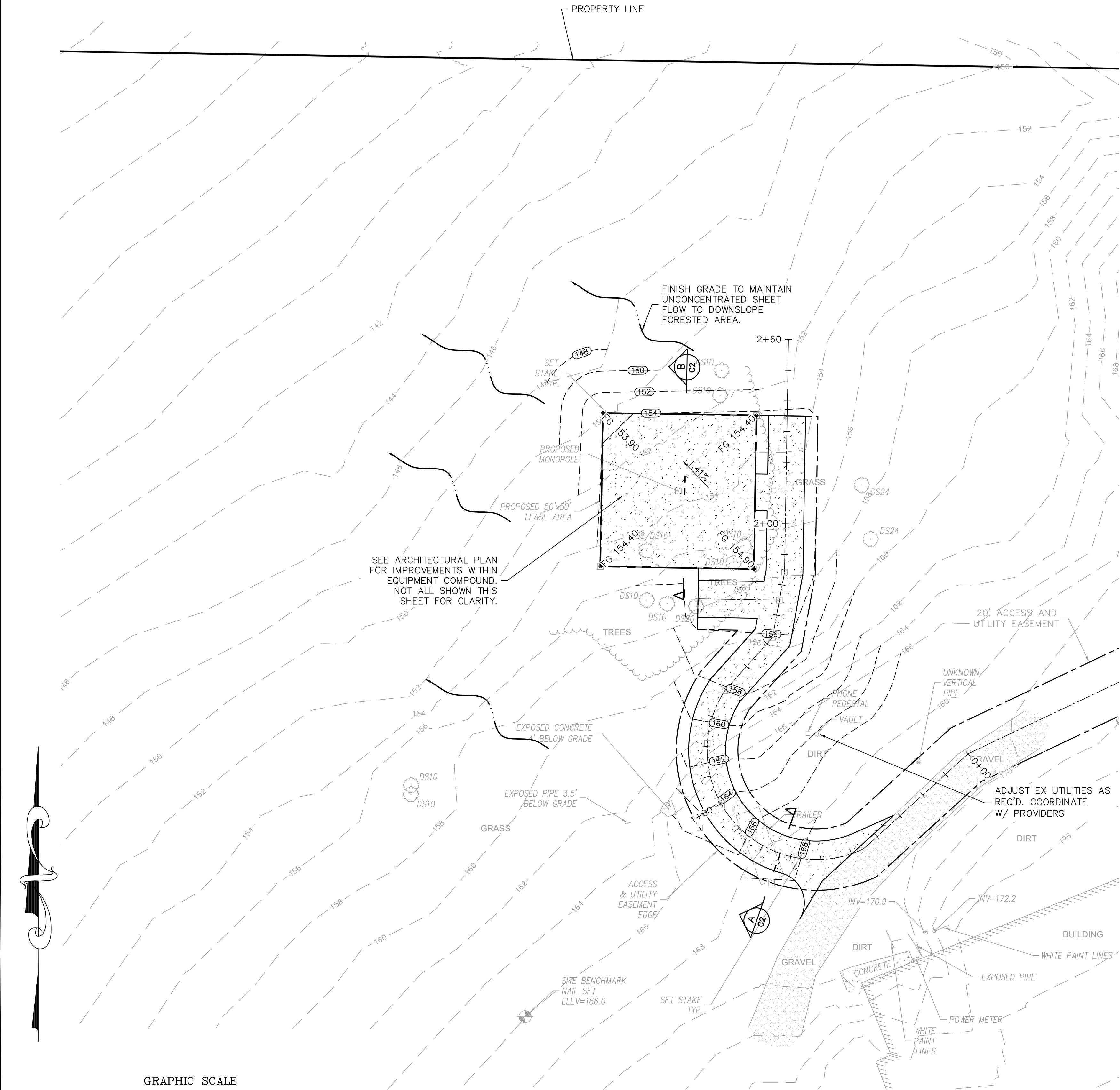
RECOMMENDED SEED MIX



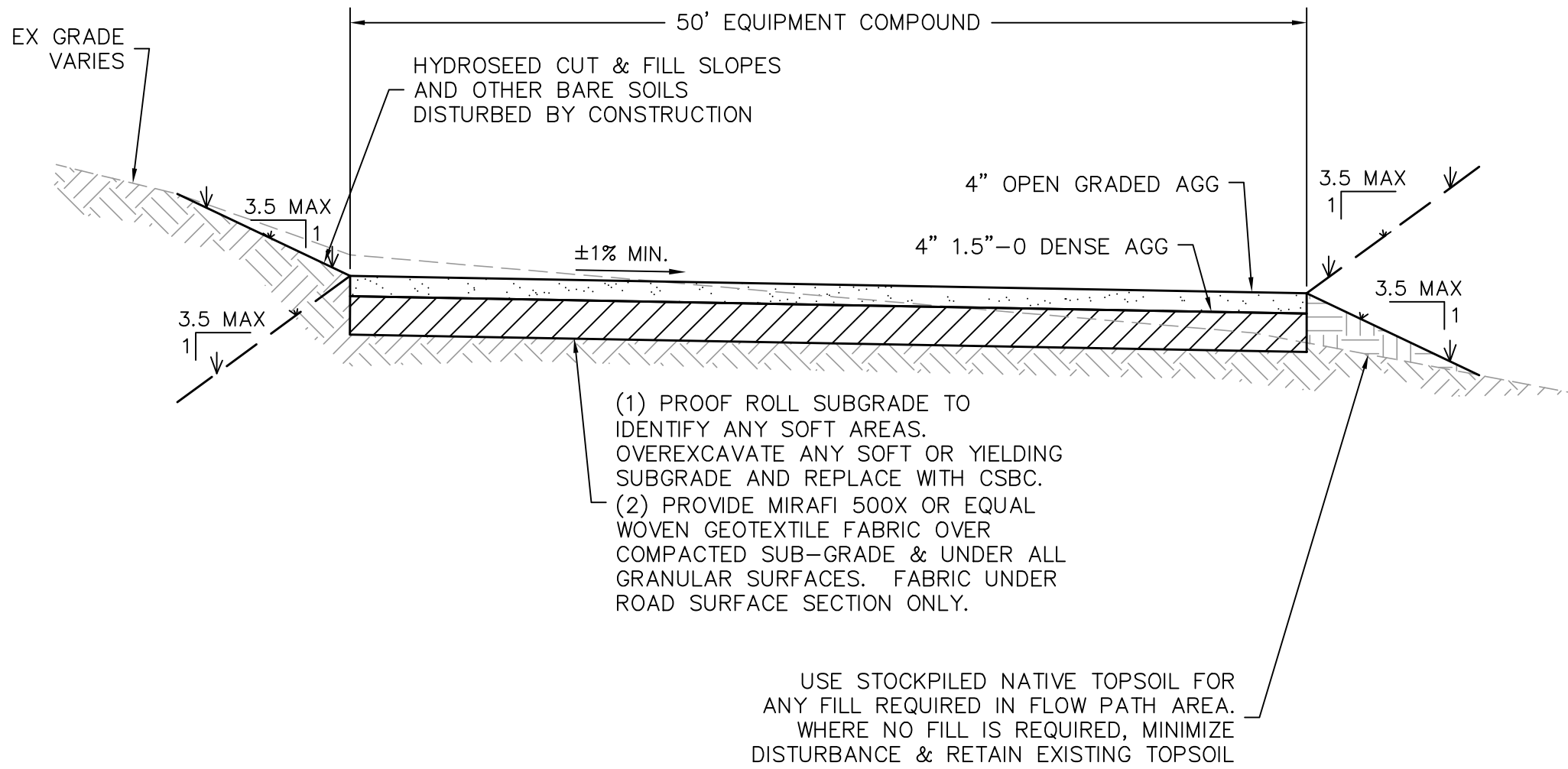
STABILIZED CONSTRUCTION ENTRANCE

1 NTS

2 NTS



ACCESS ROAD
NOT TO SCALE



EQUIPMENT COMPOUND
NOT TO SCALE

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

Know what's below.
Call before you dig.

THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4453

SITE
**US-OR-5099
TUMALT**
11499 NE McLOUGHLIN PKWY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

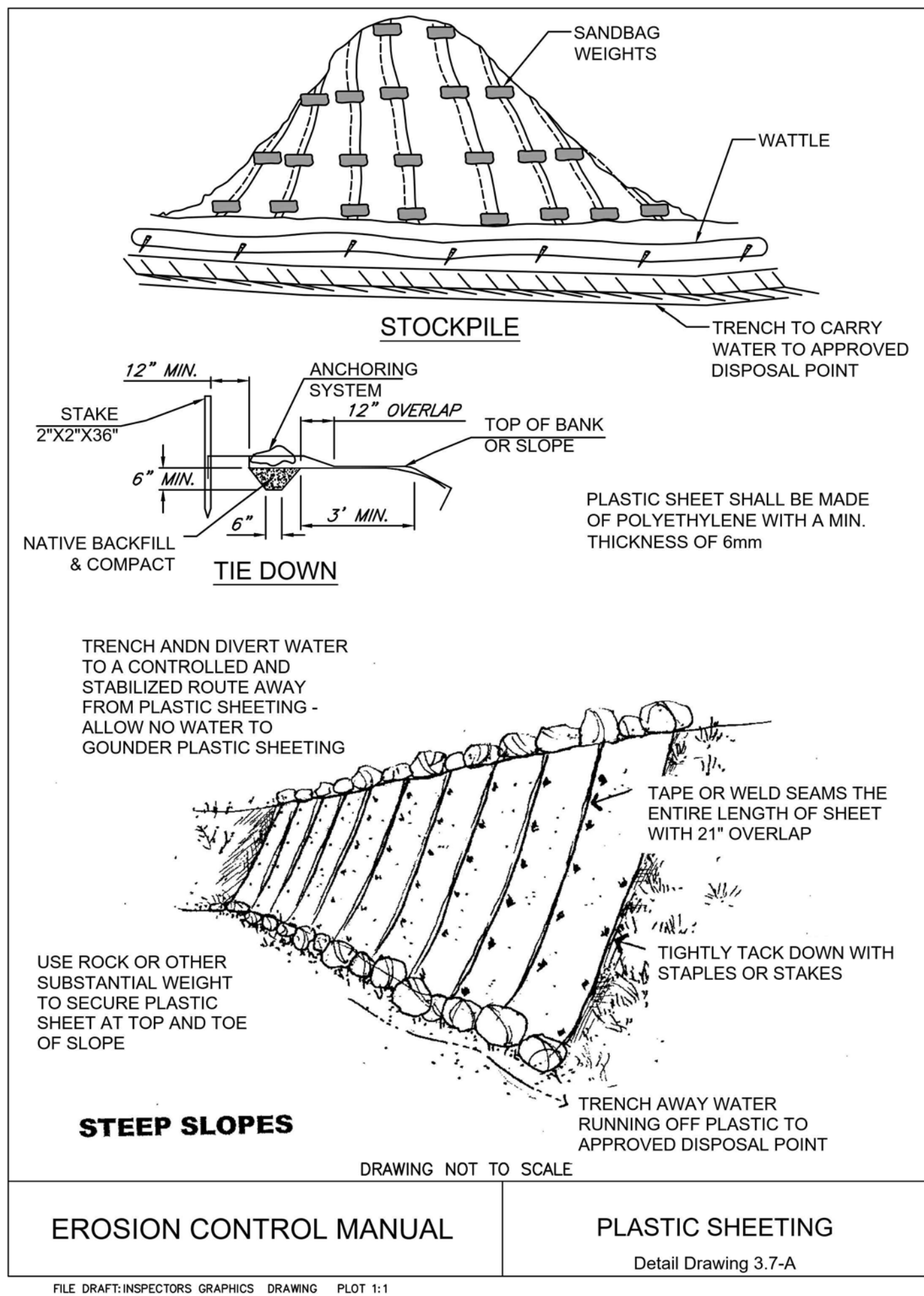
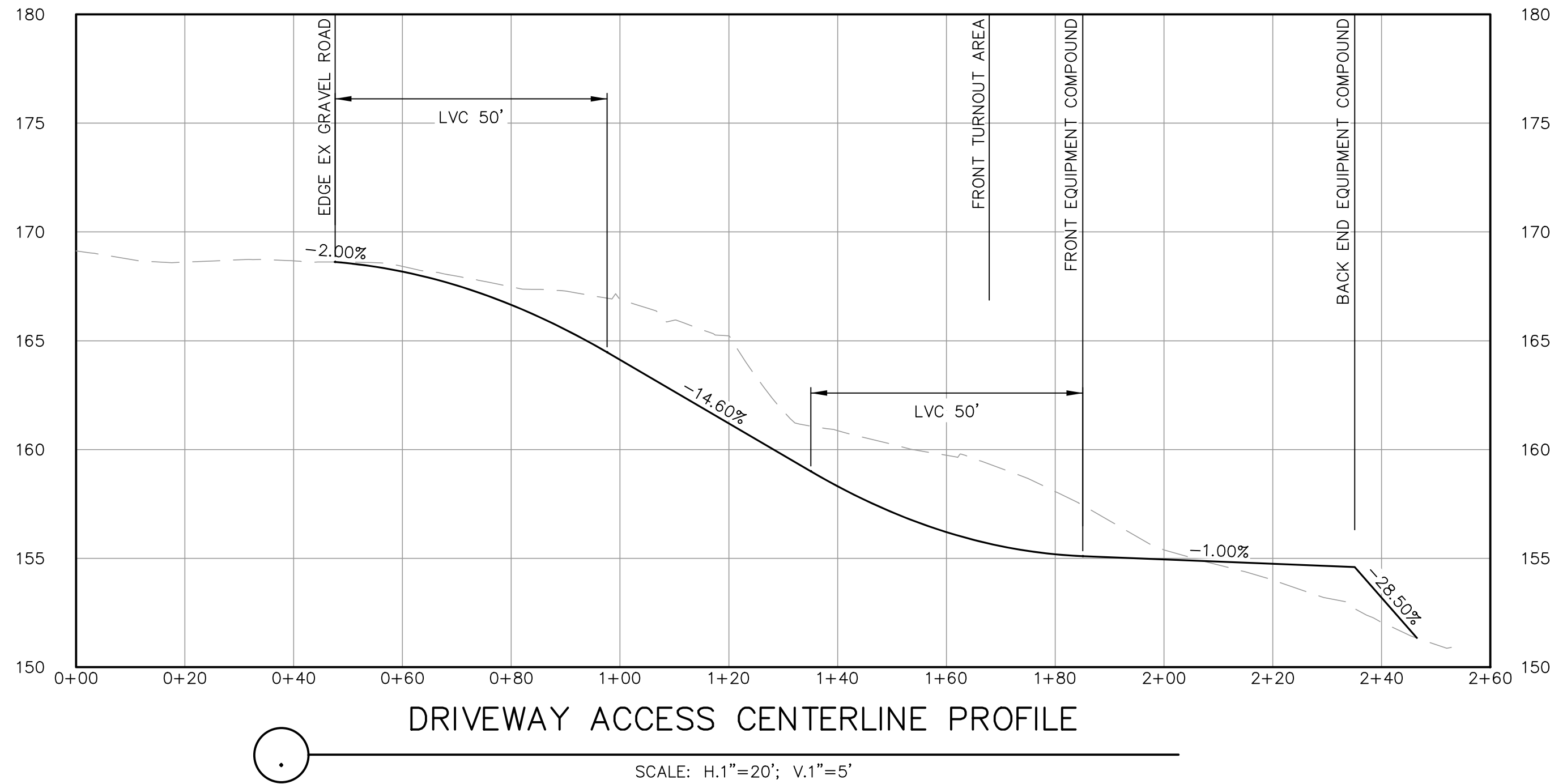
THIS DRAWING WAS CREATED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM S4D CLIENT.
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FIELD CREW:	CR/JW
FIELD BOOK:	657/130
DRAWN BY:	DLS
JOB #:	99544.3035
DATE:	9/25/2025

REVISIONS		
DATE	DESCRIPTION	BY

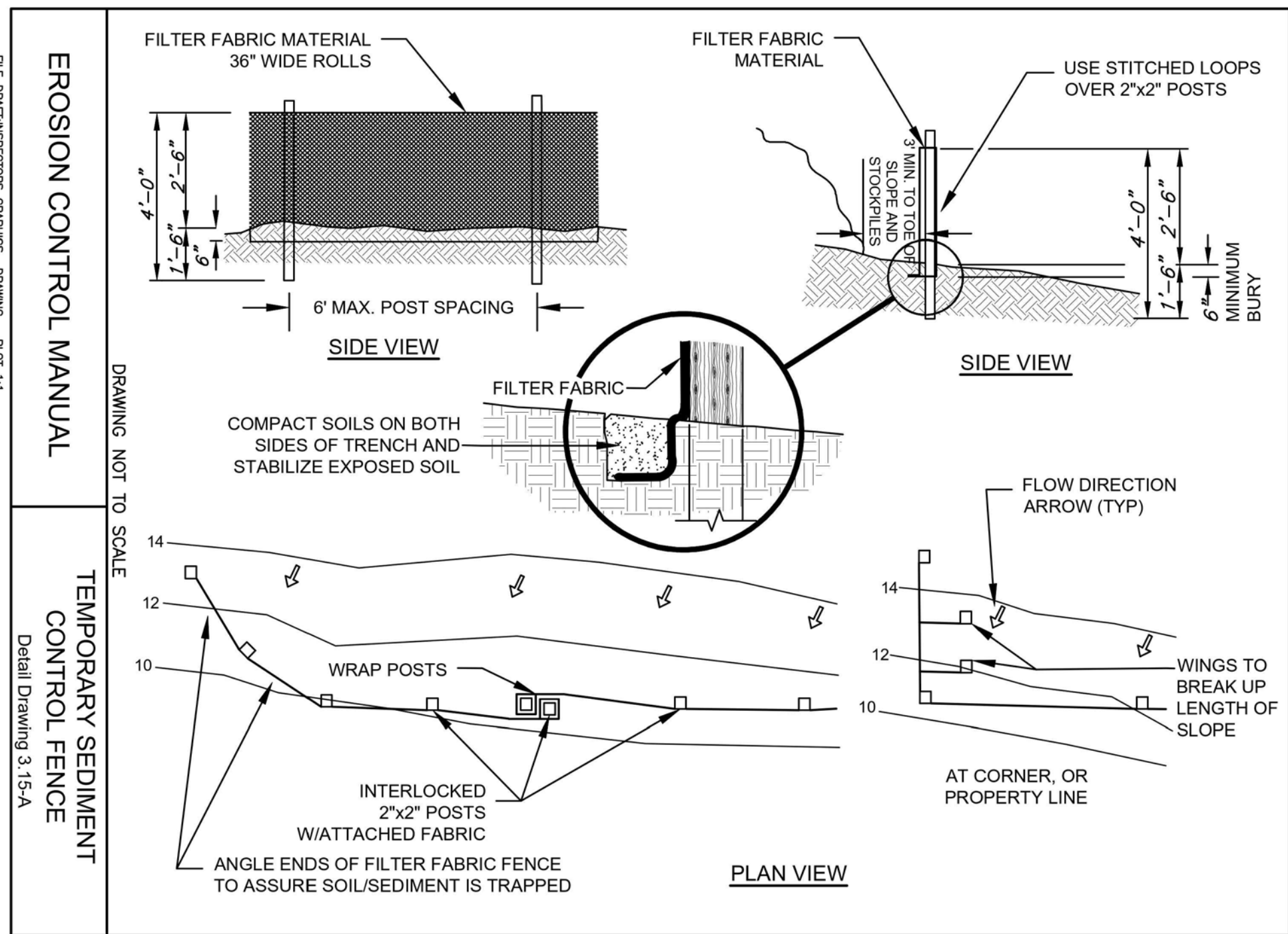
SHEET TITLE
**ROAD AND GRADING PLAN
SEC 2, TWP 1 N, RNG 6 E, WM**

SHEET NUMBER
C2



PLASTIC COVERING

NOT TO SCALE



SILT FENCE

NOT TO SCALE

CAUTION!

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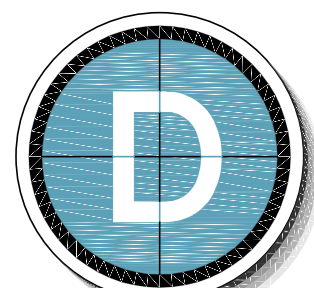
Know what's below. Call before you dig.



THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

verizon

Acom
CONSULTING INC.



DUNCANSON
Company, Inc.

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

SITE

US-OR-5099
TUMALT

11499 NE McLOUGHLIN PKWY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

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DATE:	9/25/2025

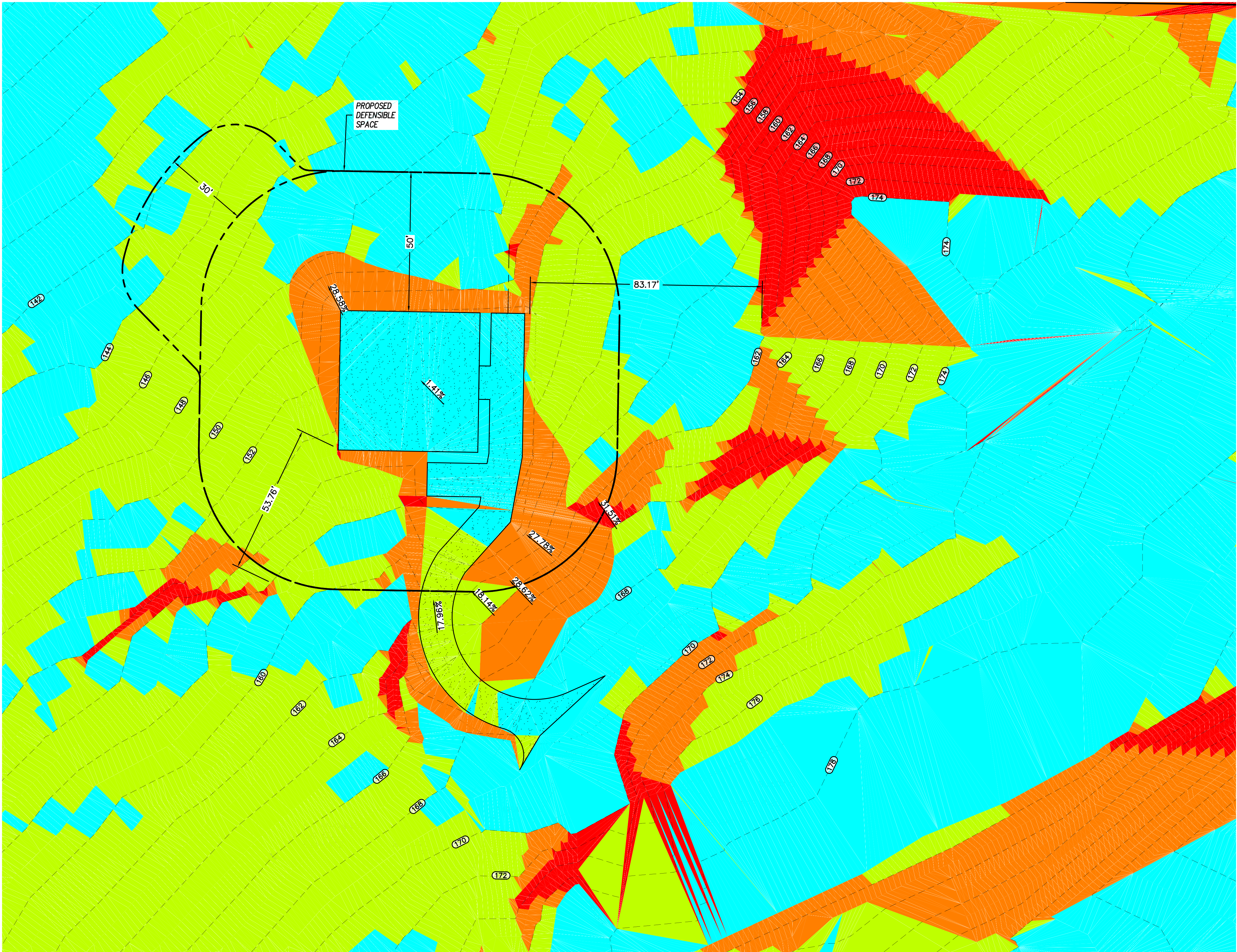
REVISIONS

DATE	DESCRIPTION	BY

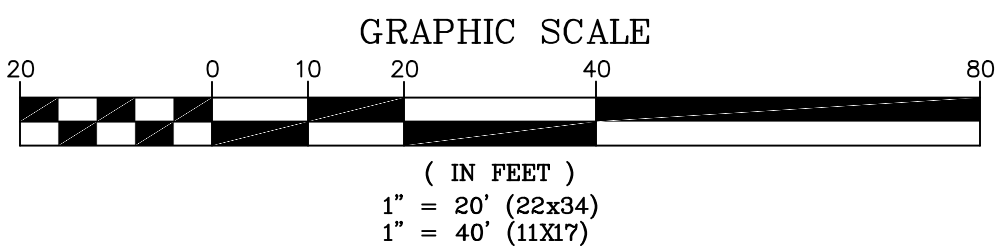


SHEET TITLE
ADDITIONAL DETAILS
SEC 2, TWP 1 N, RNG 6 E, WM

SHEET NUMBER
C3



SLOPE LEGEND



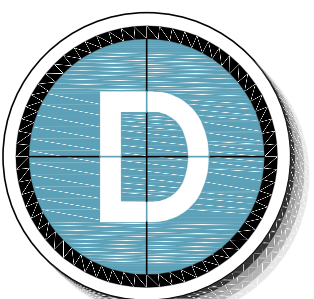
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DUNCANSON
Company, Inc.
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SITE
**US-OR-5099
TUMALT**
11499 NE McLOUGHLIN PKWY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

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SAD CLIENT:
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FIELD CREW:	CR/JW
FIELD BOOK:	657/130
DRAWN BY:	DLS
JOB #:	99544.3035
DATE:	9/25/2025

REVISIONS

DATE	DESCRIPTION	BY



SHEET TITLE
**SLOPE HEATMAP EXHIBIT
SEC 2, TWP 1 N, RNG 6 E, WM**

SHEET NUMBER
EX1

FIRE SERVICE PROVIDER REVIEW

Land Use Planning Division



www.multco.us/landuse • Email: land.use.planning@multco.us • Phone: (503) 988-3043

APPLICANT INSTRUCTIONS

Complete the Applicant section of this form and deliver it to the appropriate Structural Fire Service Provider for your area. After the Fire Service Provider completes their review and returns the form to you, include the form (along with any supplemental documents provided to you) with your land use application.

- ☐ A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- ☐ A floor plan of the proposed development; and
- ☐ A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]

If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

After the fire official signs this form, include it with your application material.

TO BE COMPLETED BY THE APPLICANT

Site Address: 11499 NE McLoughlin Pky. Cascade Locks, OR 97104

Map, Tax Lot: 1N6E02B -00100 'R' number: R323214

Description of Proposed Use: Cell phone tower

Total Square Footage of Building (including roof projections, eaves & attached structures): 0

Applicant Name: Vertical Bridge VBTS LLC

Mailing Address: 750 Park of Commerce Drive, Boca Raton, FL 33487

Phone #: 773-988-1715 Email Address: shedges@verticalbridge.com

STRUCTURAL FIRE SERVICE PROVIDER REVIEW

Fire Service Provider completing this form: Corbett Fire Dist. #14 Date of Review 11/20/25

- ☒ The subject property is located within our service boundaries or is under contract.
- ☐ The subject property is outside of our service boundaries and the Provider will not be providing fire protection services via contract. (Additional review is not needed.)

**** Access Review by Structural Fire Service Providing Service ****

- ☒ The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our Provider.
- ☐ The proposed development is not in compliance with the adopted Fire Service Provider's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.
- ☐ The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our Provider before flammable materials are placed on the property. The access improvements required:

**** Fire Flow by Structural Fire Service Providing Service ****

- ☐ The existing fire-flow & flow duration available from public water lines or private well is adequate to serve the proposed development. No mitigation measures are necessary.
- ☐ The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.
- ☐ A monitored fire alarm must be installed.
 - ☐ Class A or non-combustible roof materials must be installed.
 - ☐ Defensible space of 30 feet around the structure/building/addition.
 - ☐ A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20%.
 - ☐ A fire sprinkler system meeting Section 903.1.3 (NFPA13D) of the Oregon Fire Code shall be installed.

☒ Other Fire Flow complies w/ NFPA 1142 - No Mitigation

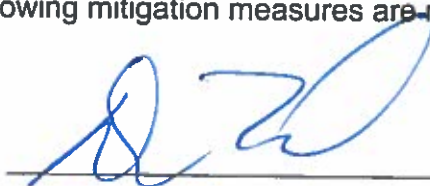
* The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

**** Commercial/Industrial Buildings & Uses ****

- ☒ The minimum fire flow and flow duration is available from public water lines or private well as specified in the Oregon Fire Code. No mitigation measures are required.
- ☐ The minimum fire flow & flow duration is not available from public water lines or private well as specified in Oregon Fire Code. The following mitigation measures are required:

11499 NE McLoughlin

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.



11/20/25

Signature

Date

Dave Flood

Fire Marshal

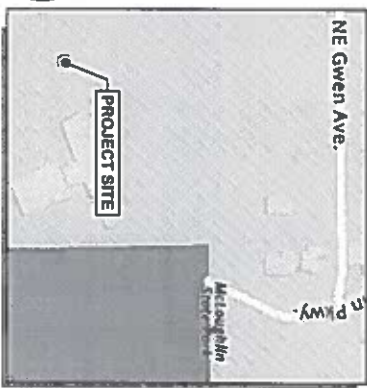
Name & Title of Fire Official

POR TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

Verticalbridge

VERTICAL BRIDGE SITE # US-OR-5099



VICINITY MAP

AREA MAP

DRIVING DIRECTIONS
FROM VERNON WIRELESS OFFICE - PORTLAND, OR
HEAD SOUTHWEST ON I-5 (22ND AVE TOWARD NE WILKINSON WAY, TURN LEFT ONTO I-5 AND E TOWARD HOOD RIVER / TROUTDALE / I-5 EAST / I-5 SO
LEAVE THE I-5 ON THE LEFT FOR I-5 AND I-5 SE, AT EXIT 3A, HEAD RIGHT ON THE RAMP FOR HOOD RIVER / TROUTDALE / I-5 EAST / I-5 SE
TO THE I-5 AND I-5 SE INTERCHANGE, TURN RIGHT ON I-5 SE TOWARD HOOD RIVER / TROUTDALE / I-5 EAST / I-5 SE
DOWNSIDE, TURN RIGHT ONTO NE MCLOUGHLIN PKWY, FOLLOW ROAD TO THE END, THROUGH LOCATED SIGNAGE DATE SITE IS NORTH OF JABONSON SCHOOL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTWITHSTANDING THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2018 IBC, STANDARDS AND AMENDMENTS - 2018 OBC
2018 IRC, STANDARDS AND AMENDMENTS - 2018 OBC
2018 UPC, STANDARDS AND AMENDMENTS - 2017 OBC
2017 NEC, STANDARDS AND AMENDMENTS - 2017 OBC

NOT FOR CONSTRUCTION. THIS DRAWING IS THE PROPERTY OF VERTICAL BRIDGE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REUSE OR MODIFICATION OF THIS DRAWING IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF VERTICAL BRIDGE. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF VERTICAL BRIDGE.

PROJECT CONTACT LIST

PROPERTY OWNER:
ACORN HEIGHTS
PO BOX 1
CASCADE LOCKS, OR 97104

TOWER OWNER:
VERIZON WIRELESS
781 PARK OF COMMERCE DRIVE,
SUITE 200
PORTLAND, OR 97208
PHONE: (503) 253-1715
web@verizonwireless.com

APPLICANT:
VERTICAL BRIDGE, LLC
781 PARK OF COMMERCE DRIVE,
SUITE 200
PORTLAND, OR 97208
PHONE: (503) 253-1715
web@verticalbridge.com

CO-APPLICANT:
CALICO PARTNERS
5400 NE 122ND AVENUE
PORTLAND, OR 97220
PHONE: (503) 253-1715
web@calicopartners.com

ALL CONSULTANTS:
ACORN CONSULTING, INC.
SUITE 150
1501 SW HEDDING RD
PORTLAND, OR 97205
PHONE: (503) 253-6723
info@acornconsulting.com

VERIZON WIRELESS:
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PORTLAND, OR 97208
PHONE: (503) 253-1715
web@verizonwireless.com

VERIZON WIRELESS:
781 PARK OF COMMERCE DRIVE, SUITE 200
PORTLAND, OR 97208
PHONE: (503) 253-1715
web@verizonwireless.com

PROJECT INFORMATION

CODE INFORMATION:
JURISDICTION: MULTNOMAH COUNTY
ZONING CLASSIFICATION: G092 (RESIDENTIAL)
CONSTRUCTION TYPE: 1A
PROPOSED BUILDING USE: TELECOM
SITE LOCATION (NAD 83):
GROUND ELEVATION: 153.7' (4.9' AGL)
STRUCTURE HEIGHT: 41' (10' TYPICAL STRUCTURE HEIGHT)
SEQUESTER COORDINATES (NAD 83):
LATITUDE: 45.643117 (45° 38' 15.1" N)
LONGITUDE: -122.845887 (122° 50' 51.1" W)
LEASE AREA SIZE:
2,500 SF (A1.1) 500 SF (A2M)
PANEL SIZE:
100 ACRES (TOTAL)
PANEL NUMBER:
5099 / 2010

DRAWING INDEX

- T-1 COVER SHEET
- T-2 GENERAL NOTES AND SYMBOLS
- T-3 GENERAL STRUCTURAL NOTES
- S-1 TOPOGRAPHICAL SURVEY
- L-100 LANDSCAPE PLAN
- C-1 EROSION CONTROL PLAN
- C-2 ROAD AND GRADE PLAN
- B-1 ADDITIONAL ROAD DETAILS
- B-1 SLOPE HEAVY EXHIBIT
- A-1 PROPOSED OVERALL SITE PLAN A-1
- A-2 PROPOSED EQUIPMENT SITE PLAN A-2
- A-3 PROPOSED EAST & SOUTH ELEVATIONS
- A-4 GENERATOR SPECIFICATIONS
- A-5 SHED INFORMATION A-5
- A-5.1 SHED INFORMATION A-5.1

SCOPE OF WORK

VERTICAL BRIDGE PROPOSES TO INSTALL RADIO EQUIPMENT AND CABLES, GENERATOR ON A CONCRETE SLAB WITH A NEW 11' VERTICAL BRIDGE FENCED ROAD PROPOSED INSTALLATION OF (1) PANEL C-255 ANTENNA, (1) ANTENNA MOUNT AND ANTENNA EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW 11'x15'x10' MONOPOLE POLE.

DO NOT SCALE DRAWINGS. CONSTRUCTION LIMIT: VERIFY ALL DIMENSIONS AND ADJUST CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE UNDERTAKEN WITHOUT WRITTEN APPROVAL. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF VERTICAL BRIDGE.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	11/03/23	NEW CLIENT COMMENT
2	11/03/23	NEW BATTERY
3	11/03/23	NEW CLIENT COMMENTS
4	11/03/23	NEW CLIENT COMMENTS
5	11/03/23	NEW CLIENT COMMENTS
6	11/03/23	NEW CLIENT COMMENTS
7	11/03/23	NEW CLIENT COMMENTS
8	11/03/23	NEW CLIENT COMMENTS
9	11/03/23	NEW CLIENT COMMENTS
10	11/03/23	NEW CLIENT COMMENTS

vertical
bridge

Acorn
CONSULTING, INC.

vertical
bridge

VECTOR
CONSULTING

vertical
bridge

vertical
bridge

vertical
bridge

vertical
bridge

Approved
Caleb H. Hill
12-19-25

GENERAL NOTES

- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATIONS, ETC., REQUIRED BY APPLICABLE LAW SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE PROJECT.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LINE/ANTENNA NOTES

- ALL STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A193 OR ASTM A194. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A572. FASTENERS SHALL BE OF THE CORRECT TYPE AND SIZE FOR THE APPLICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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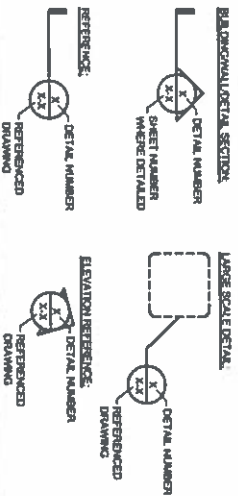
PROJECT INFORMATION

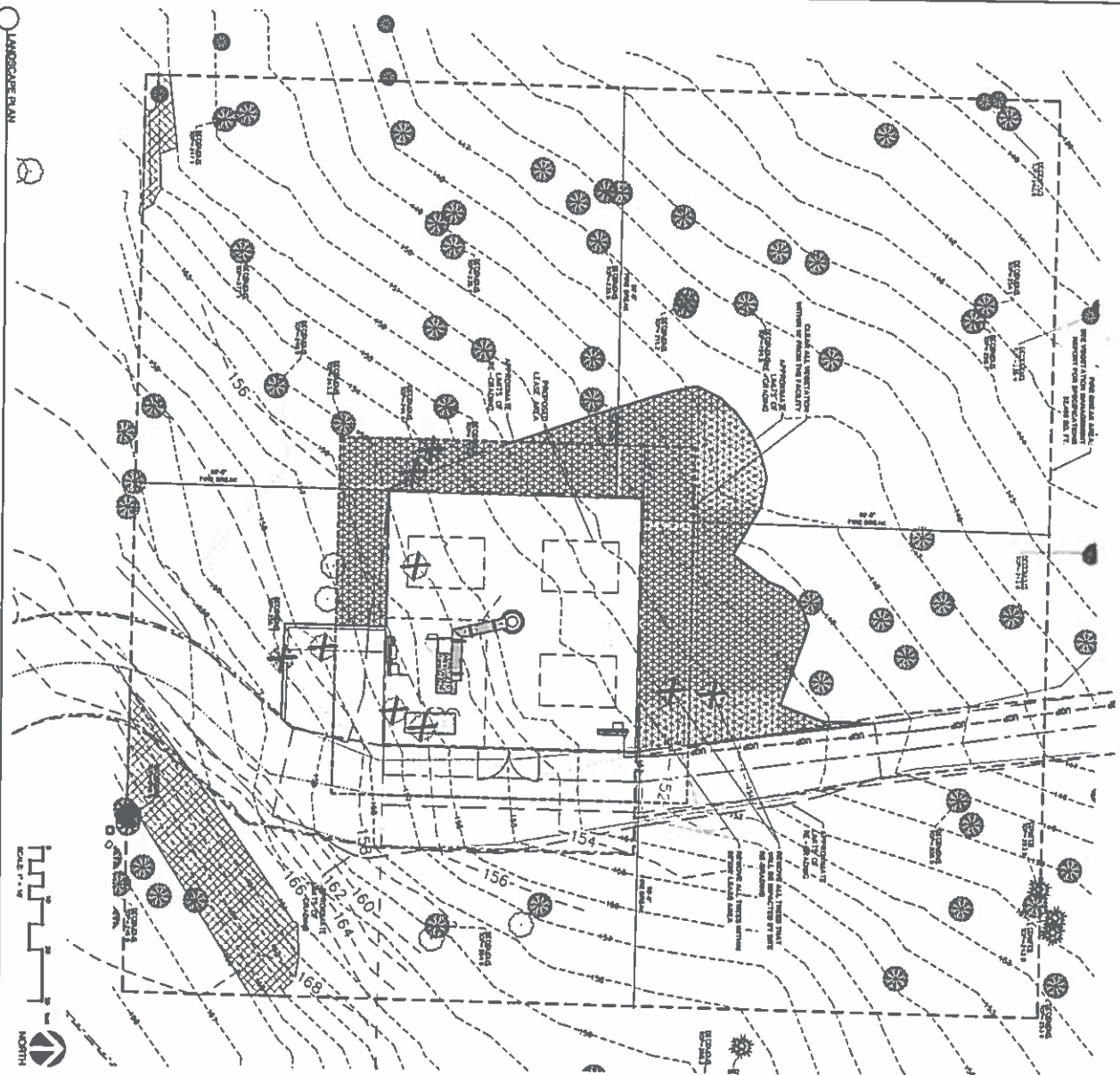
- THIS IS AN UNCLASSIFIED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- VERIZON WIRELESS HAS AGREED THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVED ONLY BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE FACILITY WILL CONDUCE NO UNNECESSARY ENERGY.
- NO PORTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACORN CONSULTING CANNOT GUARANTEE THE CORRECTNESS OR COMPLETENESS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Approved for 12-19-25
[Signature]





Accepted
and filed
12/19-25

LEGEND

	AREA TO BE COVERED WITH 2'-4" CP REINFORCED CONCRETE FORMER FLOOR AND TRAIL, 770 SQ. FT.
	
	
	
	
	
	
	
	
	
	
	
	

THESE TO BE REMOVED

LANDSCAPE SCREENING:
NO NEW PLANTING IS PROPOSED TO SCREEN THE FACILITY. EXISTING TREES WILL PROVIDE ADEQUATE SCREENING AND WOULD REMAIN AS PART OF ANY NEW PLANTING PROGRAM BEING ESTABLISHED.

[illegible]

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	ISSUED	RECEIVED
1	10/25/20	MR	CLERY COMPTON
2	11/02/20	MR	ALMA BARNES
3	11/02/20	MR	CLERY COMPTON
4	09/04/20	MR	CLERY COMPTON
5	09/04/20	MR	CLERY COMPTON
6	09/04/20	MR	CLERY COMPTON
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99	09/04/20	MR	CLERY COMPTON
100	09/04/20	MR	CLERY COMPTON

verizon

Accom
CONSULTING, INC.

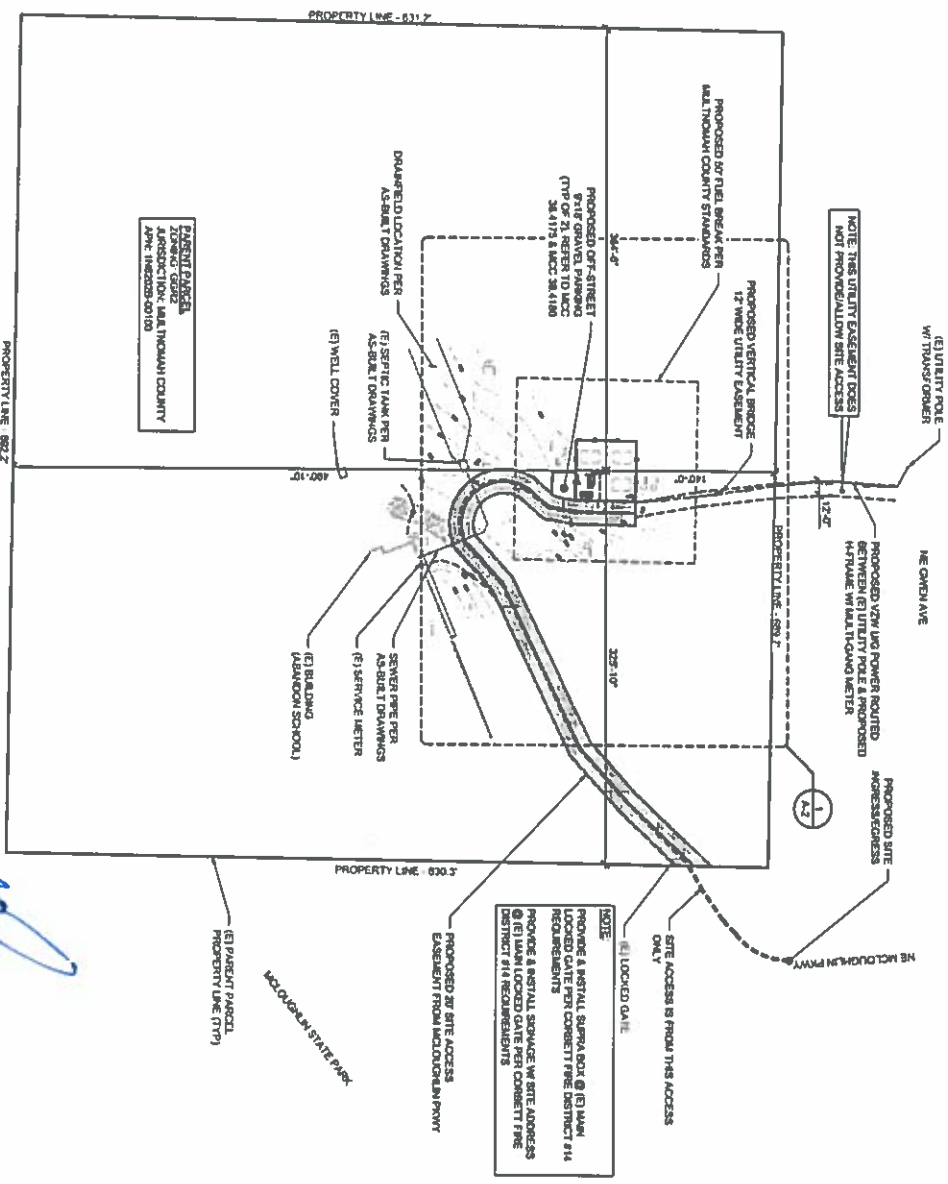
vertical bridge



**POR
TUMALT**
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

OVERALL SITE PLAN

A-1

[illegible]27-28 SCALE 1 + 2 INDICATE
17-18 SCALE 1 + 2 INDICATE

OVERALL SITE PLAN 1

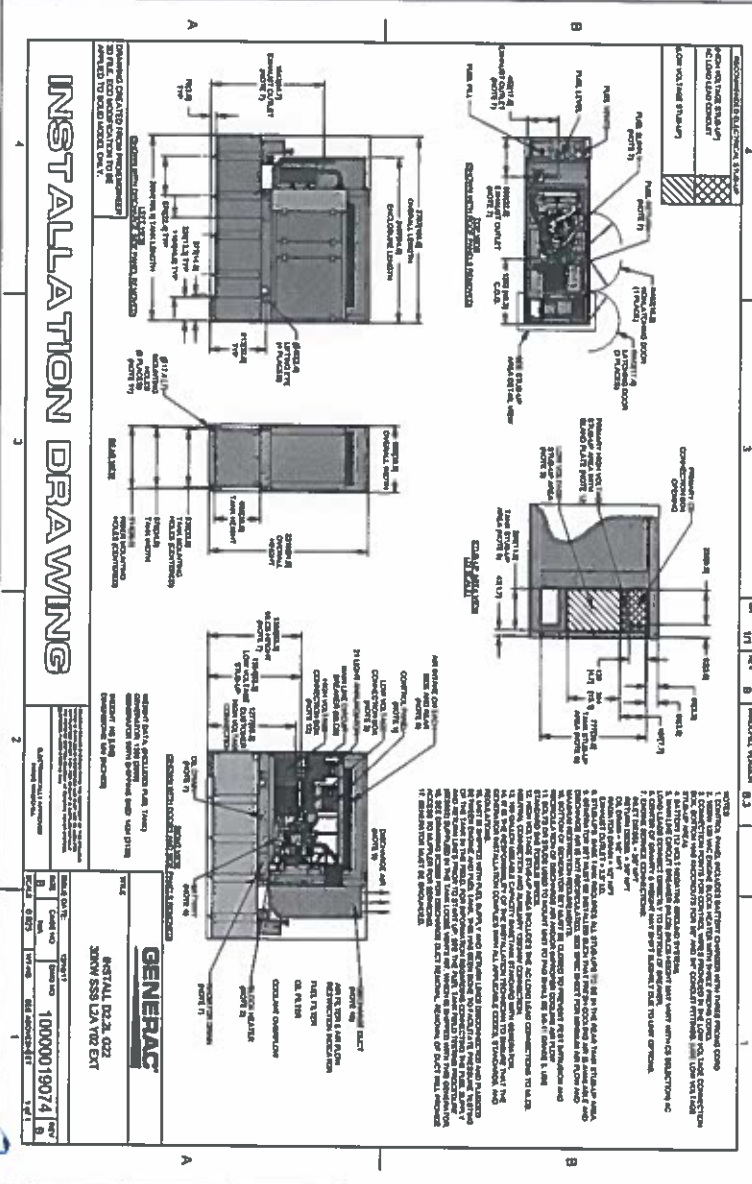
Approved for
C. E. [Signature]

	
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY 1000 POWER BUILDING, 4TH FLOOR WASHINGTON, D.C. 20540-1101	OFFICE OF PROJECTS AND PROGRAMS 1000 POWER BUILDING, 4TH FLOOR WASHINGTON, D.C. 20540-1101
PROJECT NAME: GENERATOR SPECIFICATIONS PROJECT NUMBER: 10000019074 PROJECT LOCATION: 10000019074	PROJECT NAME: GENERATOR SPECIFICATIONS PROJECT NUMBER: 10000019074 PROJECT LOCATION: 10000019074

NOTE:
GENERATOR COLOR TO BE DARK GRAY WITH
REQUIRED BY MAINTENANCE COUNTY

MANUFACTURER'S SPECIFICATIONS	
MANUFACTURER	GENERAC
MODEL	10000019074
POWER	30KW (100 GAL. TANK)
TOTAL WEIGHT (NET)	2000 LBS (NET WEIGHT)
MODEL DATA	30KW (100 GAL. TANK)
WEIGHT DATA (NET)	2000 LBS (NET WEIGHT)
GENERATOR AS SHOWN	2000 LBS

- NOTES:**
- REFERENCE MANUFACTURER DRAWING: 30KW ENCLOSED 100 GAL. (DRAWING # 1000019074)
 - WEIGHT INCLUDES THE GENERATOR SET (NET), ENCLOSURE, AND ALL ACCESSORIES.
 - GENERATOR SET SHALL INCLUDE ALL INTERNAL FIRE CODE (IFC) FUEL CONTAINMENT MEASURES SUCH AS ENGINE FUEL CONTAINMENT, ALARMS ON ALL GENERATOR LIQUIDS AND DOUBLE WALL FUEL TANKS.
 - MAINTENANCE OPERATION DURING DUTY HOURS
 - SOUND LEVEL (SPL) @ 23FT (PROMPT READING)
 - FUEL TANK LISTED TO UL 142



INSTALLATION DRAWING

GENERATOR SPECIFICATIONS (GENERAC SP30 2.3 30KW W/LEVEL 2 ENCLOSURE) 1

FUEL TANK NOTES:

- VERBODEN WILDELS FUEL TANKS WITH SECONDARY CONTAINMENT
- STANDARD TANK TESTING:**
- PRIMARY TANK AND SECONDARY CONTAINMENT BURN RESISTANCE SHALL BE PRESERVED AT 5 PSI AND LEAK-RESISTANT TO BURST INTENSITY OF 500 PSI W/ 1000 PSI TANKS.
- FUEL CONTAINMENT BURN RESISTANCE:**
- STANDARD TANK SHALL INCLUDE A WELDED STEEL CONTAINMENT BASE, SIZED AT A MINIMUM OF 1/2" OF THE TANK CAPACITY TO PREVENT ESCAPE OF FUEL INTO THE ENCLOSURE IN THE EVENT OF A TANK FAILURE.
- LEAK DETECTION SYSTEM:**
- A FUEL CONTAINMENT BURN LEAK DETECTOR IS SUPPLIED AND WIRED FOR ALARM CONNECTION WITH THE GENERATOR CONTROL PANEL. A REMOTE ALARM IS ALSO PROVIDED FOR REMOTE MONITORING.
- SLIP RESISTANT TANK:**
- NORMAL AND EMERGENCY VENTING NORMAL AND EMERGENCY VENTING SHALL BE SIZED PER UL 142 SPECIFICATION FOR VENTED SURFACE AREA OF TANK.

DIESEL STORAGE NOTES:

- UL 142 LISTED DIESEL TANK, SECONDARY CONTAINMENT (TANK)
- DIESEL FUEL IS A CLASS II COMBUSTIBLE HAZARD
- VERBODEN HAZARD IDENTIFICATION SIGNS SHALL BE PLACED ON STATIONARY HAZARDOUS MATERIALS AND AT ENTRANCES TO THE LOCAL OR HAZARDOUS MATERIALS ARE STORED, OBSERVED, USED OR HANDLED. SIGNS SHALL BE PROVIDED AT SPECIFIC ENTRANCES AND LOCATIONS AS DESIGNATED BY THE FIRE MARSHAL.
- IN ADDITION TO THE HAZARD IDENTIFICATION SIGNS REQUIRED BY LOCAL AND STATE CODES, ADDITIONAL HAZARD IDENTIFICATION AND WARNING SIGNS SHALL BE PROVIDED AS FOLLOWS:
- STATIONARY CONTAINMENT AND TANKS SHALL BE PLACED WITH HAZARDOUS IDENTIFICATION SIGNS FOR THE SPECIFIC MATERIALS CONTAINED. SIGNS SHALL BE PROVIDED IN THE FOLLOWING SITUATIONS: IN ROOMS OR AREAS WHERE HAZARDOUS MATERIALS ARE STORED, OBSERVED OR USED IN OPEN SYSTEMS AREAS, SIGNS SHALL NOT BE OBSERVED OR REMOVED. SIGNS SHALL BE IN ENGLISH AS THE PRIMARY LANGUAGE OR IN SYMBOLS ALLOWED BY LOCAL AND STATE CODES. SIGNS SHALL BE ALUMINUM WITH RED LETTERS WITH 1/2" STROKE IN ACCORDANCE WITH RECOGNIZED STANDARDS.
- SPECIAL FIRE EXTINGUISHERS SHALL BE PROVIDED AS DETERMINED BY THE FIRE MARSHAL.
- SPILL CONTROL AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN ACCORDANCE TO LOCAL AND STATE FIRE CODES
- STREET WARNING SIGNS SHALL BE ALUMINUM WITH RED LETTERING ON A 12" X 18" SIGN. SIGNS SHALL BE PLACED IN THE FOLLOWING SITUATIONS: IN ROOMS OR AREAS WHERE HAZARDOUS MATERIALS ARE STORED, OBSERVED OR USED IN OPEN SYSTEMS AREAS, SIGNS SHALL NOT BE OBSERVED OR REMOVED. SIGNS SHALL BE IN ENGLISH AS THE PRIMARY LANGUAGE OR IN SYMBOLS ALLOWED BY LOCAL AND STATE CODES. SIGNS SHALL BE ALUMINUM WITH RED LETTERS WITH 1/2" STROKE IN ACCORDANCE WITH RECOGNIZED STANDARDS.
- FLAME ARRESTORS, APPROVED FLAME ARRESTORS OR PRESSURE VACUUM BREAKER VALVES SHALL BE INSTALLED IN NORMAL VENTS
- SECONDARY CONTAINMENT PROTECTED ABOVE GROUND TANKS SHALL BE PROVIDED WITH SECONDARY CONTAINMENT DRAINAGE CONTROL ON DRAINING IN ACCORDANCE WITH LOCAL AND STATE FIRE CODES

NOTE:

CONTRACTOR SHALL PROVIDE A 5 GAL. DIESEL SPILL BOX TO CONTAIN FUEL SPILLS AND/OR OVER FUELING. CONTRACTOR SHALL PROVIDE MANUFACTURER'S EXTERNAL EMERGENCY STOP BUTTON ON GENERATOR.

















October 1, 2025

Acom Consulting, Inc.
5200 Meadows Road, Suite 150
Lake Oswego, OR 97035

Attn: Rick Matteson

**Re: Geologic Hazards Evaluation
 POR TUMALT
 11499 NE McLoughlin Parkway
 Cascade Locks, Oregon
 CWE Project: Acom-13-01-1**

INTRODUCTION AND PROJECT UNDERSTANDING

Columbia West Engineering, Inc. (Columbia West) is pleased to submit this geologic hazards evaluation for the POR TUMALT project located southwest of the intersection of NE McLoughlin Parkway and NE Gwen Avenue in Cascade Locks, Oregon. Based on review of civil development plans prepared by Duncanson Company, Inc. dated September 25, 2025, we understand the project includes construction of a 135-foot-tall monopole telecommunications tower and associated equipment. Plans show that the tower is proposed in a 50-foot by 50-foot equipment compound that will be sloped at approximately 1.4 percent and surfaced with crushed aggregate. The equipment compound will be accessed by a 12-foot-wide gravel road, which connects to the existing gravel driveway at the site. The grading plan shows that maximum cuts and fills for the equipment compound and access drive will be approximately 4 feet each. The site is shown relative to surrounding physical features on Figure 1. The site plan with proposed grading contours is shown on Figure 2.

As discussed in this letter, the surface geologic unit at the site is mapped as alluvial fan deposits below a steep ridge of Columbia River Basalt. There is a mapped active debris flow near the site, and landslide inventory mapping shows that the site is moderately susceptible to landslides. Due to the site's location within a landslide and debris flow hazard area, a geologic hazards evaluation is required to document compliance with the standards identified in Multnomah County Code (MCC) Section 38.5520 - Geologic Hazards Permit Standards (A) through (V). This geologic hazards evaluation also supports completion of Geologic Hazards Permit (GHP) Form 1, which is presented in Appendix A.

PURPOSE AND SCOPE

The purpose of our services was to prepare a geologic hazards evaluation for the site. Specifically, we completed the following tasks:

- Reviewed regional geologic mapping and hazard information available for the site vicinity.
- Reviewed the project location and scope to demonstrate compliance with MCC Section 38.55 - Geologic Hazards of the Chapter 38 - Columbia River Gorge National Scenic Area regulations.

- Conducted a reconnaissance of the site conditions, noting any significant debris flow paths, erosion, slope failures, steep slopes, groundwater seepage, rock outcrops, or other information pertinent to geologic conditions and hazards at the site.
- Reviewed light detection and ranging (LiDAR) bare earth imagery for the site.
- Completed, signed, and applied a Professional Engineer stamp to a GHP-1 form for development at the site.
- Prepared this geologic hazards evaluation letter addressing all criteria under MCC Section 38.5520 – Geologic Hazards Permit Standards (A) through (V) and includes the following:
 - Summary of the observed site conditions
 - Discussion of potential earthquake sources at the site
 - Evaluation of liquefaction and lateral spreading potential
 - Evaluation of fault rupture potential
 - Evaluation of erosion and landslide hazard potential
 - Evaluation of flooding potential
 - Recommended additional best management practices to be included in the plans and civil design

SITE CONDITIONS

GEOLOGY AND HAZARD MAPPING

The site lies within the Columbia River Gorge, a deep, linear physiographic feature that divides the Cascade Range and provides a natural corridor between the Willamette Valley and the interior Columbia Plateau. The Gorge was carved primarily by fluvial incision of the Columbia River, later dramatically modified by repeated late-Pleistocene Missoula floods, which scoured and deepened the valley. The area is characterized by steep basalt cliffs, prominent landslide complexes, and locally extensive talus and alluvial fan deposits adjacent to the Columbia River. The site is situated southwest of Cascade Locks, where the gorge narrows and topography is dominated by high-relief, forested slopes and abundant exposures of Columbia River Basalt Group flows.

Geologic hazard mapping by the Oregon Department of Geology and Mineral Industries (DOGAMI) HazVu shows that surface geology consists of alluvial fan deposits derived from colluvial sources and drainage pathways that extend from the steep ridge located south of the site (DOGAMI 2025). Geologic mapping identifies this ridge as Grand Ronde Basalt of the Columbia River Basalt Group (Phillips 1987). The hazard mapping also shows that the site is located within an area of prehistoric debris flows (movement more than 150 years ago) and has active debris flows (movement less than 150 years ago) mapped east of the site. In addition, DOGAMI HazVu shows that the site is in an area mapped as moderately susceptible to landslides. Additional discussion related to mapped landslide susceptibility and debris flows are presented in the “Geologic Hazards” section.

As part of a previous geotechnical investigation conducted by Delta Oaks Group, one boring was completed in the location of the proposed monopole tower to a depth of 51.5 feet below ground surface (BGS; Delta Oaks Group 2024). Subsurface conditions encountered in the boring consist of medium dense to very dense silty gravel, which is consistent with the mapped alluvial fan and prehistoric debris flow deposits. The presence of boulders was also noted within the boring.

Based on standard penetration test (SPT) blow counts and soil moisture observations, Delta Oaks Group estimated that groundwater was encountered at a depth of approximately 20 feet BGS.

SEISMOLOGY

Recent research and subsurface mapping investigations within the Pacific Northwest appear to suggest the potential risk for a large earthquake event with strong localized ground movement may have been previously underestimated. Past earthquakes in the Pacific Northwest appear to have caused landslides and ground subsidence, in addition to severe flooding near coastal areas. Earthquakes may also induce soil liquefaction, which occurs when elevated horizontal ground acceleration and velocity cause soil particles to interact as a fluid as opposed to a solid. Liquefaction of soil can result in lateral spreading and temporary loss of bearing capacity and shear strength.

Three scenario earthquakes are possible with the local seismic setting. Two of the possible earthquake sources are associated with the Cascadia subduction zone (CSZ), and the third event is a shallow, local crustal earthquake that could occur in the North American Plate. The three earthquake scenarios are discussed below.

CSZ

The CSZ is the region where the Juan de Fuca Plate is being subducted beneath the North American Plate. This subduction is occurring in the coastal region between Vancouver Island and northern California. Evidence has accumulated suggesting that this subduction zone has generated eight great earthquakes in the last 4,000 years, with the most recent event occurring approximately 300 years ago (Weaver and Shedlock 1991). The fault trace is mapped approximately 50 to 120 kilometers (km) off the Oregon Coast.

Two types of subduction zone earthquakes are possible and considered in this report:

1. An interface event earthquake on the seismogenic part of the interface between the Juan de Fuca Plate and the North American Plate on the CSZ. This source is capable of generating earthquakes with a moment magnitude of 9.0+.
2. A deep intraplate earthquake on the seismogenic part of the subducting Juan de Fuca Plate. These events typically occur at depths of between 30 and 60 km. This source is capable of generating an event with a moment magnitude of up to 8.0.

Crustal Events

There are faults in the site vicinity that may be capable of generating potentially destructive horizontal accelerations. Table 1 provides information on local faults close to the site.

Table 1. Faults within Site Vicinity

Fault Name	Proximity to Site (km)	Mapped Length¹ (km)
Eagle Creek thrust fault	11	8
Bull Run thrust	18	9
Lacamas Lake fault	23	24

1. Reported by USGS (2025)

SURFACE CONDITIONS

To observe and evaluate surface conditions, we conducted a site reconnaissance of the site on September 12, 2025. The tower and associated improvements are proposed on a portion of a 10.14-acre property that is located at the southern terminus of NE McLoughlin Parkway. The property is occupied by a single-story building surrounded by gravel driveways and laydown yards. Various types of equipment, machinery, and material stockpiles are scattered throughout the central and southwest portions. The central portion of the property is relatively open and vegetated with grass. Forested conditions are present in the north portion and along the southern property boundary.

As shown on Figure 2, the monopole tower and equipment compound are proposed approximately 140 feet northwest of the existing building. The proposed access drive extends from the equipment compound to the existing gravel drive located adjacent to the building. The site is generally vacant and vegetated with mature trees, grass, and brush. Several feet of exposed gravelly fill soil is present north of the existing gravel driveway. Boulders were observed to be stockpiled near the fill material. The envelope of the equipment compound had not been cleared of vegetation at the time of our site reconnaissance.

The site slopes down from the southeast to the northwest, with elevations ranging from approximately 170 to 150 feet. Grades range from approximately 10 to 20 percent, with localized steeper areas along the exposed fill slope. During our site reconnaissance, we did not observe any areas of groundwater seepage or encounter evidence of significant erosion, slope failures, or recent debris flows.

GEOLOGIC HAZARDS

LIQUEFACTION

Liquefaction is caused by a rapid increase in pore water pressure that reduces the effective stress between soil particles. Granular soil, which relies on interparticle friction for strength, undergoes a loss of strength until the excess pore pressures dissipate. In general, loose, saturated sand soil with low silt and clay content is the most susceptible to liquefaction. Silty soil with low plasticity is moderately susceptible to liquefaction under relatively higher levels of ground shaking.

Liquefaction susceptibility mapping published by DOGAMI HazVu shows that the site has very low liquefaction susceptibility (DOGAMI 2025). As previously discussed, a boring drilled by Delta Oaks Group in the location of the proposed tower encountered medium dense to very dense

gravel to a depth of 51.5 feet BGS. Accordingly, based on published hazard mapping and review of previous subsurface exploration completed for the project, liquefaction is not considered a hazard at the site.

LATERAL SPREADING

Lateral spreading is a liquefaction-related seismic hazard and occurs on gently sloping or flat sites underlain by liquefiable sediment adjacent to an open face, such as a riverbank. Liquefied soil adjacent to an open face can flow toward the open face, resulting in lateral ground displacement. Since liquefaction is not a hazard at the site, lateral spreading is not a geotechnical design consideration for the project.

FAULT RUPTURE

As discussed in the "Seismology" section, the nearest mapped fault to the site is the Eagle Creek thrust fault, which is located approximately 11 km southeast of the site (USGS 2025). As such, fault rupture is not considered a hazard at the site.

LANDSLIDES AND DEBRIS FLOWS

Landslides and slope stability are not a concern at the site under current or proposed conditions. Although DOGAMI HazVu maps the site within an area of "moderate" landslide susceptibility, this classification is based on the regional density of mapped landslides within generalized geologic units and is not based on site-specific topographic features or subsurface conditions. The site is characterized by gently sloping terrain underlain by a stable subsurface profile. Review of bare earth LiDAR data published by DOGAMI HazVu shows no evidence of prior slope instability at the site. Accordingly, there is no indication that the mapped "moderate" susceptibility reflects an actual landslide or slope stability hazard for the proposed project.

DOGAMI HazVu maps the site within an area of prehistoric debris flow deposits, with an active debris flow hazard area located east of the site. The active debris flow pathway does not extend onto the site and is mapped more than 100 feet from the proposed tower, equipment compound, and access drive. Importantly, the debris flow deposits underlying the site are mapped as prehistoric, indicating no evidence of movement within the past 150 years. The presence of mature, well-established vegetation across the site is consistent with long-term stability as mapped. Accordingly, the potential for debris flow impacts to the site is considered to be low.

EROSION

Based on the Web Soil Survey, soil in the site vicinity consists of Multnomah silt loam, which is not mapped as a "severe erosion hazard." Provided that standard erosion control measures and best management practices are implemented during project construction, the potential for significant soil erosion at the site is considered to be low.

FLOODING

Based on review of Federal Emergency Management Agency floodplain mapping provided by DOGAMI HazVu, the site is not located within the 100-year floodplain. The nearest 100-year floodplain is mapped over 1,500 feet away at a significantly lower elevation than the site. Accordingly, flooding is not considered to be a hazard for the proposed project.

RECOMMENDATIONS

While this evaluation has not revealed geologic hazards that will preclude or be adversely impacted by the proposed project, the following best practices should be incorporated into project plans and specifications:

- Foundation support for the proposed monopole tower should adhere to the recommendations presented in the geotechnical report prepared by Delta Oaks Group.
- Site preparation and structural fill placement should adhere to the recommendations presented in the geotechnical report prepared by Delta Oaks Group.
- Standard erosion and sediment control measures should be implemented during project construction to minimize erosion risks. Erosion can be minimized by performing construction activities during dry summer months.
- Mature vegetation should be preserved where feasible, particularly in sloped areas, as root systems provide added stability and erosion resistance.
- Surface runoff should be directed away from the proposed equipment compound and tower foundation. Concentrated stormwater should not be allowed to collect and flow directly across proposed fill slopes.
- A qualified geotechnical engineer should be retained during construction to observe and document conformance with project grading plans and associated specifications.

LIMITATIONS

We have prepared this letter for use by the addressee and members of the design and construction team for the proposed project. This report is subject to the limitations expressed in Appendix B.

◆ ◆ ◆

We appreciate the opportunity to be of service to you. Please call if you have questions concerning this feasibility study or if we can provide additional services.

Sincerely,


Greg L. Williamson, PE
Senior Geotechnical Engineer


Shawn M. Dimke, PE, GE
Principal Engineer



cc: Frankie Hoffman, Acom Consulting, Inc.

GLW:SMD:kat

Attachments

Document ID: Acom-13-01-1-100125-geol.docx

REFERENCES

Delta Oaks Group 2024. *Geotechnical Investigation Report; Tumalt; US-OR-5099; Proposed 135-Foot Monopole Tower; 11499 NE McLoughlin Parkway, Cascade Locks (Hood River County), Oregon 97014*, dated March 13, 2024.

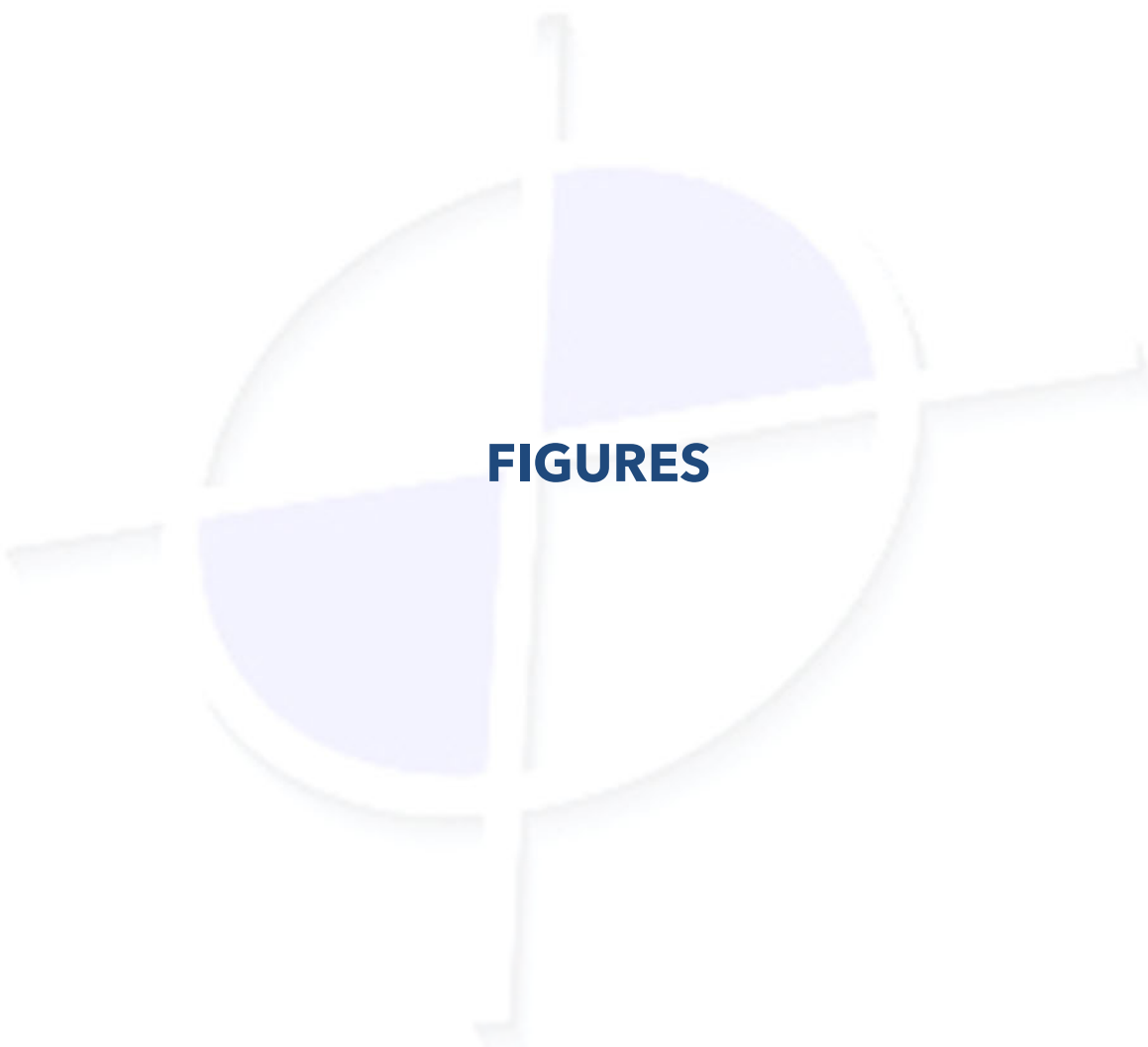
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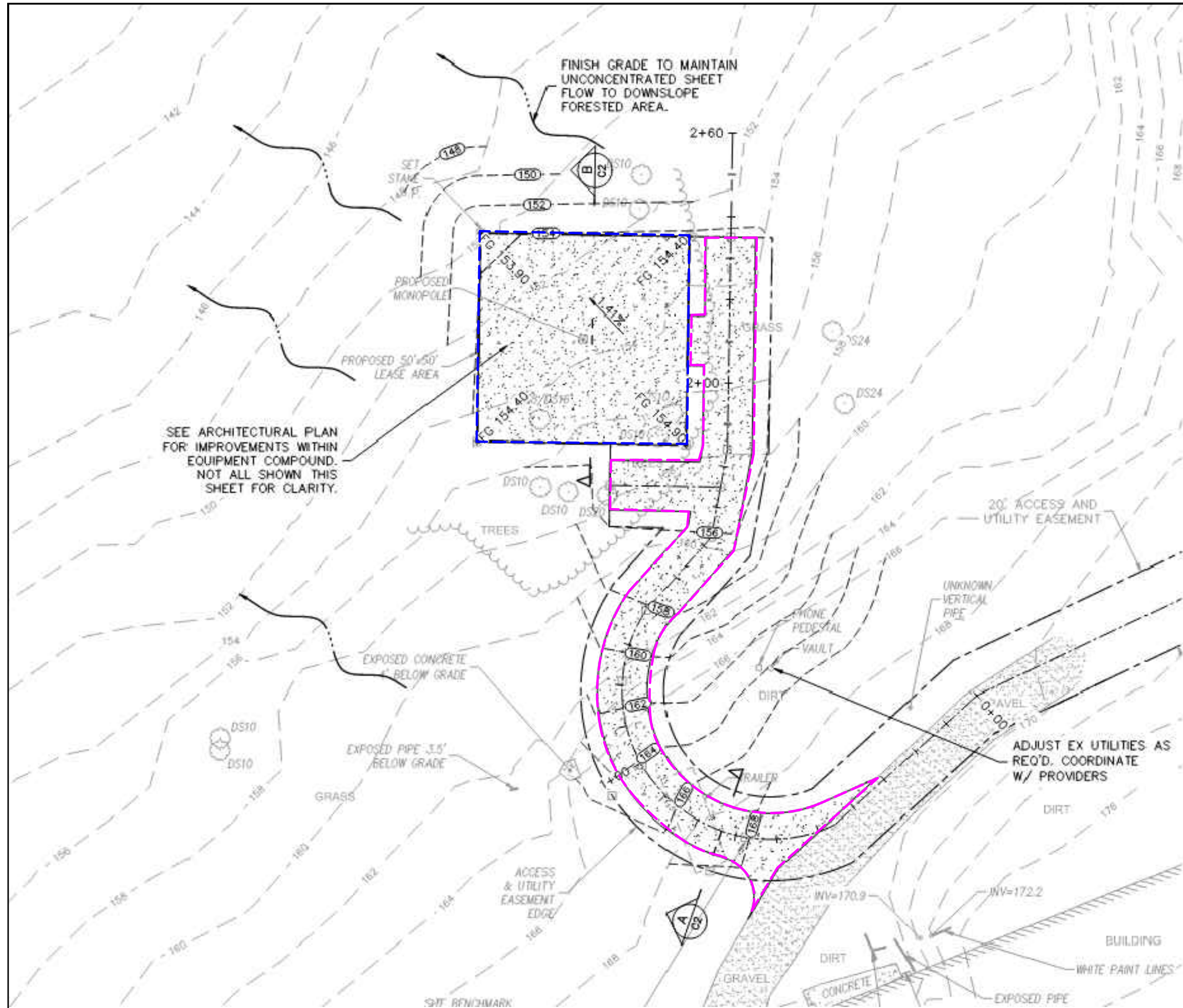
Weaver, C.S., and K.M. Shedlock 1991. Program for earthquake hazards assessment in the Pacific Northwest: U.S. Geological Survey Circular 1067, 29 pgs.



FIGURES



Geotechnical ■ Environmental ■ Special Inspections Columbia West Engineering, Inc.	PROJECT NO.: ACOM-13-01-1 OCTOBER 2025	VICINITY MAP POR TUMALT CASCADE LOCKS, OREGON	FIGURE 1
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APPENDIX A

APPENDIX A

GHP FORM 1

This appendix presents the completed GHP Form 1, which addresses MCC Section 39.5085 (C)(3)(c) - Geologic Hazards Permit Application Information Required and MCC Section 38.5515 (C)(3)(c) - Geologic Hazards Permit Application Information Required.



GEOLOGIC HAZARDS PERMIT (GHP) FORM 1



Land Use Planning Division

www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

GEOTECHNICAL RECONNAISSANCE AND STABILITY PRELIMINARY STUDY

Note: Response to each question below must be completed or verified by a Certified Engineering Geologist or Geotechnical Engineer, including a State of Oregon Registration Stamp and Number in the space provided on page four. This form addresses Multnomah County Code Section 39.5085(C)(3)(c); 38.5515(C)(3)(c), Geologic Hazards Permits.

Site Address: 11499 NE McLoughlin Parkway, Cascade Locks, Oregon 97014

Legal Description: Section 2, Township 1 North, Range 6 East, Willamette Meridian

Property Owner's Name: Agnes Heuker

Firm Preparing Report: Columbia West Engineering, Inc.

Address: 8880 SW Nimbus Avenue, Suite A

City: Beaverton **State:** Oregon **Zip:** 97008

Preparer's Name: Shawn M. Dimke, PE, GE

Phone Number: 971-384-1666

GENERAL PROPERTY INFORMATION

1. a. Maximum Slope on Property: Approx. 35% Area in which it is located: Fill slope north of existing gravel driveway.
Average Slope of Property: Approx. 12%
- b. Are there any wetlands or streambeds on the property? (Please Circle) Yes ☐ No ☒
If yes, please show on topographical survey or sketch.
- c. Volume of soil or earth material disturbed, stored, disposed of or used as fill: 715 cubic yards per civil plans.
- d. Total area of proposed ground disturbance:
14,200 (square feet) _____ (acres)

Were building plans considered when completing this form? (Please Circle) ☒ Yes ☐ No
If yes, please note the author and date the plans were prepared.

Civil development plans prepared by Duncanson Company, Inc. and dated September 25, 2025.

2. What is the general topography of the property? Please attach a topographic survey or sketch with pertinent notes.

Gently sloped down from southeast to northwest. Refer to Figure 2 for proposed grading plan and existing condition contours.

3. Are there any visible signs of instability or other potentially adverse site features (Landslides, slumps, mud flow, creep, ravines, fills, cuts, seeps, springs, ponds, etc.) within the surrounding area for a minimum distance of 100 feet beyond the subject property boundaries? Describe and indicate on attached topographic survey or sketch.

Nothing of significance observed. Some fill is present on the site, but is not expected to adversely impact proposed development and is inconsequential to our geologic hazards evaluation.

4. Is any earthwork proposed in connection with site development?

(Please Circle) ☒ Yes ☐ No

If yes, please indicate depth and extent of cuts/fills; describe fill types.

Maximum cuts and fills of approximately 4 feet each are proposed for the equipment compound and access drive. Structural fill is proposed to support the access road and construct the equipment compound.

5. In your opinion, will the proposed earthwork cause potential stability problems for the subject and/or adjacent properties?

(Please Circle) ☐ Yes ☒ No

IF YES, EXPRESS PROBABILITY:

(Please Circle) ☐ Very Probable ☐ Possibly ☐ Possible, but remote

If Very Probable or Possibly, please explain.

6. In your opinion, will the proposed development (structures, foundations, parking area, streets, etc.) create potential stability problems for the subject and/or adjacent properties?

(Please Circle)

Yes

☒ No

IF YES, EXPRESS PROBABILITY:

(Please Circle)

Very Probable

Possibly

Possible, but remote

If Very Probable or Possibly, please explain.

7. In your opinion would the subsurface disposal of sewage effluent on the site (i.e., drain fields) have an adverse affect on stability of the site or adjacent area?

(Please Circle)

Yes

☒ No

IF YES, EXPRESS PROBABILITY:

(Please Circle)

Very Probable

Possibly

Possible, but remote

If Very Probable or Possibly, please explain.

8. If answer is Very Probable or Possibly to questions 4 or 5, is it your opinion, on the basis of a visual evaluation, that adequate stability might be achieved by preferred siting of the development, alternative foundation support, earthwork, drainage, etc.?

(Please Circle)

Yes

No

If yes, please explain.

9. Do you recommend additional geotechnical studies (i.e., mapping, testing pits or borings, stability analysis, etc.) prior to site development?

(Please Circle)

Yes

☒ No

If yes, please explain.

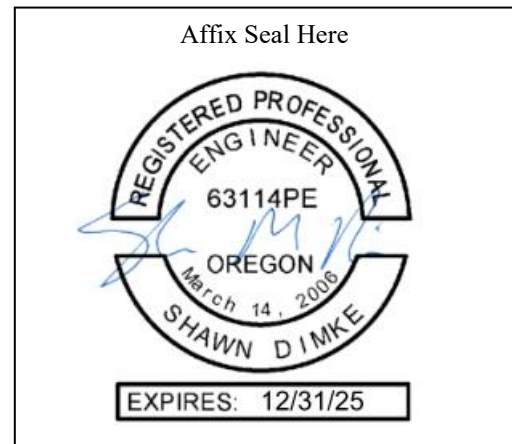
By signing and affixing the required stamp below, the Certifying Engineering Geologist or Geotechnical Engineer certifies that the site is suitable for the proposed development.

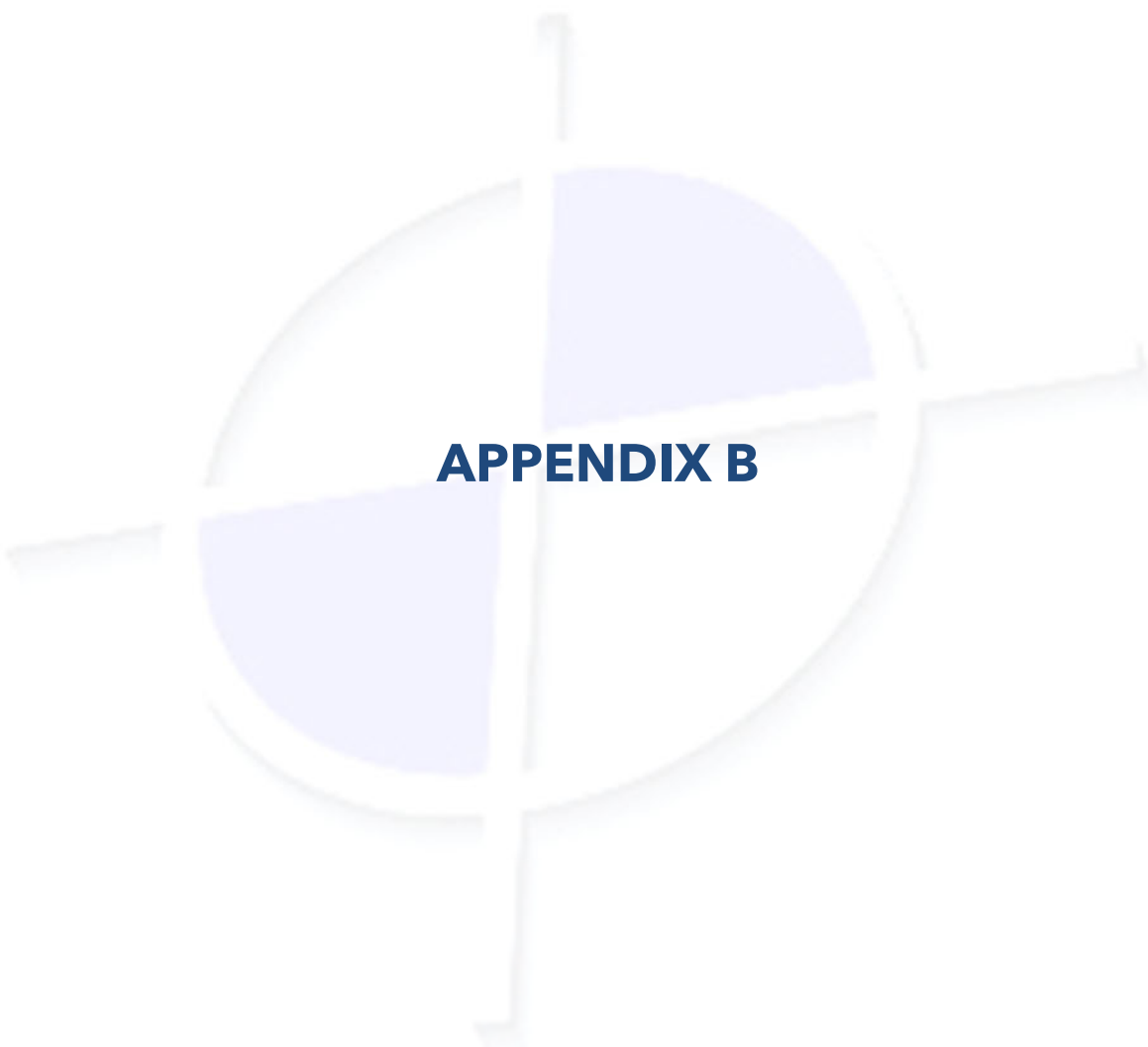
Signature



Date

October 1, 2025





APPENDIX B

APPENDIX B

REPORT LIMITATIONS AND IMPORTANT INFORMATION

Report Purpose, Use, and Standard of Care

This report has been prepared in accordance with standard fundamental principles and practices of geotechnical engineering and/or environmental consulting, and in a manner consistent with the level of care and skill typical of currently practicing local engineers and consultants. This report has been prepared to meet the specific needs of specific individuals for the indicated site. It may not be adequate for use by other consultants, contractors, or engineers, or if change in project ownership has occurred. It should not be used for any other reason than its stated purpose without prior consultation with Columbia West Engineering, Inc. (Columbia West). It is a unique report and not applicable for any other site or project. If site conditions are altered, or if modifications to the project description or proposed plans are made after the date of this report, it may not be valid. Columbia West cannot accept responsibility for use of this report by other individuals for unauthorized purposes, or if problems occur resulting from changes in site conditions for which Columbia West was not aware or informed.

Report Conclusions and Preliminary Nature

This geotechnical or environmental report should be considered preliminary and summary in nature. The recommendations contained herein have been established by engineering interpretations of subsurface soils based upon conditions observed during site exploration. The exploration and associated laboratory analysis of collected representative samples identifies soil conditions at specific discreet locations. It is assumed that these conditions are indicative of actual conditions throughout the subject property. However, soil conditions may differ between tested locations at different seasonal times of the year, either by natural causes or human activity. Distinction between soil types may be more abrupt or gradual than indicated on the soil logs. This report is not intended to stand alone without understanding of concomitant instructions, correspondence, communication, or potential supplemental reports that may have been provided to the client.

Because this report is based upon observations obtained at the time of exploration, its adequacy may be compromised with time. This is particularly relevant in the case of natural disasters, earthquakes, floods, or other significant events. Report conclusions or interpretations may also be subject to revision if significant development or other manmade impacts occur within or in proximity to the subject property. Groundwater conditions, if presented in this report, reflect observed conditions at the time of investigation. These conditions may change annually, seasonally or as a result of adjacent development.

Additional Investigation and Construction Observation

Columbia West should be consulted prior to construction to assess whether additional investigation above and beyond that presented in this report is necessary. Even slight variations in soil or site conditions may produce impacts to the performance of structural facilities if not adequately addressed. This underscores the importance of diligent construction observation and testing to verify soil conditions do not differ materially or significantly from the interpreted conditions utilized for preparation of this report.

Therefore, this report contains several recommendations for field observation and testing by Columbia West personnel during construction activities. Actual subsurface conditions are more readily observed and discerned during the earthwork phase of construction when soils are exposed. Columbia West cannot accept responsibility for deviations from recommendations described in this report or future performance of structural facilities if another consultant is retained during the construction phase or Columbia West is not engaged to provide construction observation to the full extent recommended.

Collected Samples

Uncontaminated samples of soil or rock collected in connection with this report will be retained for thirty days. Retention of such samples beyond thirty days will occur only at client's request and in return for payment of storage charges incurred. All contaminated or environmentally impacted materials or samples are the sole property of the client. Client maintains responsibility for proper disposal.

Report Contents

This geotechnical or environmental report should not be copied or duplicated unless in full, and even then only under prior written consent by Columbia West, as indicated in further detail in the following text section entitled Report Ownership. The recommendations, interpretations, and suggestions presented in this report are only understandable in context of reference to the whole report. Under no circumstances should the soil boring or test pit excavation logs, monitor well logs, or laboratory analytical reports be separated from the remainder of the report. The logs or reports should not be redrawn or summarized by other entities for inclusion in architectural or civil drawings, or other relevant applications.

Report Limitations for Contractors

Geotechnical or environmental reports, unless otherwise specifically noted, are not prepared for the purpose of developing cost estimates or bids by contractors. The extent of exploration or investigation conducted as part of this report is usually less than that necessary for contractor's needs. Contractors should be advised of these report limitations, particularly as they relate to development of cost estimates. Contractors may gain valuable information from this report, but should rely upon their own interpretations as to how subsurface conditions may affect cost, feasibility, accessibility and other components of the project work. If believed necessary or relevant, contractors should conduct additional exploratory investigation to obtain satisfactory data for the purposes of developing adequate cost estimates. Clients or developers cannot insulate themselves from attendant liability by disclaiming accuracy for subsurface ground conditions without advising contractors appropriately and providing the best information possible to limit potential for cost overruns, construction problems, or misunderstandings.

Report Ownership

Columbia West retains the ownership and copyright property rights to this entire report and its contents, which may include, but may not be limited to, figures, text, logs, electronic media, drawings, laboratory reports, and appendices. This report was prepared solely for the client, and other relevant approved users or parties, and its distribution must be contingent upon prior express written consent by Columbia West. Furthermore, client or approved users may not use, lend, sell, copy, or distribute this document without express written consent by Columbia West.

Client does not own nor have rights to electronic media files that constitute this report, and under no circumstances should said electronic files be distributed or copied. Electronic media is susceptible to unauthorized manipulation or modification, and may not be reliable.

Consultant Responsibility

Geotechnical and environmental engineering and consulting is much less exact than other scientific or engineering disciplines, and relies heavily upon experience, judgment, interpretation, and opinion often based upon media (soils) that are variable, anisotropic, and non-homogenous. This often results in unrealistic expectations, unwarranted claims, and uninformed disputes against a geotechnical or environmental consultant. To reduce potential for these problems and assist relevant parties in better understanding of risk, liability, and responsibility, geotechnical and environmental reports often provide definitive statements or clauses defining and outlining consultant responsibility. The client is encouraged to read these statements carefully and request additional information from Columbia West if necessary.



DELTA OAKS GROUP

GEOTECHNICAL INVESTIGATION REPORT

March 13, 2024

Prepared For:

Vertical Bridge Holdings, LLC



**Tumalt
US-OR-5099**

Proposed 135-Foot Monopole Tower

11499 NE McLoughlin Parkway, Cascade Locks (Hood River County), Oregon 97014
Latitude N 45° 36' 15.18" Longitude W 122° 02' 04.51"

Delta Oaks Group Project GEO24-20712-08

Revision 0

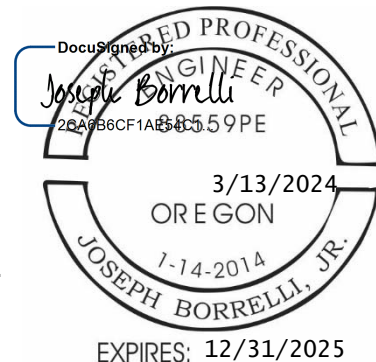
geotech@deltaoaksgroup.com

Performed By:

Michael Thomas

Reviewed By:

Joseph V. Borrelli, Jr., P.E.



EXPIRES: 12/31/2025



DELTA OAKS GROUP

INTRODUCTION

This geotechnical investigation report has been completed for the proposed 135-foot monopole tower located near 11499 NE McLoughlin Parkway in Cascade Locks (Hood River County), Oregon. The purpose of this investigation was to provide engineering recommendations and subsurface condition data at the proposed tower location. A geotechnical engineering interpretation of the collected information was completed and utilized to suggest design parameters regarding the adequacy of the structure's proposed foundation capacity under various loading conditions. This report provides the scope of the geotechnical investigation; geologic material identification; results of the geotechnical laboratory testing; and design parameter recommendations for use in the design of the telecommunication facility's foundation and site development.

SITE CONDITION SUMMARY

The proposed tower and compound are located within a wooded area exhibiting a gently sloped (decline) topography from the south-east to the north-west across the tower compound and subject property.

REFERENCES

- Survey Drawings, provided by Vertical Bridge Holdings, LLC, dated November 22, 2023
- 1-A Accuracy Certification, provided by Vertical Bridge Holdings, LLC, dated January 18, 2023
- TIA Standard (TIA-222-H), dated October 2017

SUBSURFACE FIELD INVESTIGATION SUMMARY

The subsurface field investigation was conducted through the advancement of one mechanical soil test boring to the termination depth of 51.5 feet bgs. Samples were obtained at selected intervals in accordance with ASTM D 1586. The sampling was conducted at the staked centerline of the proposed tower. Soil samples were transported to our laboratory and classified by a geotechnical engineer in accordance with ASTM D 2487. A detailed breakdown of the material encountered in our subsurface field investigation can be found in the boring log presented in the Appendix of this report.

A boring plan portraying the spatial location of the boring in relation to the proposed tower, tower compound and immediate surrounding area can be found in the Appendix.



DELTA OAKS GROUP

SUBSURFACE CONDITION SUMMARY

The following provides a general overview of the site's subsurface conditions based on the data obtained during our field investigation.

FILL

Fill material was not encountered during the subsurface field investigation.

SOIL

The residual soil encountered in the subsurface field investigation began at the existing ground surface in the boring and consisted of silty gravel and weathered rock; sampled as silty gravel. The materials ranged from a medium dense to very dense relative density.

Auger advancement refusal was not encountered during the subsurface field investigation.

ROCK

Rock was not encountered during the subsurface field investigation.

SUBSURFACE WATER

Subsurface water could not be measured during the subsurface investigation due to the use of mud rotary drilling techniques. USGS groundwater data was not available, however, based on a conversation with the driller, soil sample saturation levels and the low blow count of the sample [20.0 – 21.5 feet bgs], we estimate groundwater depth to be 20.0 feet bgs. However, subsurface water elevations can fluctuate throughout the year due to variations in climate, hydraulic parameters, nearby construction activity and other factors.

FROST PENETRATION

The frost penetration depth for Hood River County, Oregon is 20 inches (1.7 feet).

CORROSIVITY

Soil resistivity was performed in accordance with ASTM G187 with a test result of 20,500 ohms-cm.



DELTA OAKS GROUP

FOUNDATION DESIGN SUMMARY

In consideration of the provided tower parameters and the determined soil characteristics, Delta Oaks Group recommends utilizing a shallow foundation and/or drilled shaft foundation for the proposed structure. The strength parameters presented in the following sections can be utilized for design of the foundation.

GENERAL SUBSURFACE STRENGTH PARAMETERS

Boring	Depth (bgs)	USCS	Moist/Buoyant Unit Weight (pcf)	Phi Angle (degrees)	Cohesion (psf)
B-1	0.0 - 5.0	GM	120	34	0
	5.0 - 7.0	GM	130	42	0
	7.0 - 10.0	GM	130	45	0
	10.0 - 15.0	GM	120	35	0
	15.0 - 20.0	GM	130	45	0
	20.0 - 25.0	GM	115 / 53	30	0
	25.0 - 30.0	GM	125 / 63	38	0
	30.0 - 35.0	GM	130 / 68	45	0
	35.0 - 40.0	GM	125 / 63	37	0
	40.0 - 45.0	GM	125 / 63	38	0
	45.0 - 50.0	GM	120 / 58	33	0
	50.0 - 51.5	GM	125 / 63	39	0

- The buoyant unit weight of soil should be utilized below a depth of 20.0 feet bgs.
- The unit weight provided assumes overburden soil was compacted to a minimum of 95% of the maximum dry density as obtained by the standard Proctor method (ASTM D 698) and maintained a moisture content within 3 percent of optimum.
- The values provided for phi angle and cohesion should be considered ultimate.



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SUBSURFACE STRENGTH PARAMETERS – SHALLOW FOUNDATION

Boring	Dimensions (feet)	Depth (feet bgs)	Net Ultimate Bearing Capacity (psf)
B-1	5.0 x 5.0	3.0	29,680
		Greater than 4.0	30,000
	Greater than 10.0 x 10.0	Greater than 3.0	30,000

- Delta Oaks Group recommends the foundation bear a minimum of 3.0 feet bgs.
- A sliding friction factor of 0.45 can be utilized along the base of the proposed foundation.
- An Ultimate Passive Pressure Table with a reduction due to frost penetration to a depth of 1.7 feet bgs is presented on the following page.
- Delta Oaks Group recommends an appropriate factor of safety be utilized for the design of the foundation.



DELTA OAKS GROUP

ULTIMATE PASSIVE PRESSURE VS. DEPTH - TOWER FOUNDATION

Soil Layers (feet)		Moist Unit Weight	Phi Angle	Cohesion	PV	KP	Ph
Top	0.0	120	34	0	0.00	3.54	0.00
Bottom	1.7	120	34	0	204.00	3.54	360.79
Top	1.7	120	34	0	204.00	3.54	721.57
Bottom	5.0	120	34	0	600.00	3.54	2,122.28
Top	5.0	130	42	0	600.00	5.04	3,026.81
Bottom	7.0	130	42	0	860.00	5.04	4,338.43
Top	7.0	130	45	0	860.00	5.83	5,012.45
Bottom	10.0	130	45	0	1,250.00	5.83	7,285.53



DELTA OAKS GROUP

SUBSURFACE STRENGTH PARAMETERS - DRILLED SHAFT FOUNDATION

Boring	Depth (bgs)	Net Ultimate Bearing Capacity (psf)	Ultimate Skin Friction - Compression (psf)	Ultimate Skin Friction - Uplift (psf)
B-1	0.0 – 3.0	-	-	-
	3.0 – 5.0	10,580	570	570
	5.0 – 7.0	9,330	830	830
	7.0 – 10.0	11,180	1,140	1,140
	10.0 – 15.0	17,470	1,560	1,560
	15.0 – 20.0	10,420	2,000	1,500
	20.0 – 25.0	22,510	1,640	1,230
	25.0 – 30.0	41,440	2,280	1,710
	30.0 – 35.0	36,170	2,340	1,750
	35.0 – 40.0	27,330	2,380	1,780
	40.0 – 45.0	17,640	2,380	1,780
	45.0 – 50.0	36,170	2,360	1,770
	50.0 – 51.5	45,550	2,330	1,740

- The top 3.0 feet of soil should be ignored due to the frost penetration and the potential soil disturbance during construction.
- The values presented assume the concrete is cast-in-place against earth walls and any casing utilized during construction of the foundation was removed.
- Delta Oaks Group recommends an appropriate factor of safety be utilized for the design of the foundation.



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SEISMIC DESIGN CONSIDERATIONS

Period (seconds)	Site Coefficients	Mapped Spectral Acceleration Parameters	Adjusted Spectral Acceleration Parameters	Design Spectral Acceleration Parameters
0.2	1.293 (F_a)	$S_s = 0.633$	$S_{ms} = 0.819$	$S_{Ds} = 0.546$
1.0	2.028 (F_v)	$S_1 = 0.286$	$S_{m1} = 0.580$	$S_{D1} = 0.387$

- The site soils should be characterized as Seismic Site Class D.
- Design considerations are based on the 2018 International Building Code and the subgrade conditions encountered during this investigation.



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CONSTRUCTION

SITE DEVELOPMENT

The proposed access road and tower compound should be evaluated by a Geotechnical Engineer, or their representative, after the removal or “cutting” of the areas to design elevation but prior to the placement of any structural fill material to verify the presence of unsuitable or weak material. Unsuitable or weak materials should be undercut to a suitable base material as determined by a Geotechnical Engineer, or their representative. Backfill of any undercut area(s) should be conducted in accordance with the recommendations provided in the *STRUCTURAL FILL PLACEMENT* section of this report.

Excavations should be sloped or shored in accordance and compliance with OSHA 29 CFR Part 1926, Excavation Trench Safety Standards as well as any additional local, state and federal regulations.

STRUCTURAL FILL PLACEMENT

Structural fill materials should be verified, prior to utilization, to have a minimum unit weight of 110 pcf (pounds per cubic foot) when compacted to a minimum of 95% of its maximum dry density and within plus or minus 3 percentage points of optimum moisture. Materials utilized should not contain more than 5 percent by weight of organic matter, waste, debris or any otherwise deleterious materials. The Liquid Limit should be no greater than 40 with a Plasticity Index no greater than 20. Structural fill material should contain a maximum particle size of 4 inches with 20 percent or less of the material having a particle size between 2 and 4 inches. Backfill should be placed in thin horizontal lifts not to exceed 8 inches (loose) in large grading areas and 4 inches (loose) where small handheld or walk-behind compaction equipment will be utilized. The potential suitability of on-site materials to be utilized as fill should be evaluated by a Geotechnical Engineer, or their representative just prior to construction.

During construction structural fill placement should be monitored and tested. This should include at minimum, visual observation as well as a sufficient amount of in-place field density tests by a Geotechnical Engineer, or their representative. Materials should be compacted to a minimum of 95% of the maximum dry density as determined by ASTM D 698 (standard Proctor method). Moisture contents should be maintained to within plus or minus 3 percentage points of the optimum moisture content.

SHALLOW FOUNDATIONS

Foundation excavation(s) should be evaluated by a Geotechnical Engineer, or their representative, prior to reinforcing steel and concrete placement. This evaluation should include visual observation to verify a level bearing surface; vertical side-walls with no protrusions, sloughing or caving; and the exposed bearing surface is free of deleterious material, loose soil and standing water. Excavation dimensions should be verified and testing performed on the exposed bearing surface to verify compliance with design recommendations. Bearing testing should be conducted in accordance with ASTM STP399 (Dynamic Cone Penetrometer). A 6-inch layer of compacted crushed stone should be installed prior to reinforcing steel and concrete placement. If subsurface water is encountered during excavation dewatering methods such as sump pumps or well points may be required.



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DRILLED SHAFT FOUNDATIONS

Drilled shaft foundations (caissons) are typically installed utilizing an earth auger to reach the design depth of the foundation. Specialized roller bits or core bits can be utilized to penetrate boulders or rock. The equipment utilized should have cutting teeth to result in an excavation with little or no soil smeared or caked on the excavation sides with spiral-like corrugated walls. The drilled shaft design diameter should be maintained throughout the excavation with a plumbness tolerance of 2 percent of the length and an eccentricity tolerance of 3 inches from plan location. A removable steel casing can be installed in the shaft to prevent caving of the excavation sides due to soil relaxation. Upon completion of the drilling and casing placement, loose soils and subsurface water greater than 3-inches in depth should be removed from the bottom of the excavation for the “dry” installation method. The drilled shaft installation should be evaluated by a Geotechnical Engineer, or their representative, to verify suitable end bearing conditions, design diameter and bottom cleanliness. The evaluation should be conducted immediately prior to as well as during concrete placement operations.

The drilled shaft should be concreted as soon as reasonably practical after excavation to reduce the deterioration of the supporting soils to prevent potential caving and water intrusion. A concrete mix design with a slump of 6 to 8 inches employed in conjunction with the design concrete compressive strength should be utilized for placement. Super plasticizer may be required to obtain the recommended slump range. During placement, the concrete may fall freely through the open area in the reinforcing steel cage provided it does not strike the reinforcing steel and/or the casing prior to reaching the bottom of the excavation. The removable steel casing should be extracted as concrete is placed. During steel casing removal a head of concrete should be maintained above the bottom of the casing to prevent soil and water intrusion into the concrete below the bottom of the casing.

If subsurface water is anticipated and/or weak soil layers are encountered drilled shafts are typically installed utilizing the “wet” method by excavating beneath a drilling mud slurry. The drilling mud slurry is added to the drilled shaft excavation after groundwater has been encountered and/or the sides of the excavation are observed to be caving or sloughing. Additional inspection by a Geotechnical Engineer, or their representative, during the “wet” method should consist of verifying maintenance of sufficient slurry head, monitoring the specific gravity, pH and sand content of the drilling slurry, and monitoring any changes in the depth of the excavation between initial approval and just prior to concreting.

Concrete placement utilizing the “wet” method is conducted through a tremie pipe at the bottom of the excavation with the drilling mud slurry level maintained at a minimum of 5 feet or one shaft diameter, whichever is greater, above the ground water elevation. The bottom of the tremie should be set one tremie pipe diameter above the excavation. A closure flap at the bottom of the tremie or a sliding plug introduced into the tremie before the concrete is recommended to reduce the potential contamination of the concrete by the drilling mud slurry. The bottom of the tremie must be maintained in the concrete during placement. Additional concrete should be placed through the tremie causing the slurry to overflow from the excavation in order to reduce the potential for the development of “slurry pockets” remaining in the drilled shaft.



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QUALIFICATIONS

The design parameters and conclusions provided in this report have been determined in accordance with generally accepted geotechnical engineering practices and are considered applicable to a rational degree of engineering certainty based on the data available at the time of report preparation and our practice in this geographic region. All recommendations and supporting calculations were prepared based on the data available at the time of report preparation and knowledge of typical geotechnical parameters in the applicable geographic region.

The subsurface conditions used in the determination of the design recommendations contained in this report are based on interpretation of subsurface data obtained at specific boring locations. Irrespective of the thoroughness of the subsurface investigation, the potential exists that conditions between borings will differ from those at the specific boring locations, that conditions are not as anticipated during the original analysis, or that the construction process has altered the soil conditions. That potential is significantly increased in locations where existing fill materials are encountered. Additionally, the nature and extent of these variations may not be evident until the commencement of construction. Therefore, a geotechnical engineer, or their representative, should observe construction practices to confirm that the site conditions do not differ from those conditions anticipated in design. If such variations are encountered, Delta Oaks Group should be contacted immediately in order to provide revisions and/or additional site exploration, as necessary.

Samples obtained during our subsurface field investigation will be retained by Delta Oaks Group for a period of 30 days unless otherwise instructed by Vertical Bridge Holdings, LLC. No warranty, expressed or implied, is presented.

Delta Oaks Group appreciates the opportunity to be of service for this Geotechnical Investigation Report. Please do not hesitate to contact Delta Oaks Group with any questions or should you require additional service on this project.



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APPENDIX



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BORING PLAN





ONSITE SANITATION City of Portland – Bureau of Development Services
 1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-7300 – septic@portlandoregon.gov
SEPTIC REVIEW CERTIFICATION

A signed Septic Review Certification from the City of Portland / Multnomah County Septic Sanitarian is required for proposed development, any change in use, and the creation of a new parcel or property line adjustment.

STEP 1- Complete the following:

Address of Proposed Work: 11499 NE MCLOUGHLIN PKWY, CASCADE LOCKS, OR 97014

Property Map & Tax Lot #: 1N6E02B -00100 Alternate Acct #: R R946020090

Description of proposed work for this Septic Planning Review

Unmanned wireless telecommunications facility, no sewer facilities are proposed

Change in number of bedrooms? ☐ Yes ☒ No # existing bedrooms 0 # bedrooms at completion 0

Applicant's Name Sarah Telschow

Applicant E-mail stelschow@acomconsultinginc.com Phone (206) 979-6268

STEP 2- Submit: This form with all required submittals listed on page 2. Separate properties require individual applications. Refer to the current Septic Evaluation Application for fees.

Submit complete Septic Review Certification submittal package via:

- E-mail septic@portlandoregon.gov. Information will be provided to make payment online. - OR -
- Mail completed submittal package and check payable to **City of Portland** to:
 City of Portland, BDS, Site Development, 1900 SW 4th Ave., Portland, OR 97201

STEP 3- Review: After submittal and payment, allow up to 20 business days for plan review

STEP 4- Site Visit: Sanitarian will contact you with any questions and/or site visit requirements

STEP 5- Sign Off: Based on present knowledge of the area and current regulations of the State of Oregon Department of Environmental Quality (DEQ), the Sanitarian hereby finds that the above proposal is:

- ☐ Approved – will not impact the existing system. The following is **REQUIRED** prior to Building Permit issuance:
- ☐ Septic Installation Permit ☐ Authorization Notice

Conditions/Comments: Proposed unmanned wireless telecommunications facility and driveway construction with access easement poses no concern to septic. Site visit conducted 7/11/25, driveway easement approximately 8-10ft from existing septic tank.

Lindsey Reschke
 Multnomah County Sanitarian

7/11/2025

Date

STEP 6- Return: to Multnomah County Land Use Planning with this signed form and site plan (floor plans if applicable)

Permit No. 23-079458-SE
 Date 7/11/25



THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

Company, Inc.
14100 114th Street, Suite 102
South, Redmond, WA 98066
Phone 206-244-6161
Fax 206-244-6155

SITE
**US-OR-5099
TUMALT**
1499 HE MCGOUGH LN PKWY
CASCADIA LOCKS, OR 97014
MULTNOMAH COUNTY

THE DRAWING WAS CREATED FOR THE
PROJECT AND IS NOT TO BE USED IN WHOLE OR IN PART
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION FROM
DUNCANSON COMPANY, INC.

FIELD CREW: CR/JW
FIELD BOOK: 657/130
DRAWN BY: DAS
JOB #: 99544.3035
DATE: 7/7/2025

REVISIONS	
DATE	DESCRIPTION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON 28026
SEPTEMBER 14, 2021
KEVIN J. WALKER
87283

RENEW: 06/30/26

SHEET TITLE
EXISTING SITE SURVEY
SEC 2, TWP 1N, RNG 8 E, W4

SHEET NUMBER
SV1

LEGEND

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- EASEMENT LINE
- VEGETATION LINE
- 24.21 SPOT ELEVATION

NOTE:
1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD83 DATUM.
2. ALL TOWER, TREE AND SPOT ELEVATIONS ARE GIVEN TO ± 0.5 FEET OR $\pm 1\%$ OF TOTAL HEIGHT, WHICHEVER IS GREATER.

TREE LEGEND

DECIDUOUS TREE

DS=DECIDUOUS

DSZ — TYPE/TRUNK DIAMETER (IN)

NOTE:
TREE SHAGBOLTS REFERENCE TRUNK LOCATION ONLY. TRUNK DIRECTION, DBH, HEIGHT, AND CANOPY SPREAD ARE NOT SHOWN. GROUND LEVEL, TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX PARCEL NO. R1323214
SITE ADDRESS 11499 HE MCGOUGH LN PKWY
CASCADIA LOCKS, OR 97014
SITE CONTACT FRANKIE HOFFMAN
PHONE NUMBER 509-666-9031
OWNER (RESIDENTIAL FARMING)
MULNOMAH COUNTY
TOTAL LOT AREA 10.04 AC

BENCHMARK IS BASED ON
NAD83 REGION REFERENCE
NETWORK

ELEVATION DERIVED USING
GPS SURVEYING AND
EXCEEDS 14 STANDARDS AS
DEFINED ON THE FAA ASAC
INFORMATION SHEET 91-003

SURVEY REFERENCE
PARTITION PLAT NO. 2006-11, RECORDED JANUARY 17, 2006, DOCUMENT NO. 2006-008833, RECORDS OF MULTNOMAH COUNTY, OREGON.

BOUNDARY DISCLAIMER
THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CAUTION!
UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE (800) 485-5858 AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

Know what's below.
Call before you dig.

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

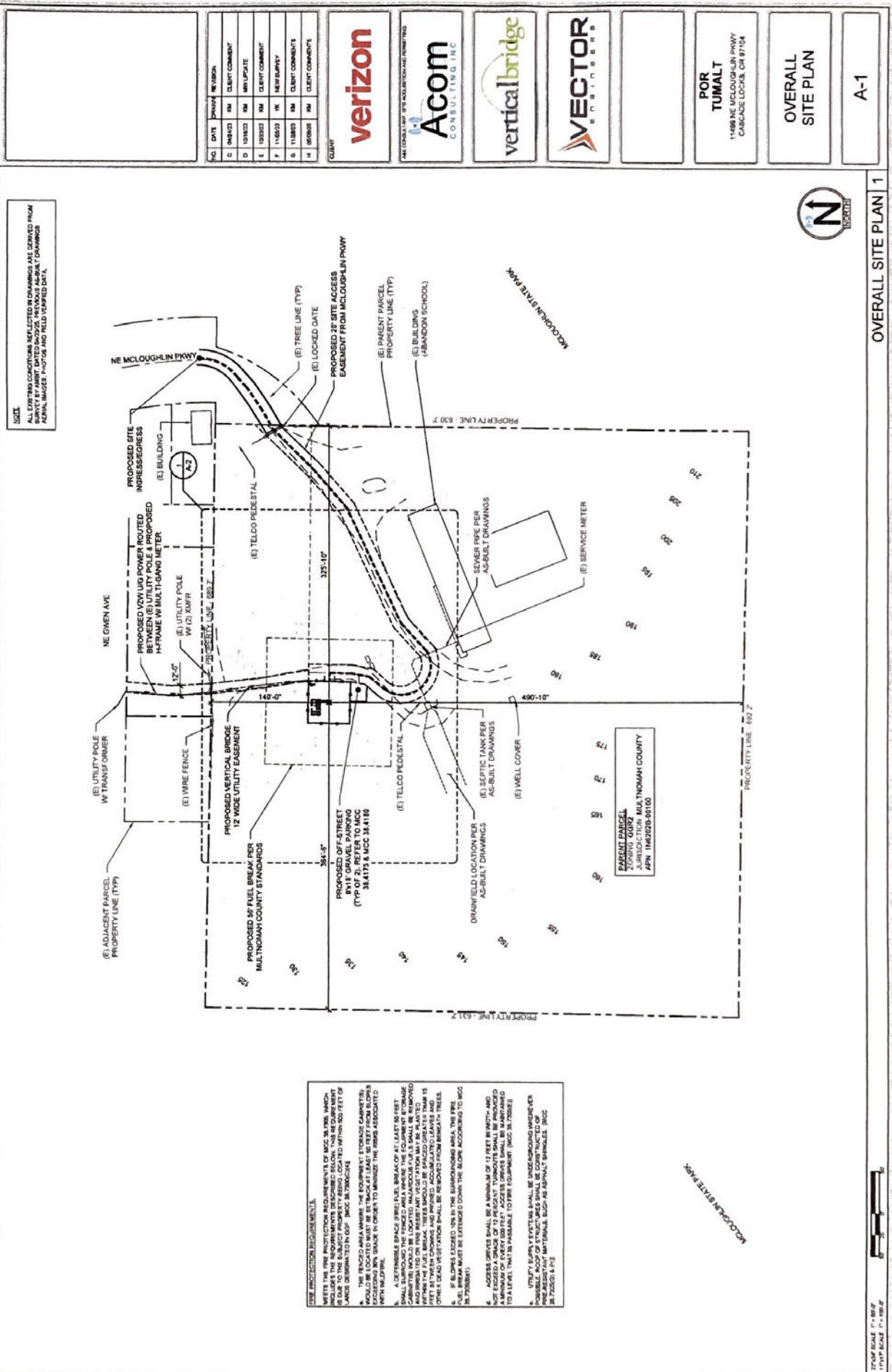
(IN FEET)

1 inch = 20 feet (1:20 SCALE)

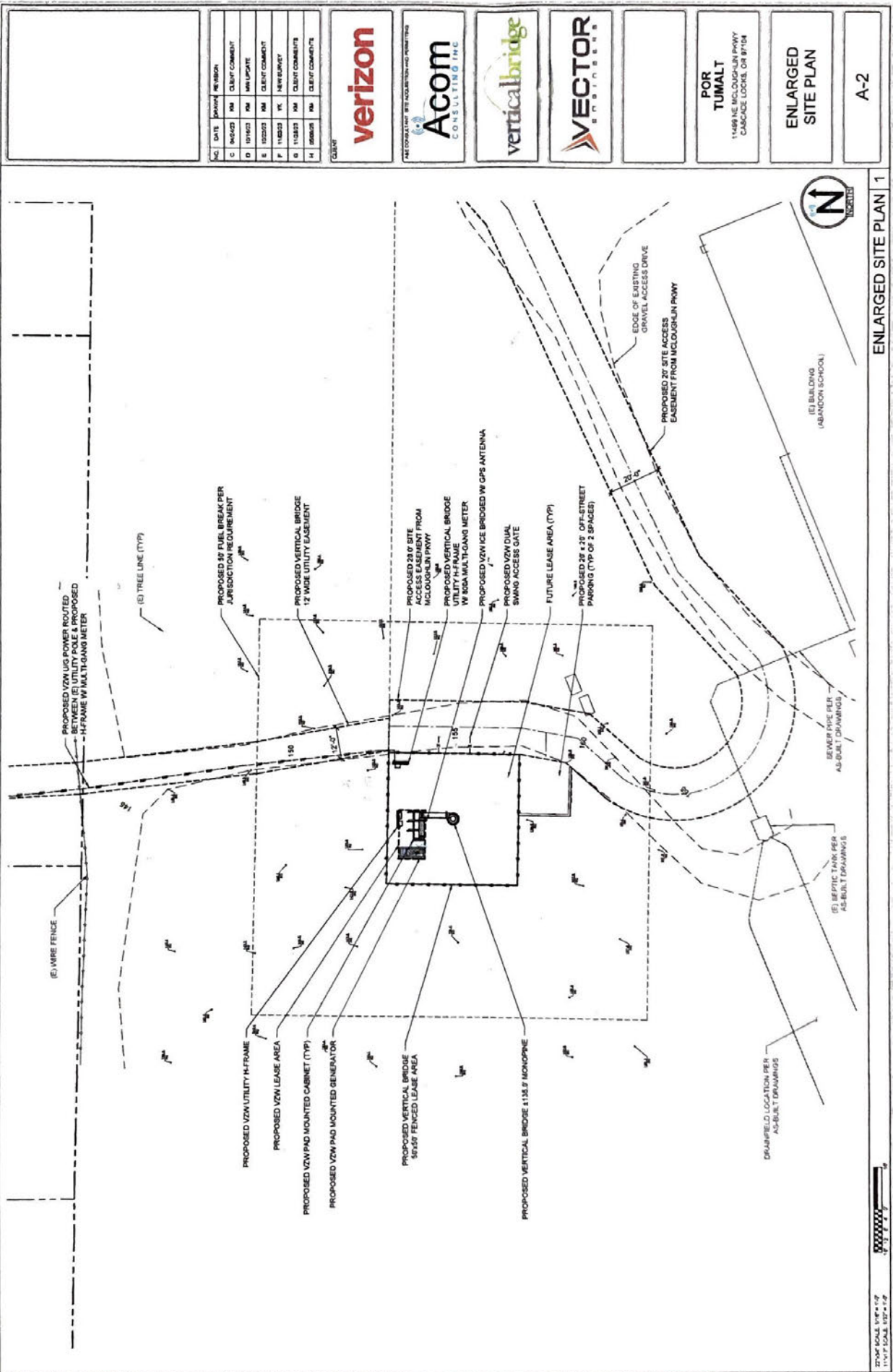
1 inch = 40 feet (1:40 SCALE)

SITE DETAIL
SCALE: 1"=20'
1"=40' (1:40 SCALE)

Page 3 of 7



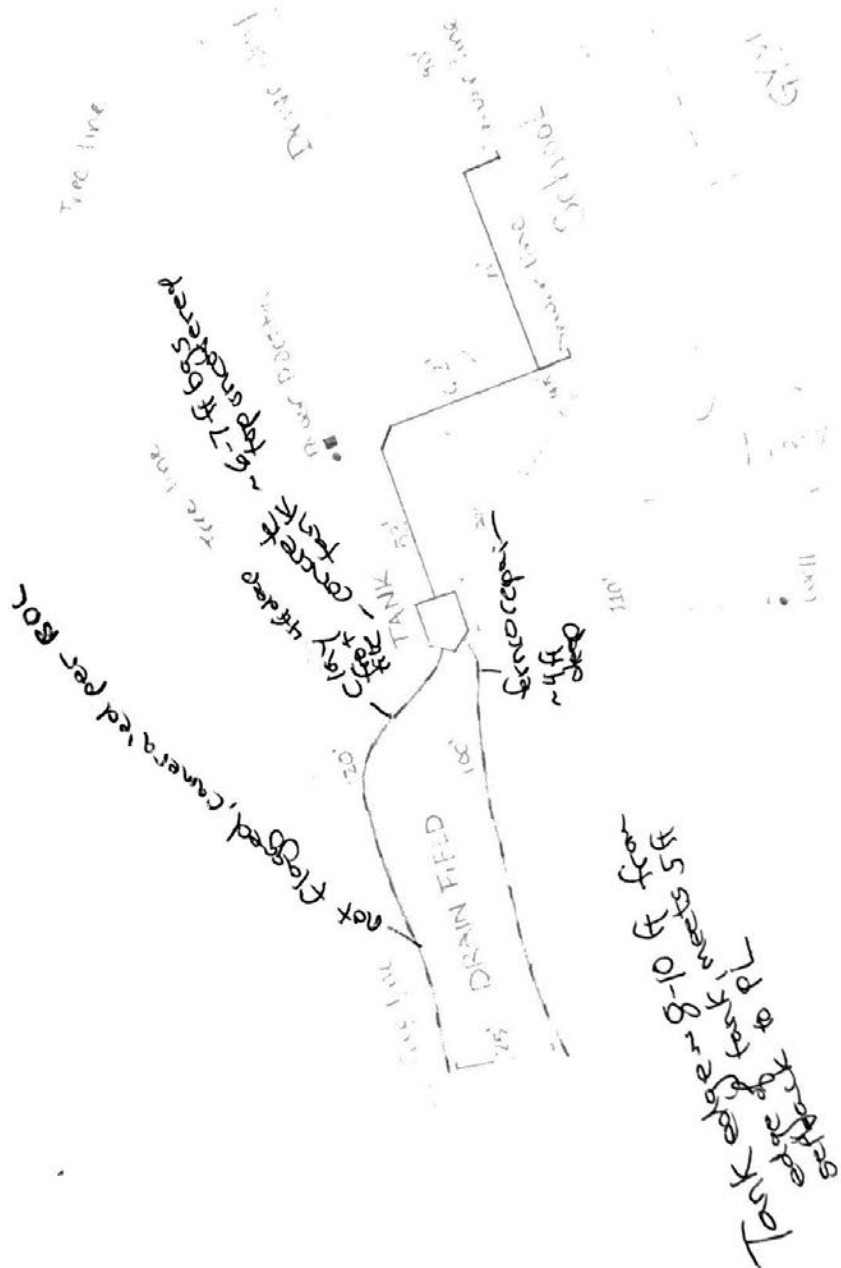
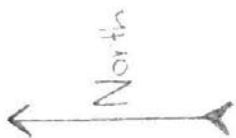
Page 5 of 7



Septic System AS-build
11499 NE McLoughlin PKWY
4/14/2025
BDL Plumbing

Site visit + notes 7/11/25

23-079458-SE



Reschke, Lindsey

From: Reschke, Lindsey
Sent: Wednesday, May 21, 2025 9:33 AM
To: Sarah Telschow
Subject: RE: 11499 NE MCLOUGHLIN PKWY - POR Tumalt - Application # 23-079458-000-00-SE

Hi Sarah,

I was able to review these plans before I leave for my two day training this morning.

The as-built is surprising – the septic system is a decent size and the location of the components is not where it was thought it would be.

The one issue I see with the proposal is that there will be an easement placed across the sanitary line (line running from the building to the septic tank, which is plumbing code, not septic code). I checked with our Chief Plumbing Inspector, and he indicated that in plumbing code that is only an issue if a structure is constructed over the sanitary line and a driveway easement is not a concern.

Next, is there an existing driveway over the two pipes coming out of the septic tank? Has the proposed driveway access shifted east because of the location of the septic system? Is the proposed driveway easement marked/surveyed on-site?

If the current driveway is over the septic system and the proposed driveway easement is being moved to avoid the septic system, I would like to see the proposed driveway easement marked on-site for a site visit. If possible, I would like to conduct a site visit next Wednesday, May 28. I have a 9:30am in Corbett and then would head over to the property, likely arriving around 11am, give or take.

I am heading out for training in about an hour – you can catch me via email before then, or text me at 503-823-8786 this afternoon and tomorrow and I will respond as I have availability to do so.

Thank you,

Lindsey Reschke, WWS (she/her)
Senior Site Development Inspector
Senior Multnomah County Septic Sanitarian
Building Code Review Division | Site Development Review

City of Portland | Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-823-7451 (desk)
503-823-8786 (cell)
Lindsey.reschke@portlandoregon.gov
<https://www.portland.gov/ppd>
Work Hours: Monday-Friday, 7:00 AM – 3:30 PM PT

RF Usage and Facility Justification

TUMALT

Prepared by Verizon Wireless RF Engineering

Joe Palluconi

October 2, 2023



Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

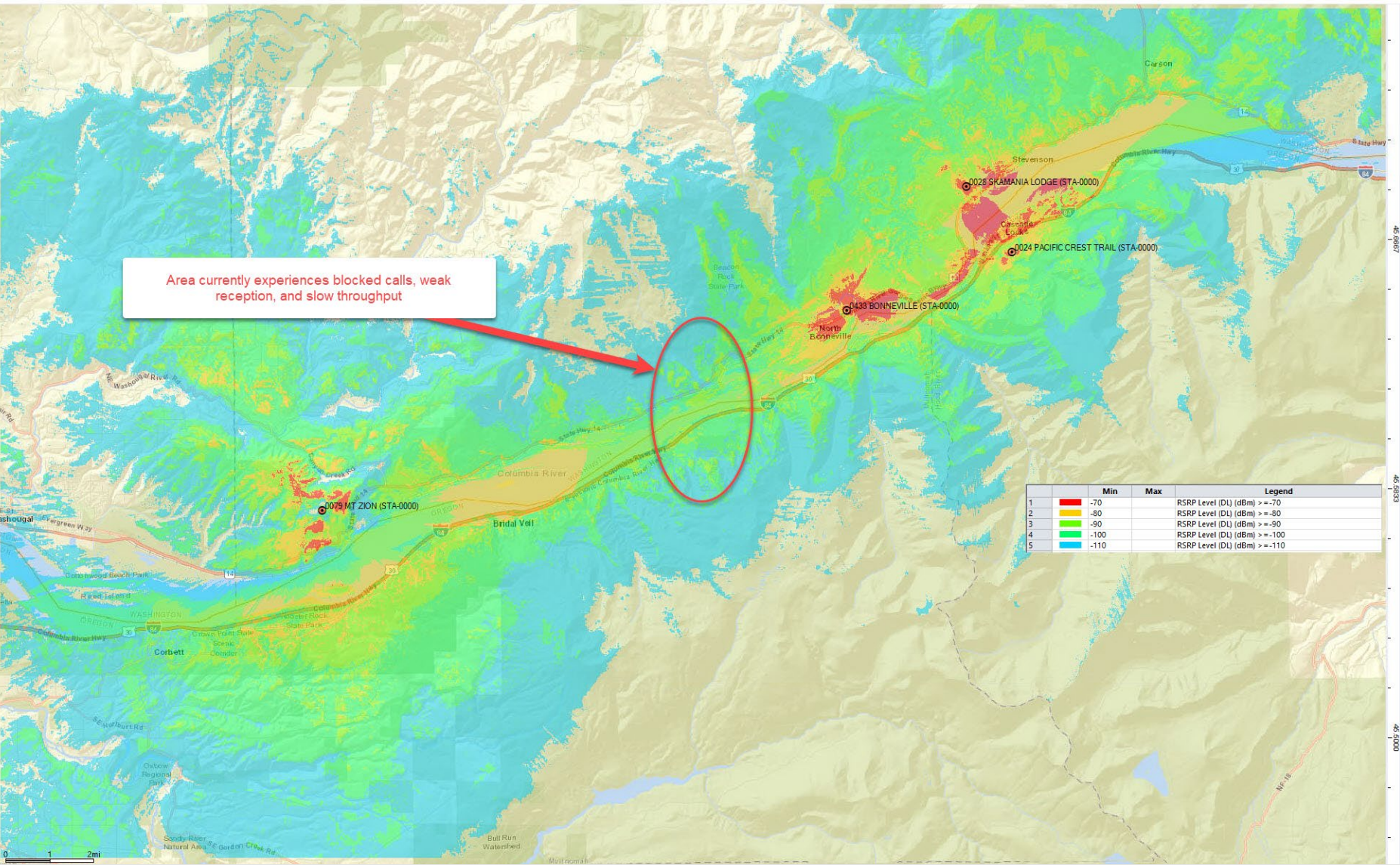
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

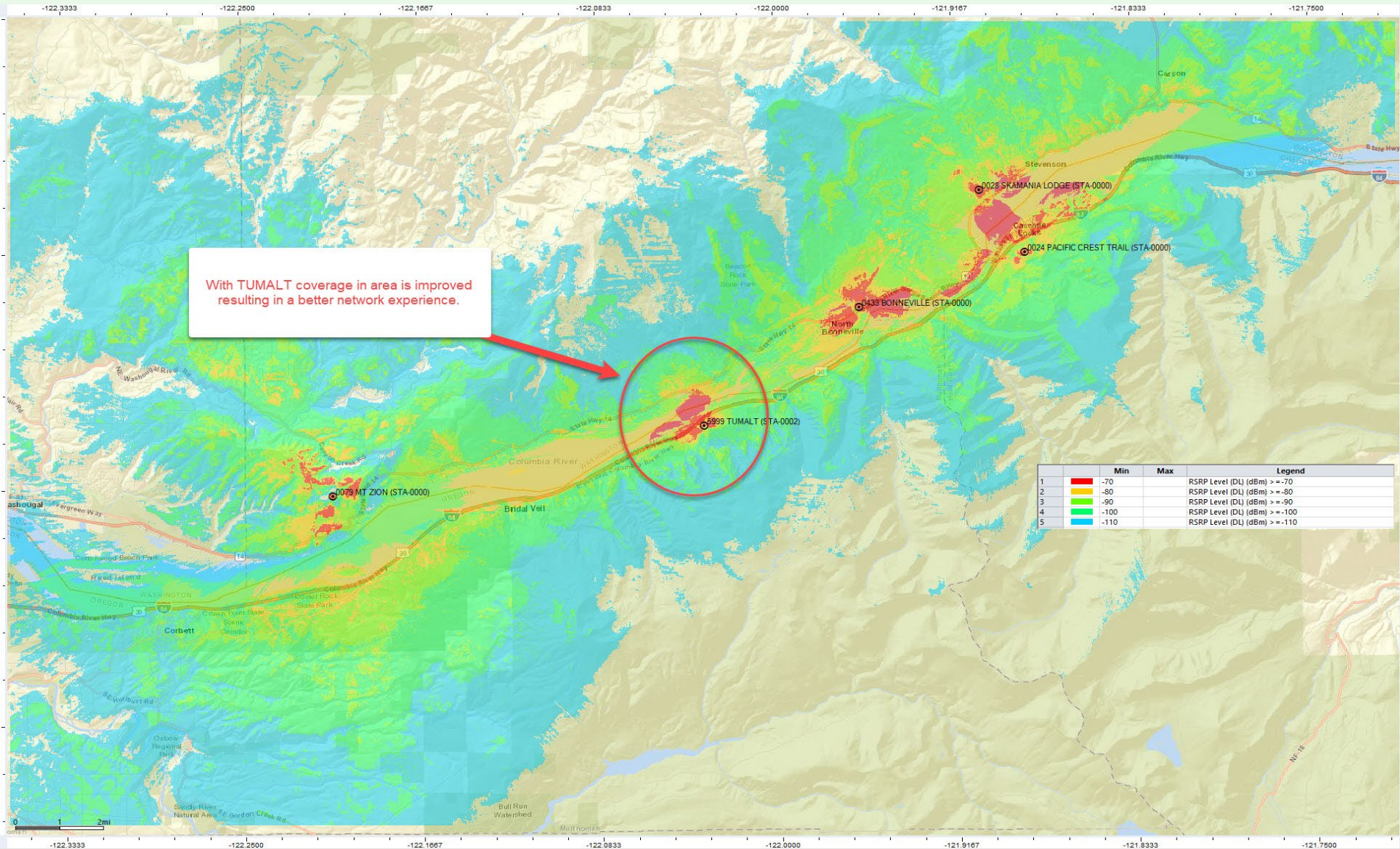
Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

Coverage Area of Existing Sites

The proposed TUMALT location is a coverage site. This site will improve coverage along I-84 in Oregon and SR14 in Washington.



Coverage with TUMALT added



Need Case for: TUMALT

Summary: The existing sites in the area do not adequately cover I-84 in Oregon or SR 14 in Washington.

Detail below:

- Exact data about sites is proprietary and cannot be disclosed due to competitive reasons.
- The new cell site TUMALT will provide additional resources along I-84 and SR14 . Surrounding sites do not adequately service this busy interstate. The importance of these routes increases during winter and fire seasons.
- This will improve customer experience (faster media downloads, quicker uploading of posts, more seamless video experiences)
- It is generally accepted that a RF antenna systems performance is negatively impacted by vegetation. Broadleaf and conifer trees attenuate and scatter RF signals resulting in degraded performance. Placing antennas above a tree line generally results in better performance such as fewer blocked calls and faster web surfing with less latency. Reducing vegetative attenuation can help reduce the number of needed antenna locations to achieve coverage goals.