



Community Development Department
PO Box 2460 16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462
Email: info@lapineoregon.gov

Site Plan Application

File Number # _____

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name Bend-La Pine Schools Phone 541-355-1175 Fax _____
Address 520 NW Wall St. City Bend State OR Zip Code 97703
Email daniel.bogaert@bend.k12.or.us; chrostek@bljlawyers.com
Property Owner Bend-La Pine Schools Phone 541-355-1175 Fax _____
Address 520 NW Wall St. City Bend State OR Zip Code 97703
Email daniel.bogaert@bend.k12.or.us; chrostek@bljlawyers.com

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) 16350/16360 1st St., La Pine 97739
Tax lot number: T-15 R-13 Section _____ Tax Lot(s) 2210100000500
Zoning PF Total Land Area _____ (Square Ft.) 67.88 (Acres)
Present Land Use Transportation Center (Bus Barn). See burden of proof for other uses occurring on the subject property.
Describe Project (i.e. type of use, hours of operation, other project characteristics):

PROJECT DESCRIPTION

Please give a brief description of the project: Approximately 1,300 square foot addition to the existing transportation center building (bus barn).



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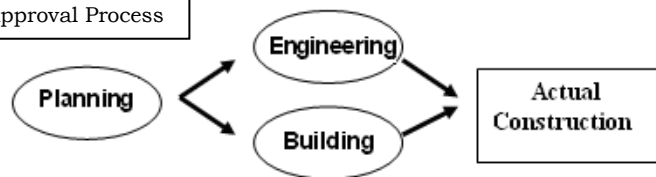
PROFESSIONAL SERVICES

Architect/Designer/Engineer Matt Appleby, ORW Architecture Phone 541 / 200-3274 Fax /
Address 920 NW Bond St., Suite 208 City Bend State OR Zip Code 97703
Email matt@orwarch.com

FOR OFFICE USE ONLY

Date Received: _____
Rec'd By: _____
Fee Paid: _____
Receipt #: _____

Approval Process



CHECKLIST

REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW.

Note: additional information may be required depending on the actual project.

- ☐ Complete Application. The application *must be signed by the property owner and the applicant.*
- ☐ Mailing labels with all addresses within 100 feet of the property – obtained from title company
- ☐ Title Report or Subdivision Guarantee verifying ownership, *including legal description of land.*
- ☐ Fee Schedule (please see attached).
- ☐ Site and Landscape plan; Building Elevations; one (1) full sized copy of each which must be folded individually, 8 ½" X 11" or 11" by 17" in size.
- ☐ Floor plans, one (1) copy for each building which must be folded individually, 8 ½" X 11" or 11" by 17" in size.
- ☐ Vicinity map.
- ☐ Trip Generation statement prepared by a professional transportation planner or equivalent. 5 copies, Note: if more than 200 ADT result (or at the discretion of the City Engineer), a Traffic Impact Study may be required.



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- ☐ Preliminary Grading and Storm Drainage Plan, including drainage calculations demonstrating that all storm water will be retained on site in compliance with the Central Oregon Stormwater Manual (COSM)
- ☐ Response regarding compliance with the *2014 Fire Code*, specifically:
 - Fire Apparatus Access Road Requirements as per OFC Section 503 & Appendix D
 - Fire Protection Water Supplies as per OFC Section 507, Appendix B & C
- ☐ Above Checklist items must be submitted electronically to the Planning Director at mbethel@lapineoregon.gov (Word, Jpeg or PDF).

SITE PLAN

- ☐ Project name, scale (not to exceed 1" = 50'), north arrow.
- ☐ Date the site plan is prepared.
- ☐ Street names and locations of all existing and proposed streets, curbs, and sidewalks within or adjacent to the proposed development. Show distance to centerline of street.
- ☐ Zoning of each adjacent property.
- ☐ Square footages by use – existing and proposed (storage, office, meeting, etc.)
- ☐ Percentage of lot coverage and square footage by;
 - a) structures
 - b) recreation areas
 - c) landscaping
 - d) non-permeable surfaces (including parking areas, access aisles)
- ☐ Total number of parking spaces (existing and proposed).
- ☐ Total landscaped area square footage (existing and proposed).
- ☐ All vehicle and pedestrian access points and paths.
- ☐ Location of all proposed and existing buildings, fences and structures within the project area. Indicate which ones are to remain and which are to be removed.
- ☐ Location and size of all public utilities in and adjacent to the site, including:
 - a) Water lines and meter sizes.
 - b) Sewers, manholes and cleanouts.
 - c) Storm drains and catch basins.
- ☐ The proposed location of:
 - a) Connection to the City water system.
 - b) Connection to the City sewer system.
 - c) The proposed method of drainage of the site.
 - d) Postal box locations, if more than 7 units are proposed.
- ☐ Location of existing canals and laterals.
- ☐ Retention of on-site drainage.
- ☐ Existing easements on the property.



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- ☐ Location and size of any public areas within the development.
- ☐ All fire hydrants, existing and proposed, within 500 feet of the site.
- ☐ A topographic map of the site if the slope of the site exceeds 5%.
- ☐ Locations of all existing natural features including trees, natural drainage ways, rock outcroppings, et cetera.

BUILDING ELEVATIONS

- ☐ Drawings or sketches of all four views of each new structure.
- ☐ Building materials, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s).
- ☐ All exterior mechanical devices.

LANDSCAPE PLAN (may be included on the site plan for smaller projects)

- ☐ Tree and plant species.
- ☐ Tree and plant sizes (new only).
- ☐ All trees having a six inch trunk diameter 3' above grade or greater shall be shown on the landscape plan.
- ☐ Location/placement of existing and proposed vegetation to be retained, planted or removed.
- ☐ Approximate location of irrigation lines, and type of irrigation system to be used.

FLOOR PLAN

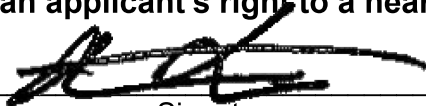
- ☐ All significant rooms within each structure; label or number rooms, including square footage for each room.
- ☐ Electrical / mechanical equipment areas.

LIGHTING PLAN

- ☐ All exterior light locations.
- ☐ Brochure, illustration, cut sheet or photo for each light fixture type to be used.

By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Owner: _____


Signature

Date: 12/18/2025

BEFORE THE CITY OF LA PINE PLANNING DIVISION

)
) **BURDEN OF PROOF**
)

**APPLICANT/
OWNER:**

Bend-La Pine Schools
520 NW Wall St
Bend, OR 97703

LOCATION:

16350 1ST ST, LA PINE, OR 97739

Deschutes County Assessor's Map/Tax Lot: 2210100000500

REQUEST:

Approximately 1,300 square foot addition to the existing transportation center building (bus barn).

I. APPLICABLE CRITERIA:

City of La Pine Development Code

CHAPTER 15.312. - SITE PLAN REVIEW

Sec. 15.312.050. - Approval criteria - all residential and nonresidential.

Sec. 15.312.060. - Additional approval criteria - nonresidential development.

CHAPTER 15.24. - INDUSTRIAL AND PUBLIC FACILITY ZONES

Sec. 15.24.300. - Use regulations.

Sec. 15.24.400. - Development standards.

Sec. 15.24.500. - Additional standards.

CHAPTER 15.82. - LANDSCAPING, BUFFERING AND FENCES

Sec. 15.82.010. - Landscaping and buffering requirements.

CHAPTER 15.86. - PARKING AND LOADING

Sec. 15.86.030. - Off-street parking - required.

Sec. 15.88.050. - Pedestrian access and circulation.

II. EXHIBITS

- 1. Vesting Patents**
- 2. Title Report**
- 3. Vicinity Map with Zoning**
- 4. Existing Conditions Map**
- 5. Site Plan**
- 6. Floor Plans**
- 7. Utility Plan**
- 8. Grading Plan**
- 9. Elevations**

10. Survey Exhibit
11. Lighting Exhibit

III. BASIC FINDINGS OF FACT:

1. ZONING: The subject property is zoned Public Facilities. A portion of the southwest corner of the subject property is located in the special flood hazard overlay zone. A map showing the zoning of the subject property and surrounding properties is attached as ***Exhibit 3***.

2. SITE DESCRIPTION: The subject property is approximately 67.88 acres and generally rectangular in shape with the long sides of the rectangle running north to south. The subject property is developed with La Pine High School, La Pine Middle School, La Pine Elementary School, an early childhood education center, a transportation center, and associated ball fields, parking, and landscaping. The transportation center (historically referred to as the “bus barn”) that is the subject of this application is located in the south central portion of the subject property. The transportation center presently consists of an approximately 6,073 square foot existing building and a parking area for buses, drivers, and other employees stationed at the transportation center. The transportation center is accessed from 1st Street, which presently terminates at the boundary of the subject property. A small portion of the southwest quadrant of the subject property is within the special flood hazard area, but such area is not affected by this proposal. The existing conditions of the project area are as shown on the attached ***Exhibit 4***.

3. SURROUNDING USES: The surrounding area includes residential development and vacant lands to the south in the Commercial Zone, the White School Park Complex in Open Space and Park Zone to the southeast, various commercial developments in the Commercial Zone to the east along the southern half of the subject property, vacant lands in the CRMX Zone to the east along the northern half of the subject property, a multifamily residential development in the CRMX Zone to the northeast, undeveloped lands owned by the applicant to the north, federal forest lands to the west in County’s F-1 and F-2 Zones along the northern half of the subject property, lands associated with the La Pine Rodeo grounds in the RSF Zone to west along the southern half of the subject property and to the southwest as well. Properties to the south and southeast are also located within the Downtown Overlay Zone.

4. PROPOSAL: Applicant proposes an approximately 1,300 square foot addition to the existing transportation center as shown on the site plan attached as ***Exhibit 5***. The additional square footage includes a new training room, break room, janitor closet, and a new secured entrance as shown on the floor plans attached as ***Exhibit 6***. The proposal does not result in any additional employees, it just offers additional amenities and more space for existing employees in the existing building. No modifications to the existing parking lot are proposed.

5. LOT OF RECORD: The property has been recognized as a legal lot of record by Deschutes County. See e.g. SP-09-5.

III. PROPOSED FINDINGS, BURDEN OF PROOF:

CHAPTER 15.312. - SITE PLAN REVIEW

Sec. 15.312.020. - Applicability.

The following uses and development shall be subject to the provisions of this section:

...

B. An exterior alteration or modification to an existing nonresidential use or structure, which is subject to site plan review and/or is subject to regulation under the provisions of this chapter, except for painting, replacement of roofing and siding, and other normal maintenance and upkeep requirements which are not subject to regulation under the provisions of this chapter or any other applicable city, county, state and/or federal regulations.

...

FINDING: Applicant is proposing a modification to an existing non-residential structure.

...

Sec. 15.312.050. - Approval criteria - all residential and nonresidential.

To ensure that the stated purposes of the site plan review process are met, the review authority shall be governed by the criteria below as they evaluate and render a decision on a proposal.

...

B. Site plan evaluation criteria. The following criteria shall be used in evaluating all site development plans:

1. The application is complete, in accordance with the applicable procedures in Article 7.

FINDING: Applicant has submitted a complete application, which is verified through the completeness check process outlined in Article 7.

2. The application complies with all applicable provisions of the underlying zoning district in Article 3, including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.

FINDING: The applicable provisions of the PF Zone are addressed below.

3. The application complies with the provisions of the any applicable overlay zones in Article 4.

FINDING: There are no overlay zones applicable to the portion of the subject property subject to this application.

4. The proposal complies with all applicable development and design standards of Article 5.

FINDING: Applicable provisions of Article 5 are addressed below.

5. The application complies with all applicable special use standards in Article 6.

FINDING: Applicable provisions of Article 6 are addressed below.

6. Adequate public facilities and utilities are available or can be made prior to occupancy to serve the proposed development.

FINDING: The subject property is already served by adequate public facilities and utilities. The proposal does not increase demand for public facilities or utilities as it simply adds amenities to an exiting facility rather than increasing the capacity of the facility. The 1st Street right-of-way is an inadequate width along the western portion of the subject property's 1st Street frontage, where 1st Street is classified as a local street requiring 64 feet of right-of-way. However, the transportation facilities are sufficient for the use, which will not create any additional demand on the transportation system, and a dedication of additional right-of-way is not otherwise warranted as discussed below.

7. The proposed site plan conforms to the standards within the adopted La Pine Transportation System Plan (TSP), as may be amended from time to time, unless other design standards are specifically approved by the city.

FINDING: The TSP designates the portion of the 1st Street to Morson St. as a Downtown Arterial requiring 82 feet of right-of-way, and from the western boundary of Morson St. to the eastern boundary of the subject property as a local street requiring 64 feet of right-of-way. Presently, there is 90 feet of right-of-way from the 1st Street/Coach Road intersection to the western boundary of the 1st Street/Stillwell Street intersection and 30 feet of right-of-way from the western boundary of the 1st Street/Stillwell Street intersection. However, the transportation facilities are sufficient for the use, which will not create any additional demand on the transportation system, and a dedication of additional right-of-way is not otherwise warranted as discussed below.

8. The proposed site plan conforms to the La Pine Sewer and Water Standards, as may be amended from time to time, unless other design standards are specifically approved by the city. All sewer improvements must comply with Oregon Administrative Rules chapter 340 division 52 requirements, including Appendix A - Sewer Pipelines.

FINDING: The building is already served with water and sewer. No new connections are proposed. A utility plan showing reliance on existing utilities is attached as *Exhibit 7*.

9. The proposed site plan conforms to the Central Oregon Stormwater Manual (COSM), as may be amended from time to time, unless other design standards are specifically approved by the city.

FINDING: The submitted plans depict drainage facilities designed to meet COSM standards, see *Exhibit 7* and *Exhibit 8*.

10. All utilities shall be installed underground, unless otherwise specifically approved by the city.

FINDING: No new utility connections are proposed.

11. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

FINDING: The proposal complies with all existing conditions. The transportation facility was the subject of County Planning File No. SP-07-45, which simply required obtaining applicable building permits, maintaining landscaping, complying with the ADA, and compliance with outdoor lighting standards.

Sec. 15.312.060. - Additional approval criteria - nonresidential development.

In addition to the approval criteria in Section 15.312.050, to ensure that the stated purposes of the site plan review process are met, the review authority shall also be governed by the criteria below as they evaluate and render a decision on a nonresidential development proposal.

...

FINDING: Applicant is proposing nonresidential development. The provisions of this section are addressed below.

B. Site plan evaluation criteria. In addition to the approval criteria in Section 15.312.050, the following criteria shall be used in evaluating nonresidential site development plans:

1. The arrangement of all functions, uses and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.

FINDING: The proposal is designed to reflect and harmonize with the natural characteristics and limitations of the site. The addition is located on a developed portion of the site and thus preserves the extensive amount of natural vegetation on the site and avoids the floodplain portion of the subject property.

2. In terms of setback from streets or sidewalks, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.

FINDING: The setbacks are largely determined by the location of the existing structure. However, the proposal is visually interesting and compatible with adjacent structures given its attractive façade that will provide more screening of the existing parking and maneuvering areas than presently exists. Architectural renderings of the proposed addition are attached as *Exhibit 9*.

3. The design incorporates existing features, such as streams, rocks, slopes, vegetation and the like, as part of the overall design.

FINDING: The proposal is sited on an area of existing development and is not located within the special flood hazard portion of the subject property, which will preserve the natural features of the subject property.

4. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscape/open space in order to create a pedestrian/bike pathway and/or open system that connects several properties or uses.

FINDING: The proposal is sited on an area of existing development, which will preserve the landscaping and open space portions of the subject property, which connect the various uses on the subject property.

5. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the community and the surrounding area in particular.

FINDING: The proposal is sited on an area of existing development, which will preserve the natural features and associated scenic values, of the subject property. As noted above, the attractive façade proposed should enhance scenic values given that it will provide more screening of existing parking and maneuvering areas than presently exists on the subject property.

6. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian and/or bicycle rather than vehicular orientation, including a separate service area for delivery of goods.

FINDING: The proposal relates to a transportation center which is by nature oriented toward vehicles and not to pedestrians. The proposal nonetheless includes connections to existing sidewalks and pathways.

7. The design gives attention to the placement of storage, mechanical equipment, utilities or waste collection facilities so as to screen such from view, both from within and from outside the site.

FINDING: The proposal is designed to present an attractive appearance from 1st Street and the addition, in and of itself, will provide screening of existing elements of the site.

C. Landscape design evaluation criteria. The following criteria shall be used in evaluating landscape plans:

1. The overall design substantially complements the natural environment of the city and the character of the site and the surrounding area.

FINDING: The proposal is sited on an area of existing development, which will preserve the natural features, and associated scenic values, of the subject property.

2. The design acknowledges the growing conditions for this climatic zone, and the unique requirements that its specific site location makes upon plant selection.

FINDING: The proposal does not include any proposed landscaping given the considerable amount of landscaping on the subject property, which is largely natural in nature given the limitations that this climatic zone presents for growing conditions.

3. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.

FINDING: The subject property features substantial irrigation facilities and the District employs a grounds crew for maintenance of vegetation and landscaping on the subject property.

4. The design contributes to the stabilization of slopes and the protection of other natural features and resources where applicable.

FINDING: Not applicable.

CHAPTER 15.24. - INDUSTRIAL AND PUBLIC FACILITY ZONES

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Sec. 15.24.300. - Use regulations.

Uses may be designated as permitted, limited, conditional, or prohibited in the industrial and public facility zones. As noted in Table 15.24-1, a use may also be subject to special use standards of Article 6.

...

FINDING: “Bus barns” are identified as an example of the “warehouse and freight movement” use, which is outright permitted in the PF Zone. The proposal is an addition to a facility associated with storage and maintenance of buses.

Sec. 15.24.400. - Development standards.

...

B. Development standards. The development standards for industrial and public facility zones are presented in Table 15.24-2. Development standards may be modified as provided by Chapter 15.320, Variances. Additional standards may apply to specific zones or uses, see Section 15.24.500.

Table 15.24-2. Development Standards in the Industrial and Public Facility Zones			
Standard	LI	I	PF
Minimum setbacks	—	—	—
- Front or street-side yard	20 feet	None	None
- Side yard	10 feet	None	None
- Rear yard	10 feet	None	None
Maximum building height	45 feet	75 feet	75 feet
Maximum lot coverage	60%	80%	80%
Minimum landscaped area	See 15.24.500.A and Chapter 15.82		

FINDING: There are no required setbacks in the PF Zone. It should be noted that the apparent encroachment of the existing transportation center into the 1st Street right of way shown on the County's DIAL website is not accurate, and the widened portion of the 1st Street right-of-way is actually substantially further east of the building as shown on *Exhibit 10*. The proposed addition is approximately 13.5 feet at its highest point. The lot coverage for the subject property is well below 80% given that ballfields and natural areas alone cover more than 25 acres of the 67.88 acre site. As noted below, there is no minimum landscaped area for the PF Zone.

Sec. 15.24.500. - Additional standards.

A. Landscaping standard. Any portion of a lot developed for industrial uses which are not used for buildings, other structures, parking or loading spaces, or aisles, driveways, sidewalks, and designated storage areas shall be planted and maintained with grass or other all-season groundcover vegetation. Grass shall be kept neatly mowed. Landscaping with trees and shrubs is permitted and encouraged. See additional landscaping standards in Article 5.

FINDING: The proposal does not constitute industrial development. This criterion is not applicable.

B. Screening requirements. All accessory storage of junk, waste, discarded or salvaged material, machinery, or equipment shall not be permitted except within a completely enclosed structure. Or if the lot area devoted to such use is over 200 square feet in area, the

owner may have the alternative of enclosing it on all sides, except for an exit and entrance not over 25 feet in width, by a solid fence or wall at least six feet in height and maintained in good condition or by a cyclone or equal-wire fence at least six feet in height and surrounded, except for an exit and entrance not over 25 feet in width, by evergreens at least six feet in height and planted not further apart than six feet so as to form a solid screen. See also Chapter 15.82 for additional screening requirements. See additional buffering and fence standards in Article 5.

FINDING: All machinery and equipment associated with the transportation facility is located within the building.

D. [C.] Vehicle access. Access driveways and entrances shall be permitted in a number and locations in which sight distance is adequate to allow safe movement of traffic in or out of the driveway or entrance, the free movement of normal highway traffic is not impaired, and the driveway or entrance will not create a hazard or an area of undue traffic congestion on highways to which it has access. The city may require the permit applicant to submit engineering data and/or traffic analyses to support its proposed plan of access driveways and entrances. See additional access and circulation standards in Article 5.

FINDING: No new access is proposed. The existing access points were previously approved and sufficient for the uses occurring on the subject property.

E. [D.] Emissions. Industrial uses shall comply with all applicable pollution control regulations enacted by the federal and state government and other governmental authorities.

FINDING: No industrial use is proposed, this criterion is not applicable.

F. [E.] Noise. Industrial uses shall provide necessary shielding or other protective measures against interference caused by mechanical and nuclear equipment, or uses or processes with electrical apparatus, to nearby residences.

FINDING: No industrial use is proposed, this criterion is not applicable.

G. [F.] Lighting. All exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.

FINDING: All exterior lighting on the proposed addition will be shielded as shown in *Exhibit 11*.

CHAPTER 15.82. - LANDSCAPING, BUFFERING AND FENCES

Sec. 15.82.010. - Landscaping and buffering requirements.

The following minimum landscape requirements are established for all developments subject to site plan approval, unless approved otherwise by the reviewing authority:

A. Exemption. The provisions of this section may be exempted for uses existing on or before the effective date of this Development Code that are a permitted use in a specific zone in an existing building or buildings on a lot or parcel of land of the scale that there is no remaining room for landscaping; this exemption shall also apply to the exterior remodeling and/or expansion of not more than 25 percent of the total square footage of all enclosed structures on a lot or parcel existing under a unit ownership on or before the effective date of this Development Code.

B. Area required. Except as approved otherwise by the city, the following minimum percent of a parcel area shall be landscaped for the following uses:

...

FINDING: The foregoing list does not include any requirement for public facilities. However, the actual percentage of landscaping greatly exceeds the above requirements for any use.

CHAPTER 15.86. - PARKING AND LOADING

Sec. 15.86.010. - Applicability.

Off-street loading and vehicle and bicycle parking spaces shall be provided in accordance with the specifications of this chapter in all zones whenever any new use is established, an existing use is enlarged, or an existing use of land or structure is changed to a new use. Such new, enlarged, or changed use shall fully comply with the specifications of this chapter prior to being given a certificate of use and occupancy.

FINDING: Applicant is proposing an enlargement of the existing bus barn, but the proposal will not increase any demand for parking as it only adds amenities to the existing building rather than increasing the capacity of the building for employees and/or busses. Nonetheless the site is more than adequately parked as discussed below.

Sec. 15.86.020. - Off-street loading.

A. Every commercial and industrial use which requires the receipt or distribution of material or merchandise by trucks with a 40-foot or longer wheelbase at a frequency of one or more vehicles per week shall provide off-street loading spaces in sufficient number to adequately serve the number and frequency of vehicle shipping and receiving projected for the use. The applicant shall provide supporting evidence of the projected shipping and receiving and how the number of spaces to be provided will be adequate.

FINDING: Applicant is not proposing a commercial or industrial use, this section is not applicable.

...

Sec. 15.86.030. - Off-street parking - required.

A. Location of off-street loading and parking spaces. Except as otherwise permitted by this Development Code, required off-street loading and parking spaces shall be located on the same lot with the principal use they are intended to serve. In no case shall a required loading space be part of the area used to satisfy the parking requirements and vice versa. Also, in no case shall the required loading or parking space(s) of one use be used to satisfy the loading or parking space requirements of another use.

FINDING: Parking associated with the transportation center is located on the same parcel as the transportation center.

B. Encroachment or reduction. A required loading or parking space shall not be encroached upon by a structure, storage, or other use, nor shall the number of spaces be reduced without replacement of a commensurate number of spaces in accordance with this section unless a special exception or variance has been approved.

FINDING: There are no encroachments into required parking spaces. There is no reduction in the number of required parking spaces.

C. Calculations of amounts of required and allowed parking.

1. When computing parking spaces based on floor area, parking structures and non-leasable floor spaces, such as storage closets, mechanical equipment rooms, and similar spaces, are not counted.

FINDING: Even if included, the number of spaces greatly exceeds the required number of spaces as addressed below.

2. The number of parking spaces is computed based on the primary uses on the site except as stated in subsection 3, below. When there are two or more separate primary uses on a site, the minimum and maximum parking for the site is the sum of the required or allowed parking for the individual primary uses. For shared parking, see subsection I below.

FINDING: Parking is tabulated below based on the summation of all individual uses of the site.

3. When more than 20 percent of the floor area on a site is in an accessory use, the required or allowed parking is calculated separately for the accessory use. An example would be a 10,000 square foot building with a 7,000 square foot warehouse and a 3,000 square foot accessory retail area. The minimum and maximum parking would be computed separately for the retail and warehouse uses.

FINDING: Parking is tabulated below based on the summation of all individual uses of the site, whether primary or accessory.

D. Use of required parking spaces. Except as otherwise provided by this section, required parking spaces must be available for residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for shared parking pursuant to subsection I.

FINDING: Required parking spaces are available for their intended use.

E. Improvement of parking areas. Motorized vehicle parking is allowed only on streets with an improved shoulder of sufficient width; within garages, carports, and other approved structures; and on driveways or parking lots that have been developed in conformance with this Development Code.

FINDING: Proposed parking is within parking lots.

F. Minimum number of off-street automobile parking spaces. Except as required for Americans with Disabilities Act compliance under subsection L, off-street parking shall be provided pursuant to one of the following three standards:

1. The standards in Table 15.86-1;

Schools	Pre-school through middle-school: one space per classroom
	High school/college: 1.5 spaces per classroom, plus 1 space per 10 students
	If the school is designed to accommodate related uses such as auditoriums, stadiums, theatres, and gymnasiums, additional parking shall be provided at a rate of 1 space per 4 seats. In the alternative, the city may accept a parking management plan to determine required parking
Warehouse and freight movement	0.5 space per 1,000 sq. ft. of floor area; or as required by conditional use permit review

FINDING: The property contains an early education center (pre-school) with four classrooms, an elementary school with 30 classrooms, a middle school with 28 classrooms, a high school with 32 classrooms and a design capacity of 650 students, and the transportation center (with bus barns identified as a form of the warehouse and freight movement use) proposed to be expanded to approximately 7,373 square feet. The high school also features an auditorium with 444 seats, small gymnasium with 182 seats, large gymnasium with 763 seats, and football stadium with 580 seats. Assuming the seat-based metrics apply to each of the auditorium, small gymnasium, large gymnasium, and football stadium, required parking for the subject property is as follows. However, the shared parking provisions addressed below plainly apply to the subject property given that (i) uses involving event seating generally occur at night and school uses occur during

the day, and (ii) Applicant does not schedule large-scale events in the various event spaces at the same time.

Use	Parking Requirement	Dependent Variable	Required Spaces	Provided Parking
Early Education Center	1 per classroom	4 classrooms	4	24
Elementary	1 per classroom	30 classrooms	30	71
Middle	1 per classroom	28 classrooms	28	127
High School w/Event Seating	1.5 per classroom, 1 per 10 students 1 per 4 seats	32 classrooms, 650 student capacity, 1,571 seats	48 65 393	232
Transportation Center	.5 per 1000 square feet	7,373 square feet	4	51
Total			572	505

G. Maximum number of off-street automobile parking spaces. The following standards for maximum number of automobile parking spaces promote efficient use of land and compact development patterns.

1. Applicability. Developments subject to site plan review must conform to the maximum parking standards.

2. Standards. Unless otherwise approved by the city through site plan review, the maximum number of off-street automobile parking spaces allowed for a commercial development equals the minimum number of required spaces, pursuant to Table 15.86-1 times a factor of 2.0. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements.

FINDING: Applicant is not proposing a commercial use. There is no maximum parking requirement for public facility uses.

H. Exceptions and reductions to off-street parking. An applicant may propose a parking standard that is different than the standards under subsections F or G, for review and action by the planning official through a Type II procedure. The applicant's proposal shall consist of a written request and a parking analysis prepared by a qualified professional. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors. The number of required off-street parking spaces may also be reduced through the provision of shared parking, pursuant to subsection I.

FINDING: Applicant is not requesting an exception or reduction to required parking.

I. Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and, provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through site plan review.

FINDING: As identified above, school uses generally occur during the day and large-scale athletic and auditorium uses occur at night (and its largely the very same students enrolled in the high school that would attend an event). Accordingly, it is appropriate to allow for the 454 parking spaces associated with the early elementary school, elementary, middle, and high school to be used for the 393 spaces that might be required under the worst case scenario that the auditorium, small gymnasium, large gymnasium, and football stadium were all in use at the same time. Even assuming there may be overlap between the large gymnasium (the largest capacity facility as between the auditorium, gymnasiums, and football stadium) and school uses, there is still more than adequate capacity as shown in the table below. With the exception of the parking spaces reserved for buses (48 spaces), any of the parking facilities on the subject property are available for any overflow use arising from overlapping uses. All of the uses are located on property owned by the Applicant and thus the Applicant's recorded patents establish the right of joint use.

Use	Parking Requirement	Dependent Variable	Required Spaces	Provided Parking
Early Education Center	1 per classroom	4 classrooms	4	24
Elementary	1 per classroom	30 classrooms	30	71
Middle	1 per classroom	28 classrooms	28	127
High School w/Event Seating	1.5 per classroom 1 per 10 students 1 per 4 seats	32 classrooms 650 student capacity 763 seats	48 65 191	232
Transportation Center	.5 per 1000 square feet	7,373 square feet	4	51
Total			370	505

J. Parking stall design and minimum dimensions. Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, the entire parking area shall be improved in conformance with this Development Code. At a minimum the parking spaces and drive aisles shall be paved with asphalt, concrete, or other city-approved materials, provided the Americans with Disabilities Act requirements are met, and shall conform to the minimum dimensions in Table 15-86-2 and the figures below. All off-street parking areas shall contain wheel stops, perimeter curbing, bollards, or other edging as required to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for surface water management.

FINDING: Applicant is not proposing any new off-street parking area or an expansion of an existing parking area and thus there is no obligation to retrofit any existing parking areas to the extent any of the existing parking areas do not meet current City standards. Applicant's facilities are paved, feature curbing or similar features to prevent encroachment, and include stormwater management facilities.

K. Adjustments to parking area dimensions. The dimensions in subsection (J) are minimum standards. The city planning official, through a Type II procedure, may adjust the dimensions based on evidence that a particular use will require more or less maneuvering area.

FINDING: To the extent any compliance with dimensional requirements is required, applicant requests that the parking facilities be approved as proposed as they have sufficiently served the proposed use for several years.

L. Americans with Disabilities Act (ADA). Parking shall be provided consistent with ADA requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.

FINDING: Applicant is proposing a new accessible parking space meeting ADA requirements.

...

Sec. 15.86.050. - Bicycle parking.

A. Exemptions. This section does not apply to single-family and duplex housing, home occupations, and agricultural uses. The planning official may exempt other uses upon finding that, due to the nature of the use or its location, it is unlikely to have any patrons or employees arriving by bicycle.

FINDING: To the extent applicable, Applicant requests exemption from this requirement given that the transportation center is an auto-dependent use and there are bicycle parking facilities throughout the broader site.

B. Standards. Bicycle parking spaces shall be provided with new development and, where a change of use occurs, at a minimum, shall follow the standards in Table 15.86-3. Where an application is subject to conditional use permit approval or the applicant has requested a reduction to an automobile-parking standard, the city may require bicycle parking spaces in addition to those in Table 15.86-3.

FINDING: The proposal is not "new development" as it a modification of an existing development. No change of use is proposed. No conditional use permit is required. Applicant has not requested any reduction in required vehicle parking.

Sec. 15.86.060. - Snow storage areas.

A. Purpose. The purpose of these standards is to ensure that adequate space is be provided within a development for storage of snow in winter months in order to accommodate space needed for access, circulation, and off-street parking.

B. Applicability. Snow storage standards apply to all subdivisions and to developments subject to site plan review.

C. Standards.

1. Minimum area. Snow storage areas must be designated on a site plan. The areas must total a minimum of 15 percent of the area to be cleared, including all access drives, parking areas, and walkways.

2. Location. Snow storage is not permitted on landscaped areas, except where these areas are limited to grass or rock cover. Snow storage may be permitted in parking areas, provided that the site can still accommodate enough parking spaces to meet minimum off-street parking requirements in winter months. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements. It is encouraged that snow storage areas be located away from public view and that additional impervious surface areas are not created for the sole purpose of snow storage.

3. Exceptions and adjustments. The city may reduce or eliminate the required snow storage areas if a snow removal plan is presented which provides a continuous guarantee of removal.

FINDING: The subject property features substantial amounts of grass or rock cover areas for depositing snow. The proposal does not inhibit continued use of such areas.

CHAPTER 15.88. - ACCESS AND CIRCULATION

Sec. 15.88.050. - Pedestrian access and circulation.

...

B. Standards. New subdivisions, multi-family developments, planned developments, commercial developments and institutional developments shall conform to all of the following standards for pedestrian access and circulation:

1. Continuous walkway system. A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.

FINDING: The proposal includes removal of the existing sidewalk connection from the existing transportation center to the 1st Street Sidewalk and replacement with an ADA compliant

connection in a new location. There is already an existing walkway from the north side of the parking area to connect to other portions of the subject property.

2. Safe, direct, and convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:

a. The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of-direction travel.

FINDING: The new concrete paths will provide a reasonably direct route taking into account the existing development and utility infrastructure.

b. The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The city may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.

FINDING: The new path will improve safety and accessibility. The proposed path does not abut any parking area or driveway.

c. Vehicle/walkway separation. Except as required for crosswalks, per subsection d., below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the city may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

FINDING: Not applicable.

d. Crosswalks. Where a walkway crosses a parking area or driveway ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

FINDING: Not applicable to the proposed walkway. Existing pathways are made from other materials than the driveways and parking areas.

e. Walkway construction. Walkway surfaces may be concrete, asphalt, brick or masonry pavers, or other city-approved durable surface meeting ADA requirements. Walkways shall be not less than four feet in width, except that the city may require five-foot wide, or wider, sidewalks in developments where pedestrian traffic warrants walkways wider than four feet.

FINDING: The new path will be concrete, more than four (4) feet wide, and will meet ADA standards.

f. Multi-use pathways. Multi-use pathways, where approved, shall be ten feet wide and constructed of asphalt, concrete or other city-approved durable surface meeting ADA requirements consistent with the applicable city engineering standards.

FINDING: Not applicable.

CHAPTER 15.90. - PUBLIC FACILITIES

Sec. 15.90.010. - Public facilities improvement.

Minor betterment, improvements, replacement or reconstruction of existing public facilities such as sewer and water lines, stormwater drainage facilities, sidewalks and other pedestrian ways or facilities, bikeways and similar public facilities within rights-of-ways and easements for the purposes existing on or before the effective date of this chapter, or on contiguous publicly-owned property designated, intended or utilized to support the facilities, or the facilities that are set forth within an adopted public facilities plan or other capital improvement plan duly adopted on or before the effective date of this ordinance, are exempt from permit requirements, unless specifically set forth otherwise.

Sec. 15.90.020. - Developer responsibility for streets and other public facilities.

A. Duties of developer. It shall be the responsibility of the developer to construct all streets, curbs, sidewalks, sanitary sewers, storm sewers, water mains, electric, telephone and cable television lines necessary to serve the use or development in accordance with the specifications of the city and/or the serving entity.

FINDING: The subject property is already served with all necessary public improvements and Applicant's proposal does not increase demand for such facilities. Accordingly, modifications to existing facilities within the 1st Street right-of-way would not be roughly proportionate to the impacts of the proposed development. It must be further noted that any extension of 1st Street is infeasible and inconsistent with other provisions of the Development Code given that it presently terminates within a special flood hazard area.

B. Over-sizing. The city may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable facility master plan, and the city may authorize other cost-recovery or cost-sharing methods as provided under state law.

FINDING: No additional improvements are necessary or justified. Similarly, oversizing of additional improvements is unnecessary and not justified.

C. Inadequate existing streets. Whenever existing streets, adjacent to, within a tract or providing access to and/or from a tract, are of inadequate width and/or improvement standards, additional right-of-way and/or improvements to the existing streets may be required.

FINDING: While portions of 1st Street may not meet existing right-of-way standards, the facilities are sufficient for existing use and any modifications to existing facilities within the 1st Street right-of-way would not be roughly proportionate to the impacts of the proposed development, which do not create additional demand on the streets, water, or sewer systems. As discussed in greater detail below, Applicant acquired the subject property via patent with the federal government that includes restrictions on transfers.

D. Half-streets. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of a proposed land development, and when the city finds it will be practical to require dedication and improvement of the other half of the street when the adjoining property is developed. Whenever a half street exists adjacent to a tract of land proposed for development, the other half of the street shall be dedicated and improved.

FINDING: 1st Street is already improved as a full street on Applicant's side of the street. Any modifications to existing facilities within the 1st Street right-of-way (as expanded) would not be roughly proportionate to the impacts of the proposed development, which do not create additional demand on the streets, water, or sewer systems. As discussed below, dedication of additional right-of-way is also not proportionate or feasible.

Sec. 15.90.030. - Sewer and water.

A. Sewer and water plan approval. Development permits for sewer and water improvements shall not be issued until the public works director has approved all sanitary sewer and water plans in conformance with city standards.

B. Inadequate facilities. Development permits may be restricted or rationed by the city where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The city may require water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power.

FINDING: As noted above, the subject property is already served with all necessary public improvements and no new water or sewer connections are proposed. No additional facilities are necessary.

Sec. 15.90.040. - Stormwater.

A. Accommodation of upstream drainage. Culverts and other drainage facilities shall be large enough to accommodate existing and potential future runoff from the entire upstream drainage area, whether inside or outside the development. Such facilities shall be subject to review and approval by the city engineer.

B. Effect on downstream drainage. Where it is anticipated by the city engineer that the additional runoff resulting from the development will overload an existing drainage facility, the city shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with city standards.

FINDING: Applicant is proposing on-site drainage facilities to manage drainage within the subject property. 1st Street already features drainage facilities. No additional off-site facilities or modification of off-site facilities is warranted or justified.

Sec. 15.90.050. - Utilities.

A. General provision. The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.

B. Underground utilities. All new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.

...

D. Exception to undergrounding requirement. The city may grant exceptions to the undergrounding standard where existing physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical.

FINDING: As noted above, the subject property is already served with all necessary utilities, which are underground other than the existing overhead transmission line that parallels 1st Street. No additional facilities are necessary.

...

Sec. 15.90.080. - Traffic impact analysis.

B. When a traffic impact analysis is required. The city or other road authority with jurisdiction may require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

...

FINDING: The proposal does not involve any of the foregoing triggers for a traffic impact analysis.

D. Waiver or deferral. The city may waive or allow deferral of standard street improvements, including sidewalk, roadway, bicycle lane, undergrounding of utilities, and landscaping, as applicable, where one or more of the following conditions in [subsections] 1 through 4 is met. Where the city agrees to defer a street improvement, it shall do so only where the property owner agrees not to remonstrate against the formation of a local improvement district in the future:

1.The standard improvement conflicts with an adopted capital improvement plan.

2.The standard improvement would create a safety hazard.

3.It is unlikely due to the developed condition of adjacent property that the subject improvement would be extended in the foreseeable future, and the improvement under consideration does not by itself significantly improve transportation operations or safety.

4.The improvement under consideration is part of an approved partition in the [RL or RM] and the proposed partition does not create any new street.

FINDING: To the extent any right-of-way dedications or street improvements are warranted or justified, waiver is appropriate because it is unlikely that 1st Street would be extended in the foreseeable future given that the existence of the special flood hazard area, which inhibits both extension of 1st Street and development of properties to the west. Moreover, most of the properties to the west are part of the broader La Pine Rodeo Association complex that is already developed and already features sufficient access from the south via 3rd Street. Finally, the land patents by which Applicant acquired title to the subject property include restrictions on transfers.¹

IV. CONCLUSION:

The Applicant satisfies all of the criteria for approval.

Submitted this December 17, 2025

/s/ Garrett Chrostek

Garrett Chrostek

Attorney for Applicant

¹ Existing “dedications” from the subject property were memorialized by entries in the Deschutes County Commissioner’s Journal (1ST St – **Document 16CJ126** on October 4, 1972 and Coach Rd- **Document 15CJ487** on April 5, 1972) rather than by deed, plat, or other conveyance as has been the common practice to dedicate right-of-way for several decades including in 1972 when the foregoing “dedications” occurred. Applicant speculates that this approach may have been taken in light of the restrictions in the land patents as the journal entry approach is more of a declaration by the County than a conveyance of title by the owner of the property.

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, the Administrative School District No. 1, Deschutes County, Oregon, is entitled to a Land Patent pursuant to the Act of June 14, 1926, 44 Stat. 741, as amended and supplemented, 43 U.S.C. 869, 869-1 through 869-4, inclusive, for the following described land:

Willamette Meridian, Oregon.

T. 22 S., R. 10 E.,

Sec. 10, SE $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 40.00 acres, according to the official plat of the survey of the said land on file in the Bureau of Land Management:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the said claimant, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant forever;

EXCEPTING AND RESERVING TO THE UNITED STATES from the land so granted:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945;
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same under applicable law and such regulations as the Secretary of the Interior may prescribe; and

Pursuant to the authority contained in Section 3(d) of Executive Order 11988 of May 24, 1977 (42 FR 26951) and the Act of June 14, 1926, as amended and supplemented (43 U.S.C. 869), the patent is subject to a permanent restriction which constitutes a covenant running with the land, that the land may not be used for residential buildings; public service installations needing high protection; permanent memorial cemeteries; and similar type use and structures below the elevation of 4,215 feet above sea level. Land below this elevation is further described as being approximately located in the W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 10.

SUBJECT TO:

1. Such rights for electric power distribution line purposes as Midstate Electric Cooperative, Inc., or its successors in interest may have, pursuant to right-of-way OR 1808. Act of March 4, 1911, 36 Stat. 1253, as amended, 43 U.S.C. 961 (1970);

Patent Number **36-77-0013**

OR 15685

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2. The stipulation that if the patentee or its successor in interest does not comply with the provisions of the approved plan of development and management filed on March 1, 1977, with the Bureau of Land Management, or by any revision thereof approved by the Secretary of the Interior or his delegate, said Secretary or his delegate, after due notice, and opportunity for a hearing, may declare the terms of this grant terminated in whole or in part. The patentee, by acceptance of his patent, agrees for itself and its successors in interest that such declaration shall be conclusive as to the facts found by the Secretary or his delegate and shall, at the option of the Secretary or his delegate, operate to revert in the United States full title to the land involved in the declaration.

Provided, that, if the patentee or its successor attempts to transfer title to or control over the land to another or the land is devoted to a use other than that for which the land was conveyed, without the consent of the Secretary of the Interior or his delegate, or prohibits or restricts, directly or indirectly, or permits its agents, employees, contractors, or subcontractors (including without limitation, lessees, sublessees, and permittees), to prohibit or restrict, directly or indirectly, the use of any part of the patented land or any of the facilities thereon by any person because of such person's race, creed, color, or national origin, title shall revert to the United States.

Patent Number 36-77-0013

The grant of the herein described lands is subject to the following reservations, conditions, and limitations:

- (1) The patentee or his (its) successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.
- (2) If the patentee or his (its) successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.
- (3) The patentee, by acceptance of this patent, agrees for himself (itself) or his (its) successors in interest that a declaration of termination in whole or in part of this grant shall, at the option of the Secretary or his delegate, operate to revert in the United States full title to the lands involved in the declaration.
- (4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.
- (5) The patentee or his (its) successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.
- (6) The reservations, conditions, and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the patentee and his (its) successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits.
- (7) The assurances and covenant required by sections (1)-(6) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Portland, Oregon
the EIGHTH day of JULY in the year
of our Lord one thousand nine hundred and SEVENTY-SEVEN
and of the Independence of the United States the two hundred
and SECOND.

By Harold A. Berends
Chief, Branch of Lands
and Minerals Operations

Patent Number 36-77-0013

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STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 13 day of July A.D. 1977 at 12:00 o'clock P.M. and recorded in Book 253 on Page 874 Records of Deschutes

ROSEMARY PATTERSON
County Clerk

By Dorothy Johnson Deputy

*Depot District #1
Procedural
Dated 10/19*

EXHIBIT 1

OR 21985

83-11842

The United States of America

To all to whom these presents shall come, Greeting:

VOL 20 PAGE 577

WHEREAS, the Administrative School District No. 1, Deschutes County, Oregon, is entitled to a Land Patent pursuant to the Act of June 14, 1926, 44 Stat. 741, as amended and supplemented, 43 U.S.C. 869, 869-1 through 869-4, inclusive, for the following described land:

Willamette Meridian, Oregon.

T. 22 S., R. 10 E.,

Sec. 10, S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 30 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the said claimant, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant forever;

EXCEPTING AND RESERVING TO THE UNITED STATES from the land so granted:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945;
2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same under applicable law and such regulations as the Secretary of the Interior may prescribe; and

Patent Number **36-82-0003**

Rel: Robert Foster
5207 W. Wall, Bend 97701

GPO 847-946

EXHIBIT 1

OR 21985

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SUBJECT TO the stipulation that if the patentee or its successor in interest does not comply with the provisions of the approved plan of development and management filed on July 5, 1979, with the Bureau of Land Management, or by any revision thereof approved by the Secretary of the Interior or his delegate, said Secretary or his delegate, after due notice, and opportunity for a hearing, may declare the terms of this grant terminated in whole or in part. The patentee, by acceptance of this patent, agrees for itself and its successors in interest that such declaration shall be conclusive as to the facts found by the Secretary or his delegate and shall, at the option of the Secretary or his delegate, operate to revert in the United States full title to the land involved in the declaration.

Provided, that, if the patentee or its successor attempts to transfer title to or control over the land to another or the land is devoted to a use other than that for which the land was conveyed, without the consent of the Secretary of the Interior or his delegate, or prohibits or restricts, directly or indirectly, or permits its agents, employees, contractors, or subcontractors (including without limitation, lessees, sub-lessees and permittees) to prohibit or restrict, directly or indirectly, the use of any part of the patented land or any of the facilities thereon by any person because of such person's race, creed, color, or national origin, title shall revert to the United States.

Patent Number 36-82-0003

EXHIBIT 1

The grant of the herein described lands is subject to the following reservations, conditions, and limitations:

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(1) The patentee or his (its) successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.

(2) If the patentee or his (its) successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.

(3) The patentee, by acceptance of this patent, agrees for himself (itself) or his (its) successors in interest that a declaration of termination in whole or in part of this grant shall, at the option of the Secretary or his delegate, operate to revert in the United States full title to the lands involved in the declaration.

(4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.

(5) The patentee or his (its) successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.

(6) The reservations, conditions, and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the patentee and his (its) successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits.

(7) The assurances and covenant required by sections (1)-(6) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Portland, Oregon
the NINTH day of FEBRUARY in the year
of our Lord one thousand nine hundred and EIGHTY-TWO
and of the Independence of the United States the two hundred
and SIXTH.

By Harold A. Berends
Chief, Branch of Lands
and Minerals Operations

Patent Number **36-82-0003**

EXHIBIT 1

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

1983 JUL 19 PM 3:42

MARY SUE PENHOLLOW
COUNTY CLERK

BY: Mary Sue Penhollow DEPUTY

NO. 83-11882 FEE 5.00

DESCHUTES COUNTY OFFICIAL RECORDS



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Bend-La Pine Schools
Phone No.: (999)999-9999

Date Prepared: April 29, 2024
Effective Date: April 22, 2024 / 05:00 PM
Charge: \$750.00
Order No.: WT0261946
Reference:

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Deschutes, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "A" **(Land Description)**

Parcel 1:

The Southeast quarter of the Southeast quarter of Section 10, Township 22 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon.

Parcel 2:

The South half of the North half of the Northeast Quarter of the Southeast quarter of Section 10 and the South half of the Northeast quarter of the Southeast quarter of Section 10, Township 22 South, Range 10 East of the Willamette Meridian, Deschutes County, Oregon.

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "B" **(Tax Account and Map)**

Tax/Map ID(s) 2210100000500

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "C" (Vesting)

Administrative School District No. 1

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "D" (Liens and Encumbrances)

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 201334
Map No.: 2210100000500
2. City Liens, if any, of the City of La Pine.
(Please contact the Title Department for a City Lien Search within 30 days before closing.)
3. Regulations, levies, liens, assessments, rights of way and easements of La Pine Special Sewer District.
4. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: July 13, 1977
Recording No: 253-874
(Affects Parcel 1)
5. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date: July 19, 1983
Recording No: 20-577
(Affects Parcel 2)
6. Rights of the public to any portion of the Land lying within the area commonly known as Coach Road and First Street.
7. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: May 14, 1980
Recording No: 321-660
(Affects Parcel 1)
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: June 4, 1980
Recording No: 322-689
(Affects Parcel 1)

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "D" (Liens and Encumbrances) (continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: July 16, 1980
Recording No: 325-3
(Affects Parcel 1)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: February 29, 1984
Recording No: 45-765
(Affects Parcel 2)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Midstate Electric Cooperative, Inc., a cooperative corporation
Purpose: Electric Line
Recording Date: August 13, 1984
Recording No: 68-373
(Affects Parcel 2)

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: Securing performance of an Intergovernmental Agreement
Dated: March 6, 1995
Trustor/Grantor: Bend LaPine School District
Trustee: Rick Isham
Beneficiary: Deschutes County
Recording Date: April 6, 1995
Recording No.: 370-314
(Affects a portion)

14. Intergovernmental Agreement, including the terms and provisions thereof,

Recording Date: April 6, 1995
Recording No: 370-314
Between: Deschutes County, a political subdivision of the State of Oregon
And: Administrative School District No. 1, a municipal corporation
(Affects a portion)

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

EXHIBIT "D" (Liens and Encumbrances) (continued)

15. Unrecorded lease to LaPine Early Intervention Center as disclosed by Trust Deed recorded,
Recording Date: April 6, 1995
Recording No.: 370-314
(Affects a portion)
16. Water Supply Agreement, including the terms and provisions thereof,
Recording Date: June 25, 1996
Recording No: 414-232
Between: The Bend LaPine School District
And: Deschutes County
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: La Pine Special Sewer District
Purpose: Sewerage System Easement
Recording Date: May 28, 1998
Recording No: 495-1372

Note: The above document contains an incomplete legal description.

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

EXHIBIT 2

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0261946

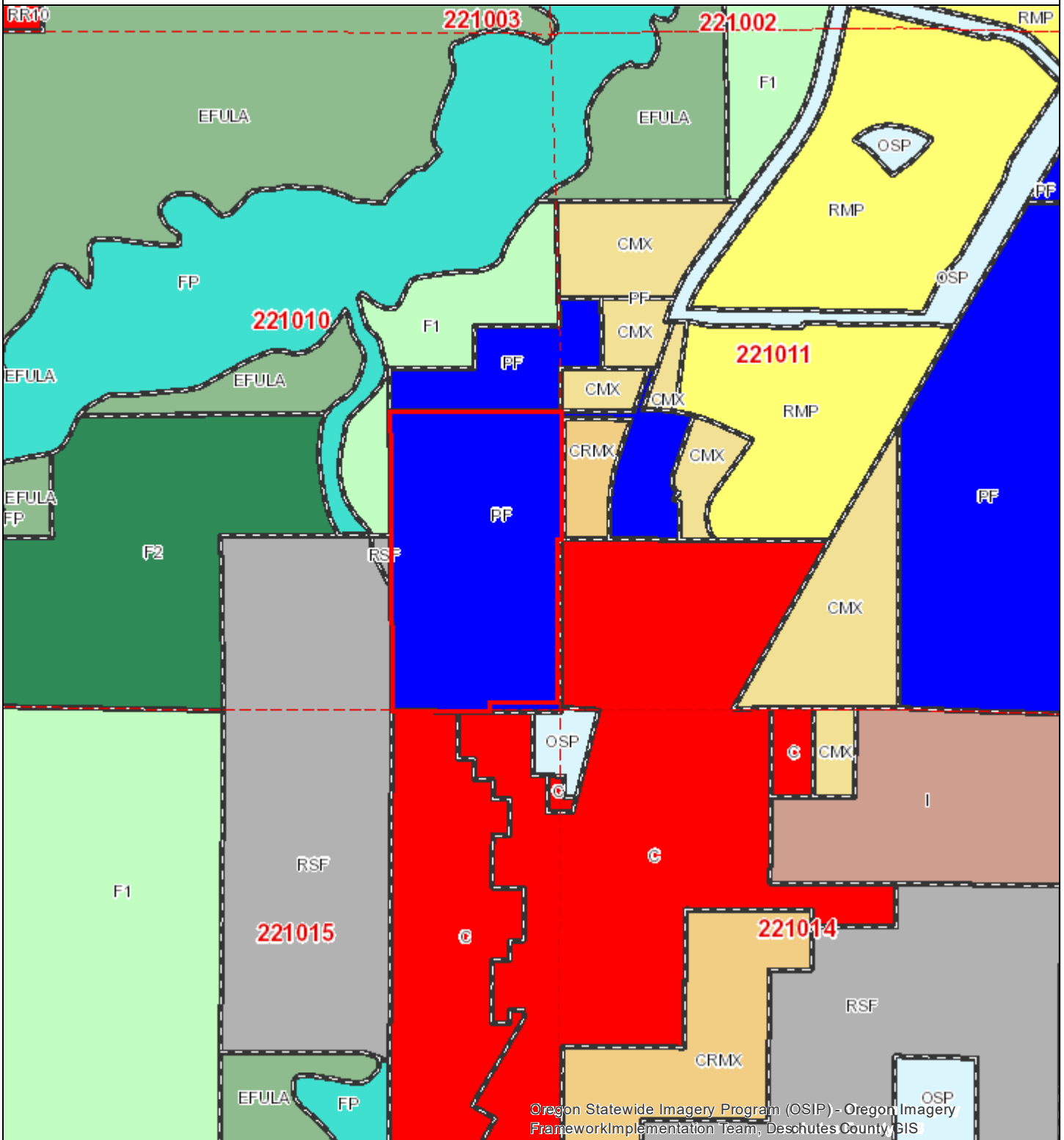
IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Vicinity Map w/Zoning



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Deschutes County GIS



1. SEE ARCHITECT'S PLAN FOR ADDITIONAL DEMOLITION AND REMOVAL INFORMATION

- 1 EXISTING CONCRETE TO REMAIN
- 2 EXISTING CULVERT TO REMAIN
- 3 EXISTING AC PAVEMENT TO REMAIN
- 4 EXISTING CONCRETE CURB TO REMAIN
- 5 EXISTING PARKING STALL TO REMAIN (TYP.)
- 6 EXISTING PROPANE TANK TO REMAIN
- 7 EXISTING BOLLARD TO REMAIN (TYP.)
- 8 EXISTING GAS PUMP TO REMAIN
- 9 EXISTING FENCE TO REMAIN
- 10 EXISTING GATE TO REMAIN
- 11 EXISTING OVERHEAD POWER TO REMAIN
- 12 EXISTING SEWER SERVICE TO REMAIN
- 13 EXISTING POWER PEDESTAL TO REMAIN (TYP.)
- 14 EXISTING WATER SERVICE AND METER TO REMAIN
WATER METER BOX TO BE ADJUSTED TO NEW
HARDSCAPE ELEVATION.
- 15 EXISTING WATER MAIN TO REMAIN
- 16 EXISTING HYDRANT TO REMAIN
- 17 EXISTING GAS MAIN TO REMAIN

- | | |
|----|--|
| 18 | EXISTING GAS SERVICE TO REMAIN |
| 19 | EXISTING UNDERGROUND COMMUNICATIONS LINE TO REMAIN |
| 20 | EXISTING UNDERGROUND POWER TO REMAIN |
| 21 | EXISTING TRANSFORMER TO REMAIN |
| 22 | EXISTING SIGN TO REMAIN |
| 23 | EXISTING STORM LINE AND UTILITY LINE TO BE REROUTED AROUND THE NEW ADDITION. CONTRACTOR TO CONFIRM UTILITY TYPE AND REPORT DATA BACK TO EOR. |
| 24 | EXISTING CATCH BASIN TO REMAIN |
| 25 | EXISTING AREA DRAIN TO REMAIN |
| 26 | EXISTING STORM MANHOLE TO REMAIN |
| 27 | EXISTING CONCRETE SIDEWALK TO BE REMOVED |
| 28 | EXISTING SEWER SERVICE TO BE REMOVED |
| 29 | EXISTING 1,000 GALLON SEPTIC TANK TO BE REMOVED. |
| 30 | EXISTING GATE TO BE REMOVED AND REPLACED WITH SOLID FENCING. SEE ARCHITECTURAL PLANS FOR DETAILS |
| 31 | EXISTING SIGN TO BE REMOVED |
| 32 | EXISTING STRIPING TO BE REMOVED (TYP.) |
| 33 | EXISTING BUILDING SEGMENT TO BE REMOVED |
| 34 | EXISTING AC PAVEMENT TO BE REMOVED |
| 35 | NOT IN USE |

	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING UNDERGROUND POWER
	EXISTING OVERHEAD POWER
	EXISTING STORM DRAIN LINE
	EXISTING GAS LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING BUILDING
	EXISTING FENCE
	ADJACENT PROPERTY LINE
	PROJECT PROPERTY LINE
	MAJOR CONTOUR (5' INTERVAL)
	MINOR CONTOUR (1' INTERVAL)
	EXISTING AC PAVEMENT
	EXISTING AC PAVEMENT TO BE REMOVED
	EXISTING CONCRETE
	EXISTING CONCRETE TO BE REMOVED
	EXISTING CURB
	EXISTING CURB TO BE REMOVED

- 36 EXISTING BLOCK WALL TO REMAIN. CONTRACTOR TO REPAIR WALL ANYWHERE IT IS DAMAGED OR UN-STACKED FOR CONSTRUCTION.
- 37 EXISTING SEDIMENTATION MANHOLE TO REMAIN
- 38 EXISTING STORM DRAIN LINE TO REMAIN
- 39 EXISTING DOWNSPOUT TO BE REMOVED
- 40 CONTRACTOR TO CONFIRM EXISTING POWER ROUTING AND CONNECTION AND REPORT DATA TO EOR

EROSION CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR UNDER THE GUIDANCE OF THE EOR. THE MINIMUM MAINTENANCE OF BEST MANAGEMENT PRACTICES (BMPs) ARE AS FOLLOWS:

- INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING STORM EVENT). ALL EROSION AND SEDIMENT CONTROL BMPs ARE TO BE FIXED, REPLACED, OR ADDITIONAL BMPs ADDED IMMEDIATELY UPON FINDING THEY ARE OUT OF CONFORMANCE OR NOT FUNCTIONING.
- MAINTENANCE AND REPAIR:
 - SEDIMENT MUST BE REMOVED FROM BEHIND A SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF ½ OF THE FENCE HEIGHT AND ALSO BEFORE FENCE REMOVAL.
 - SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS, STRAW WATTLES, AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF 2 INCHES AND ALSO BEFORE BMP REMOVAL.
 - SEDIMENT MUST BE REMOVED FROM A SEDIMENT BASIN OR CATCH BASIN WHEN IT HAS FILLED HALF (50%) OF THE FACILITY STORAGE CAPACITY (SUMP AREA) AND ALSO AT THE COMPLETION OF THE PROJECT.
- REMOVE TEMPORARY ESC BMPs WITHIN 30 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED.
- PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED WITHIN 10 DAYS OF THE PROJECT COMPLETION OR WHEN NO WORK IS BEING CONDUCTED.
- PERMANENT STABILIZATION SHALL CONFORM TO CITY OF LA PINE STANDARDS AND SPECIFICATIONS.
- WHEN SOILS ARE TRACKED ONTO PAVEMENTS, SAID PAVEMENTS SHALL BE IMMEDIATELY SWEEPED AND KEPT CLEAN.
- CONTRACTORS ARE EXPECTED TO TRACK WEATHER CONDITIONS AND FORECASTS AND STABILIZE SITES AS NEEDED TO PREVENT EROSION.

EC-1	INSTALL MATERIAL STORAGE/STOCKPILE AREA PER COSM SUGGESTED BMP "NS-9". CONTRACTOR TO CONFIRM FINAL LOCATION WITH OWNER.
EC-2	INSTALL FILTER INSERT INLET PROTECTION PER DETAIL 7, SHEET C-4.1.
EC-3	INSTALL CONCRETE WASHOUT PER DETAIL 8, SHEET C-4.1. CONTRACTOR TO CONFIRM FINAL LOCATION WITH OWNER.

- MATERIAL STORAGE/STOCKPILE AREA
- INLET PROTECTION
- CONCRETE WASHOUT



HORIZONTAL SCALE: 1" = 20'

A horizontal scale bar with a checkered pattern from 20 to 0 and a solid black pattern from 0 to 40. The scale is marked at 20, 0, 20, and 40 feet.

16350 1ST STREET
LA PINE, OR 97739
APN 2210100000500

REVISIONS:

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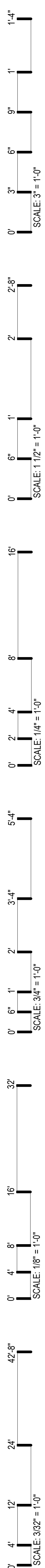
PROJECT ENGINEER:
MAX BILLING
541.693.1452 (DIRECT)
MBILLING@ASHLEYVANCE.COM

PERMIT ISSUE: 11.26.2025	SCALE: PER PLAN
AV JOB: 250242	SHEET SIZE: 22"x34"

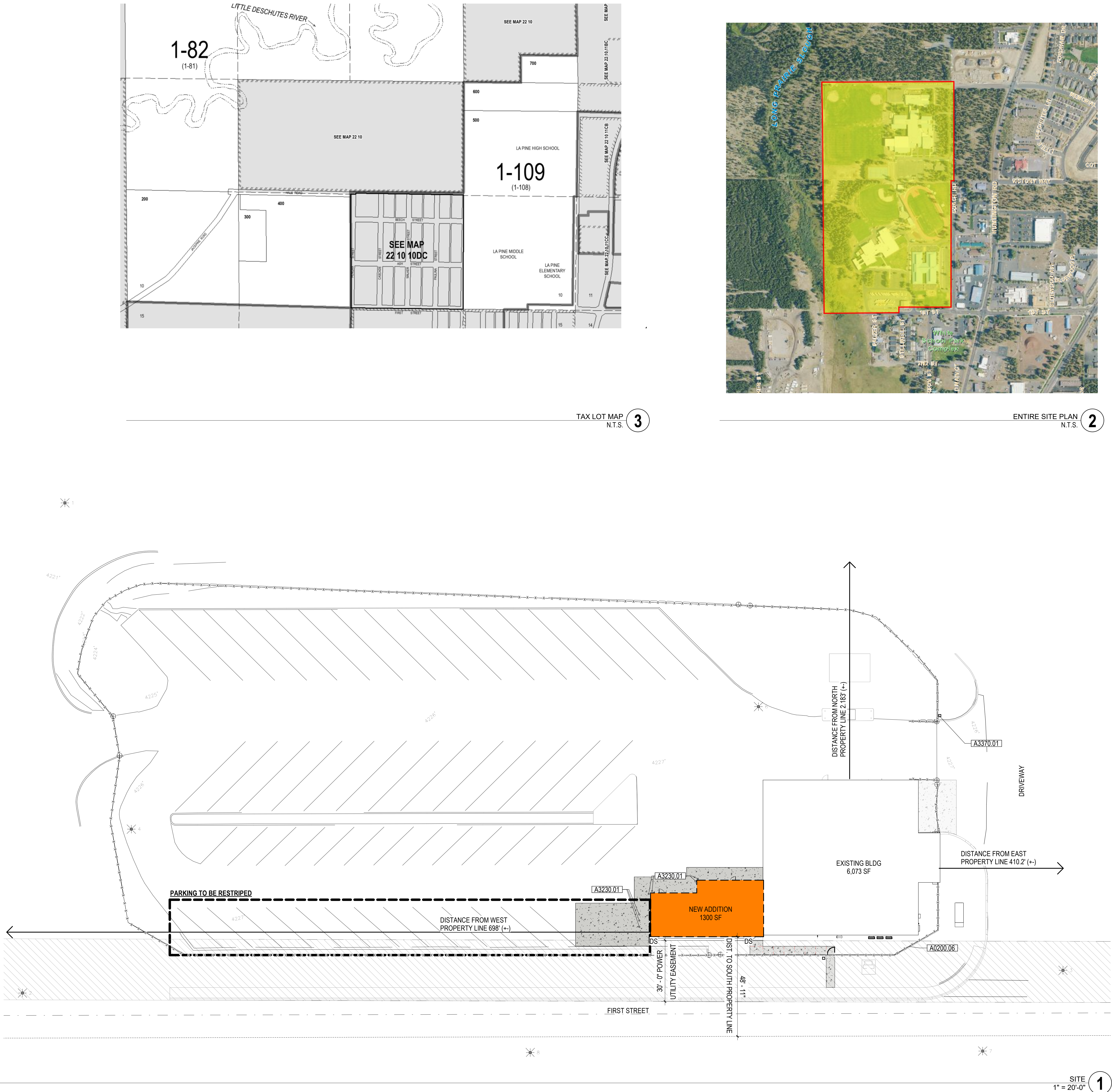
EXISTING
CONDITIONS,
DEMOLITION, EROSION
& SEDIMENT CONTROL
PLAN

C-1.1

Exhibit



11/19/2025 12:03:30 PM ACC: ORW Architecture\2509 LaPine Transportation Remodel & Addition\Project Files\Working\03_Arch



TAX LOT MAP
N.T.S. **3**

ENTIRE SITE PLAN
N.T.S. **2**

SITE
1" = 20'-0" **1**



GENERAL NOTES

- REFER TO CIVIL AND LANDSCAPING DESIGNS FOR ADDITIONAL REQUIREMENTS
- COMPLY WITH GEOTECHNICAL REPORT
- REMOVE ALL ORGANICS AND TOPSOIL; REMOVE ALL OLD FILL AND DEBRIS ENCOUNTER DURING CONSTRUCTION FROM PRIOR CONSTRUCTION
- COORDINATE ACCESS FOR OWNERS THIRD-PARTY OBSERVATIONS OF WORK AT THE FOLLOWING STAGES:
 - AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION
- GRUBBING AND CLEARING
 - FILL REPLACEMENTAFTER COMPLETION OF SITE STRIPPING AND/OR EXCAVATION TO SUBGRADE, THE CONTRACTOR SHALL TAKE CARE TO PROTECT THE SUBGRADE FROM DISTURBANCE DUE TO CONSTRUCTION EQUIPMENT, ESPECIALLY DURING VERY WET WEATHER

LEGEND

- EXISTING FENCE
- NEW CONCRETE PAVING

KEYNOTES

#	NOTE
A0200.06	EXISTING FENCING
A3230.01	CONCRETE BOLLARDS, REF CIVIL DWGS
A3370.01	KNOX BOX, REF ELEC DWGS

La Pine Transportation Center Remodel & Expansion
16350 1st ST, LA PINE, OREGON 97739
BEND LAPINE SCHOOL DISTRICT
MAP & TAX LOT: 221010000500

SITE PLAN

PROJECT:		250
DATE:		11/18/202
ISSUE:		PERMIT ISSU
No.	Description	Date

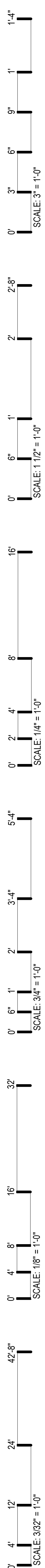
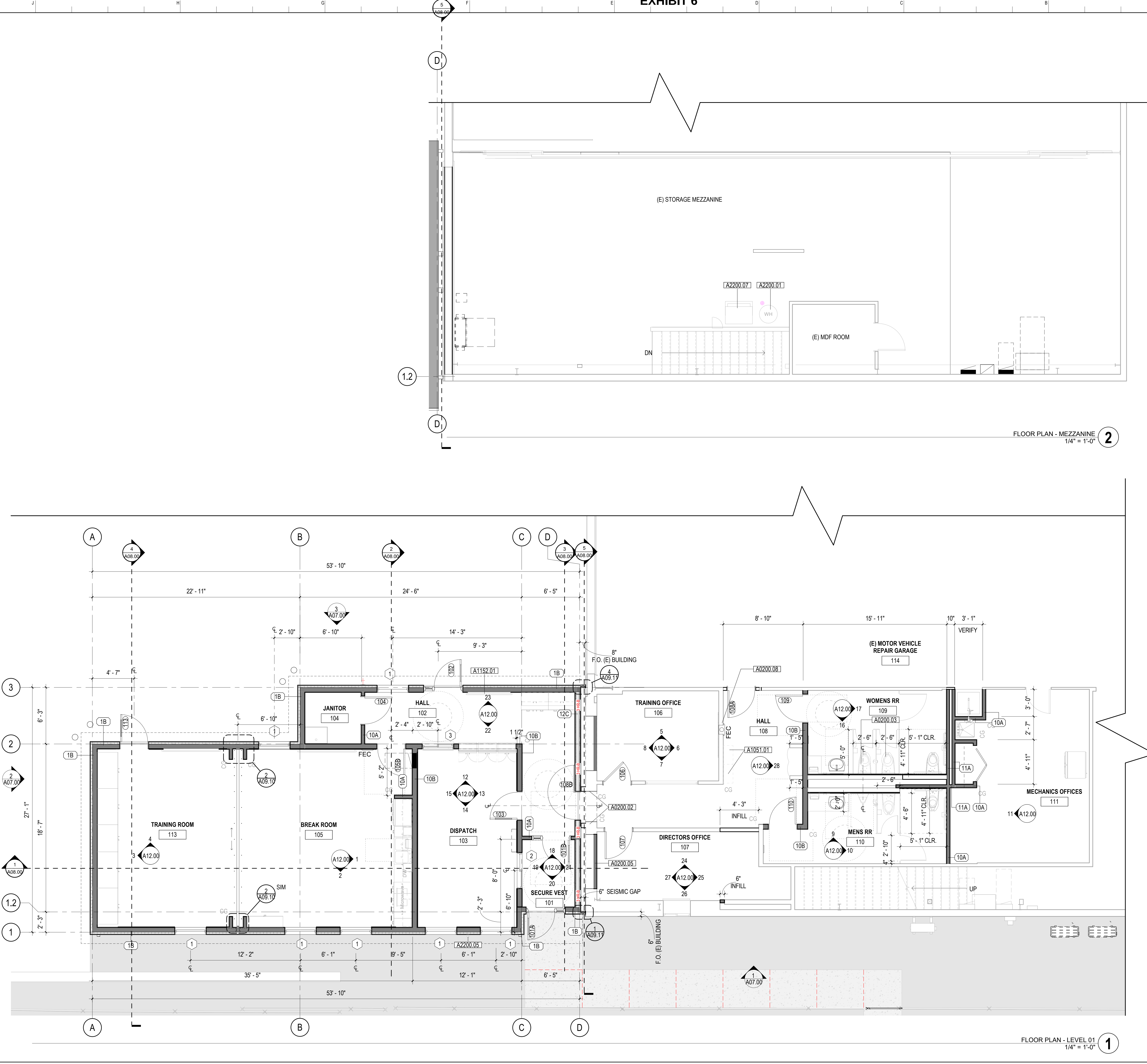


EXHIBIT 6



- GENERAL NOTES**
1. REFERENCE ACCESSIBILITY DETAILS FOR ALL REQUIRED CLEARANCES AND MOUNTING HEIGHTS OF EQUIPMENT COORDINATE BLOCKING INSTALLATION AS REQUIRED.
 2. VERIFY SHEARWALL LOCATIONS WITH STRUCTURAL
 3. GRID LINES ALIGN WITH FACE OF CONCRETE STEM WALLS AND FACE OF SHEATHING
 4. PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND ACCESSORIES

LEGEND

- 6" FOS TO RO
DOOR PLACEMENT, UNO
- 3 HR B 3 HOUR FIRE BARRIER
- (FD) FLOOR DRAIN
- NEW WALLS
- EXISTING WALLS

KEYNOTES

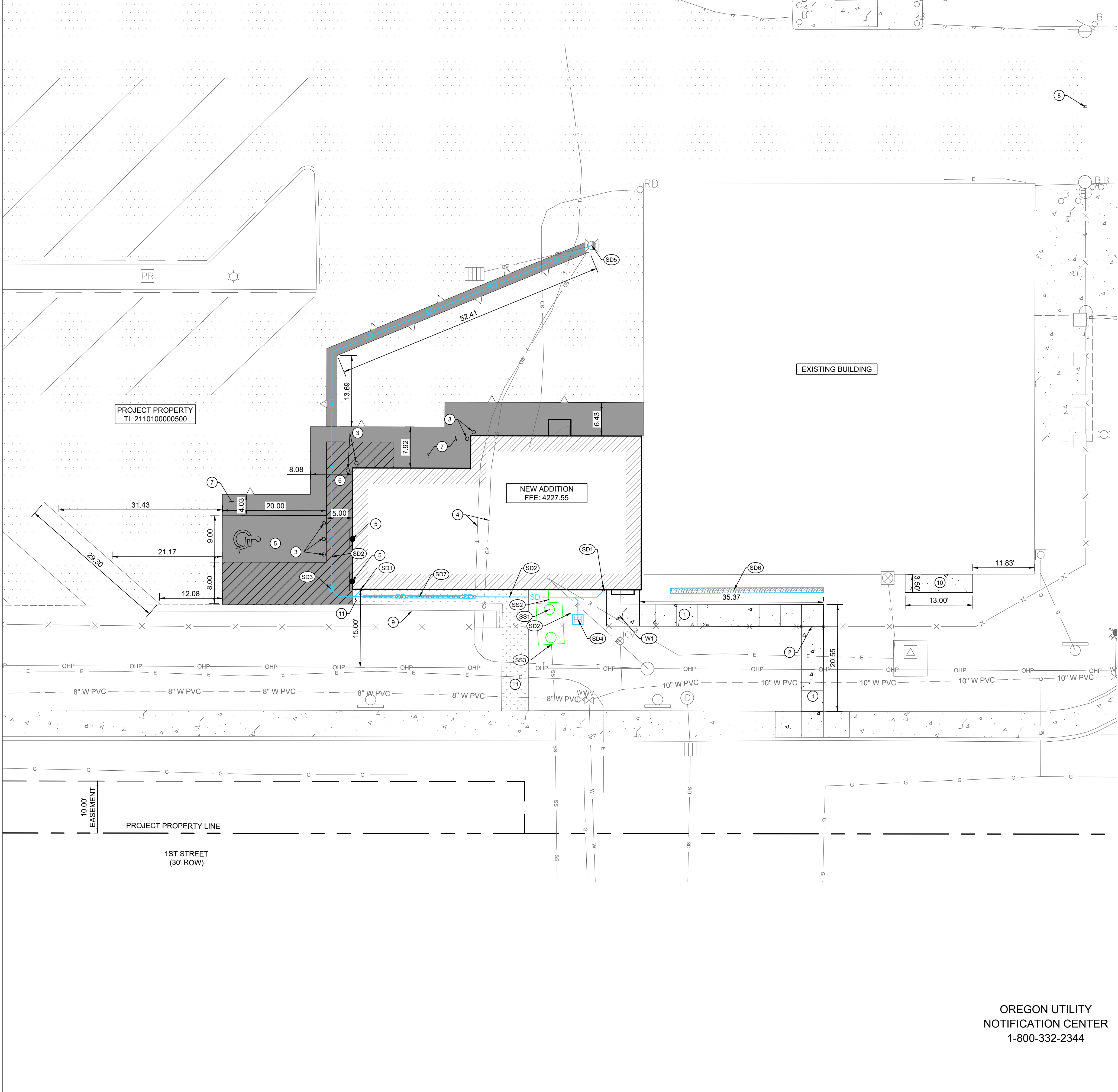
#	NOTE
A0200.02	PATCH GWB WHERE DOOR FRAME WAS REMOVED
A0200.03	TOILETS ARE TO REMAIN IN THEIR LOCATION WITH NEW PARTITIONS
A0200.05	FURR IN FORMER WINDOW OPENINGS AND FINISH WITH GWB ALIGNED WITH ADJACENT WALLS
A0200.08	REPAIR GWB AREA WHERE WALL WAS REMOVED
A1051.01	LOCKERS OFOI
A1152.01	WALL MOUNTED TV MONITORS
A2200.01	WATER HEATER, REF PLUMB & MECH DWGS
A2200.05	HOSE BIB, REF PLUMB DWGS
A2200.07	STACKED WASHER & DRYER, REF PLUMB AND MECH DWGS

La Pine Transportation Center Remodel & Expansion
16350 1st ST, LA PINE, OREGON 97739
BEND LAPINE SCHOOL DISTRICT
MAP & TAX LOT: 22-0100000500

PROJECT: 2509
DATE: 11/18/2025
ISSUE: PERMIT ISSUE

No.	Description	Date

EXHIBIT 7



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

SITE CONSTRUCTION NOTES:

- 1 INSTALL CONCRETE WALKWAY PER DETAIL 1, SHEET C-4.1.
- 2 INSTALL NEW FENCE GATE WITH KNOX BOX.
- 3 INSTALL 6-INCH GALVANIZED STEEL MAXIFORCE FIXED BOLLARD PER DETAIL MFR-RS2-N5 ON SHEET C-4.1.
- 4 EXISTING UTILITIES TO BE REROUTED AROUND THE NEW ADDITION. CONTRACTOR TO CONFIRM UTILITY TYPE AND REPORT DATA BACK TO EOR.
- 5 INSTALL ADA PARKING STALL, ACCESS AISLE, AND ADA SIGNAGE PER DETAIL 2, SHEET C-4.2. EXISTING SIGNAGE TO BE REUSED IF IT MEETS CURRENT CODE. SIGNAGE TO BE INSTALLED ALONG EXTERIOR WALL OF PROPOSED BUILDING ADDITION.
- 6 INSTALL ADA PATH STRIPING PER DETAIL 2, SHEET C-4.2.
- 7 INSTALL AC PAVEMENT PER DETAIL 2, SHEET C-4.1.
- 8 INSTALL KNOX KEY SWITCH ON EXISTING AUTOMATIC VEHICULAR GATE.
- 9 EXISTING BLOCK WALL TO REMAIN. CONTRACTOR TO REPAIR WALL ANYWHERE IT IS DAMAGED OR UN-STACKED FOR CONSTRUCTION.
- 10 INSTALL CONCRETE PAD FOR MECHANICAL CONDENSORS PER DETAIL 1, SHEET C-4.1. SEE MECHANICAL PLANS FOR FURTHER DETAILS.
- 11 LANDSCAPING PER BEND-LA PINE SCHOOL DISTRICT STANDARDS AND SPECIFICATIONS. CONTRACTOR TO COORDINATE FINAL FINISH WITH OWNER.

STORM DRAIN CONSTRUCTION NOTES:

- SD1) INSTALL DOWNSPOUT CONNECTION PER DETAIL 3, SHEET C-4.1.
- SD2) INSTALL 4-INCH STORM DRAIN LINE PER OREGON PLUMBING SPECIALTY CODE.
- SD3) INSTALL STORM DRAIN CLEANOUT PER DETAIL 4, SHEET C-4.1.
- SD4) INSTALL 24-INCH CATCH BASIN WITH SNOOT AND 2-FOOT SUMP PER DETAIL 5, SHEET C-4.1.
- SD5) TIE PROPOSED STORM DRAIN LINE INTO EXISTING SEDIMENTATION MANHOLE.
- SD6) INSTALL 12-INCH WIDE ROCK TRENCH PER DETAIL 6, SHEET C-4.1.
- SD7) INSTALL 6-INCH WIDE ROCK TRENCH PER DETAIL 6, SHEET C-4.1.

SANITARY SEWER CONSTRUCTION NOTES:

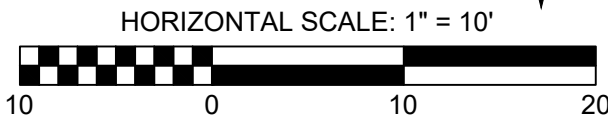
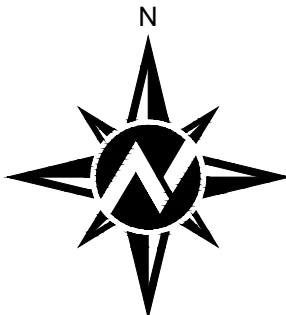
- SS1) INSTALL 1,000 GALLON EAST MOON PRE-CAST SEPTIC TANK WITH 4-INCH INLET/OUTLET, DUAL LIDS, AND SANITEE FILTER PER CITY OF LA PINE STANDARDS AND SPECIFICATIONS. CONTRACTOR TO VERIFY INLET/OUTLET ELEVATIONS IN THE FIELD.
- SS2) INSTALL NEW SANITARY SEWER SERVICE FROM SEPTIC TANK TO PROPOSED BUILDING PER OREGON PLUMBING SPECIALTY CODE. SEE PLUMBING PLANS FOR POINT OF CONNECTION AT BUILDING.
- SS3) TIE EXISTING SEWER SERVICE INTO SEPTIC TANK. CONTRACTOR TO CONFIRM TIE IN ELEVATION.

WATER CONSTRUCTION NOTES:

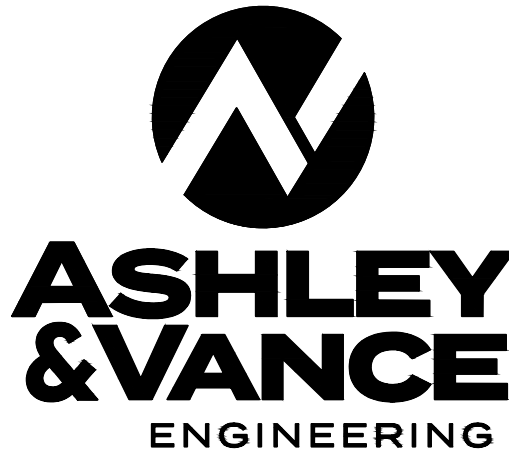
- W1) EXISTING WATER SERVICE AND METER TO REMAIN. WATER METER BOX TO BE ADJUSTED TO NEW HARDSCAPE ELEVATION.

LEGEND

- PROJECT PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED EASEMENT
SETBACK
CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK
STORM DRAIN LINE
YARD DRAIN
STORM DRAIN CLEANOUT
SANITARY SEWER SEPTIC TANK
MAJOR CONTOUR (5' INTERVAL)
MINOR CONTOUR (1' INTERVAL)
PROPOSED STRIPING
AC PAVEMENT
EXISTING AC PAVEMENT
SAWCUT
LANDSCAPING



OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344

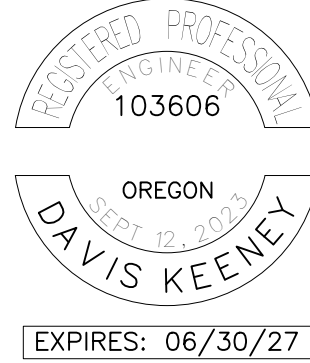


33 NW FRANKLIN AVENUE, SUITE 110
BEND, OR 97703
541.647.1445

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:



LA PINE TRANSPORTATION CENTER
ADDITION
16350 1ST STREET
LA PINE, OR 97739
APN 2210100000500

REVISION:

- 1
- 2
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PROJECT ENGINEER:
MAX BILLING
541.693.1452 (DIRECT)
MBILLING@ASHLEYVANCE.COM

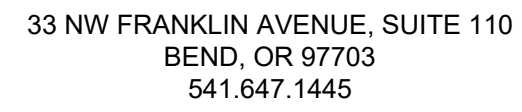
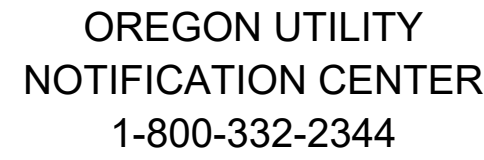
PERMIT ISSUE: 11.26.2025
AV JOB: 250242

SCALE: PER PLAN
SHEET SIZE: 22"x34"

CIVIL SITE AND
UTILITY PLAN

C-2.1
Exhibit 7
Page 1 of 1

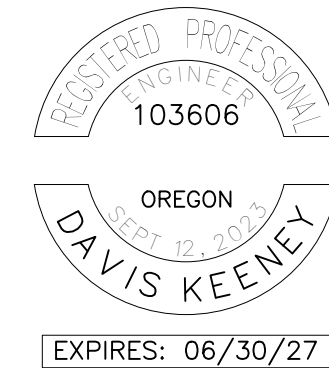
J:\2025 all jobs\250242 - la pine transportation center and addition - tbsr\02_working drawings\01_22x34\02_ONSITE\C-2 GRADING SHEET, C-2.1, 121225.dwg



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CIVIL • STRUCTURAL

ENGINEER OF RECORD:



LA PINE TRANSPORTATION CENTER
ADDITION
16350 1ST STREET
LA PINE, OR 97739
APN 2210100000500

REVISION	DATE	DESCRIPTION
1	2018-01-15	Initial release
2	2018-02-01	Added new section on data collection
3	2018-03-10	Revised methodology section
4	2018-04-20	Updated references
5	2018-05-15	Final review and approval

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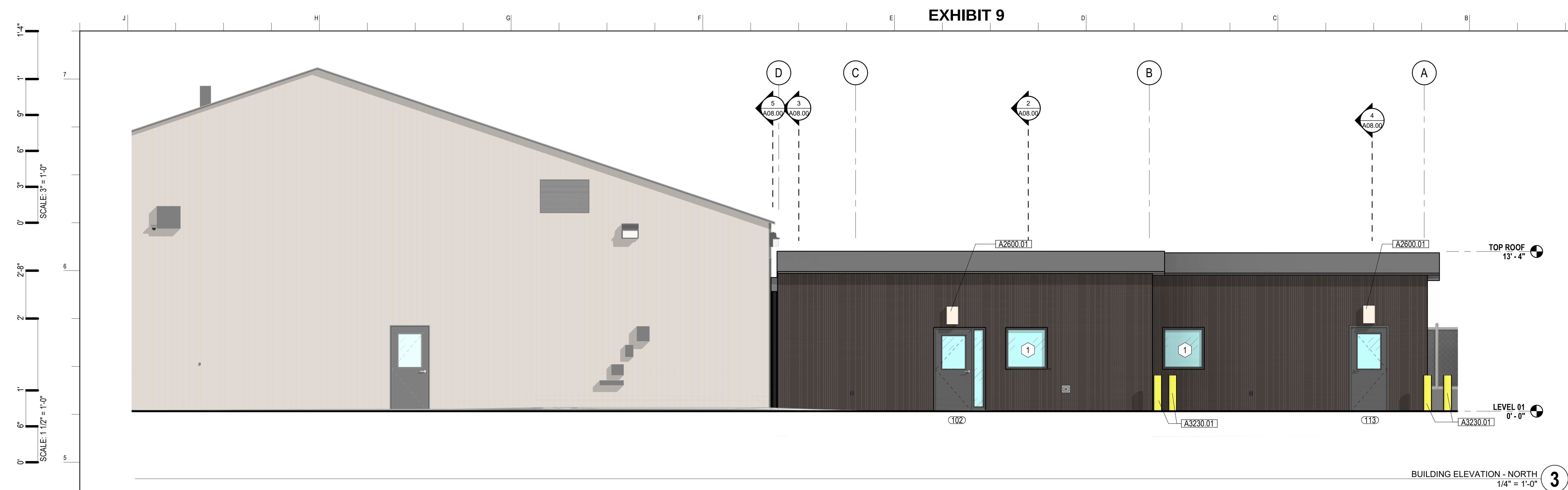
PROJECT ENGINEER:
MAX BILLING
541.693.1452 (DIRECT)
MBILLING@ASHLEYVANCE.COM

PERMIT ISSUE: 11.26.2025	SCALE: PER PLAN
AV JOB: 250242	SHEET SIZE: 22"x3

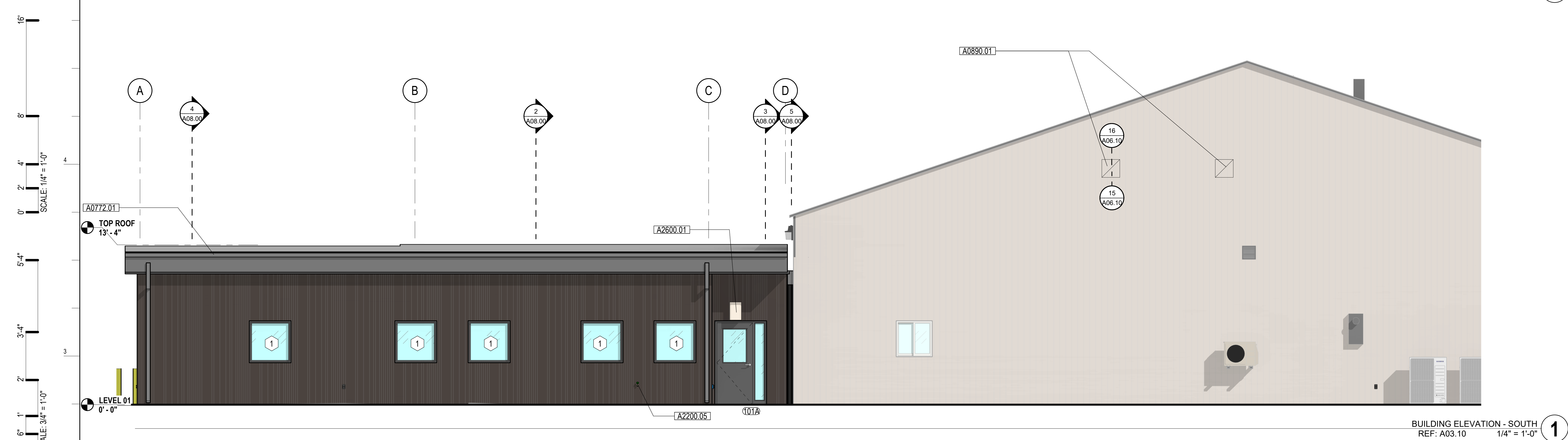
GRADING PLAN

C-3.1
Exhibit 8
Page 1 of 1

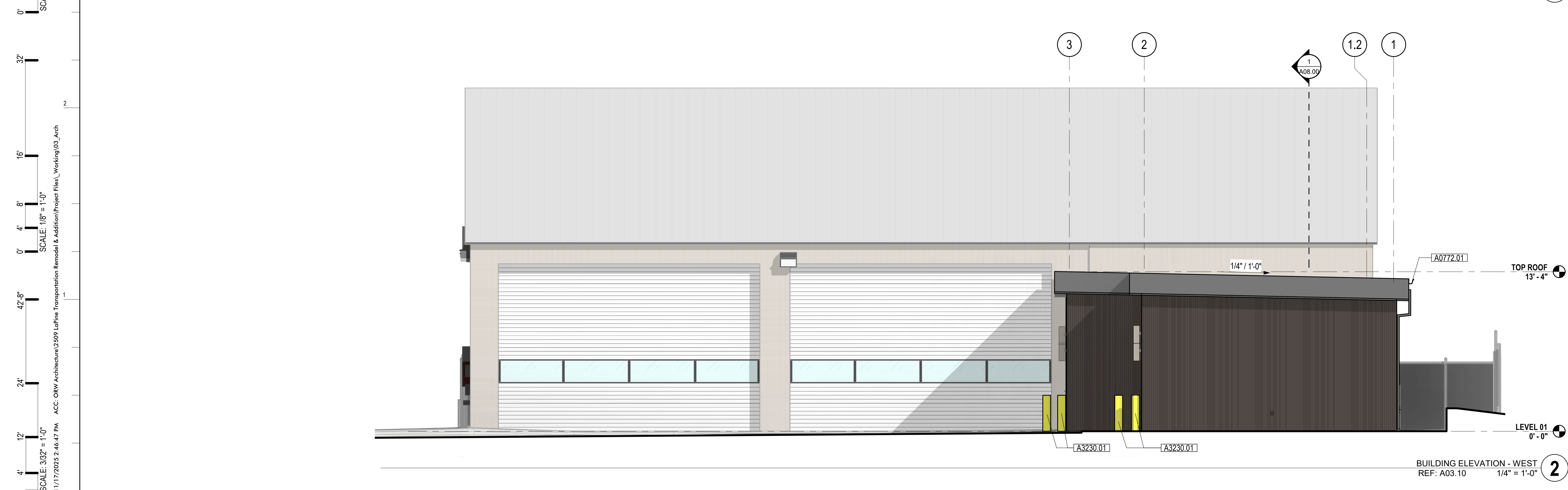
[illegible]



BUILDING ELEVATION - NORTH
1/4" = 1'-0"



BUILDING ELEVATION - SOUTH
REF: A03.10 1/4" = 1'-0"



BUILDING ELEVATION - WEST
REF: A03.10 1/4" = 1'-0"

GENERAL NOTES

- 1.

LEGEND



MP-1

KEYNOTES

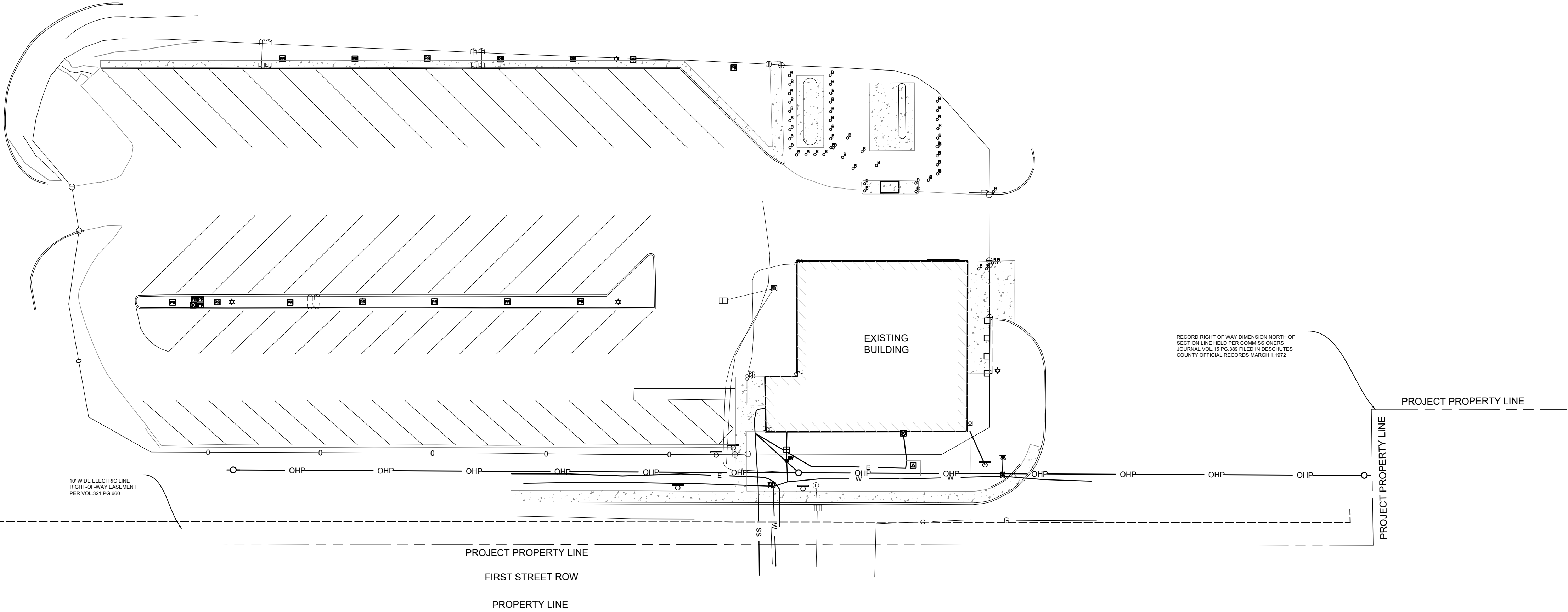
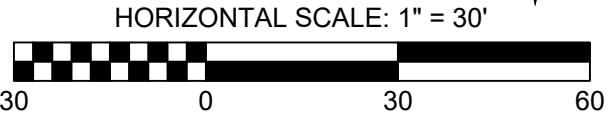
#	NOTE
A0772.01	GUTTER
A0890.01	LOUVER, REF MECH DWGS
A2200.05	HOSE BIB, REF PLUMB DWGS
A2600.01	LIGHT FIXTURE, REF ELEC DWGS
A3230.01	CONCRETE BOLLARDS, REF CIVIL DWGS

J:\2025 All Jobs\250242 - La Pine Transportation Remedial and Addition - BLD\02 Working Drawings\01_22x34\02_ONSITE\C-1 SURVEY EXHIBIT, C-01, 12/2/25, davis

RECORD RIGHT OF WAY DIMENSION SOUTH OF
SECTION LINE HELD PER CSD7055 PLAT OF LA PINE
FILED IN DESCHUTES COUNTY OFFICIAL RECORDS
FEBRUARY 1, 1910

10' WIDE ELECTRIC LINE
RIGHT-OF-WAY EASEMENT
PER VOL 321 PG 660

RECORD RIGHT OF WAY DIMENSION NORTH OF
SECTION LINE HELD PER COMMISSIONERS
JOURNAL VOL 15 PG 369 FILED IN DESCHUTES
COUNTY OFFICIAL RECORDS MARCH 1, 1972

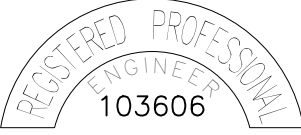


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CIVIL • STRUCTURAL

ENGINEER OF RECORD:



EXPIRES: 06/30/27

LA PINE TRANSPORTATION CENTER
ADDITION
16350 1ST STREET
LA PINE, OR 97739

REVISION:

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PROJECT ENGINEER:
MAX BILLING
541.693.1452 (DIRECT)
MBILLING@ASHLEYVANCE.COM

12.02.2025

SCALE: PER PLAN

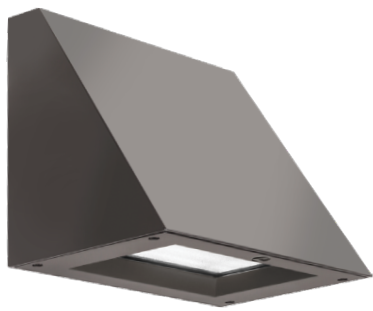
AV JOB: 250242

SHEET SIZE: 22"x34"

SURVEY EXHIBIT

C-XX
Exhibit 10

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WEDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic

Catalog
Number

Notes

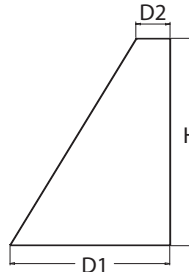
Type

TYPE 'W1'

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting		
WEDGE2 LED	P1 ¹	P1SW	27K 2700K	VF Visual comfort forward throw	MVOLT	Shipped included	Shipped separately	
	P2 ¹	P2SW	30K 3000K					SRM Surface mounting bracket
	P3 ¹	P3SW	35K 3500K	VW Visual comfort wide	347 ³	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁵	
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K 4000K					480 ³
	P5 ¹		50K ² 5000K					

Options					
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)		DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
PE	Photocell, Button Type ⁶	PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) ⁷	PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD	Sandstone
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁸	Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)		DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBLXD	Textured black
DSLE	Dual Switching (1 Driver, 2 Light Engines)	NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DNATXD	Textured natural aluminum
CCE	Coastal Construction ⁹	NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights ⁹	DWHGXD	Textured white
		NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights ⁹	DSSTXD	Textured sandstone

See page 4 for out of box functionality



COMMERCIAL OUTDOOR

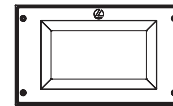
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.**Exhibit 11**
Page 1 of 6WEDGE2 LED
Rev. 04/02/25

Accessories*Ordered and shipped separately.*

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

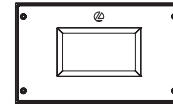
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI.
- 3 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- 5 For PBBW and AWS with CCE option, require an RFA.
- 6 PE not available in 480V or with sensors/controls.
- 7 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 8 DMG option not available with sensors/controls.
- 9 Available with MVOLT only and only rated to 25C ambient.



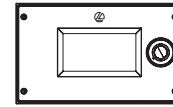
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data**Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

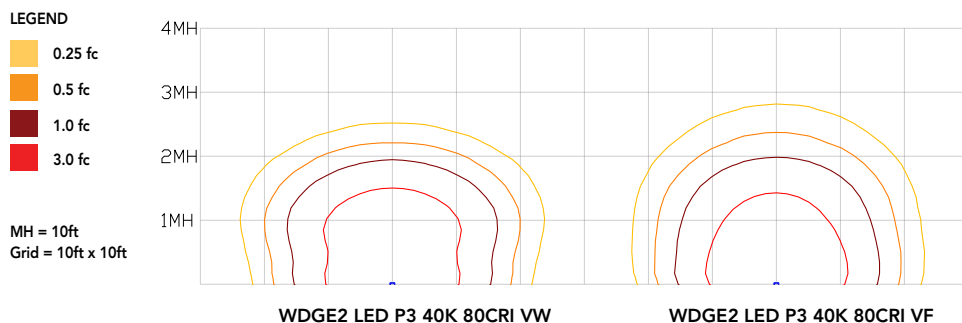
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.



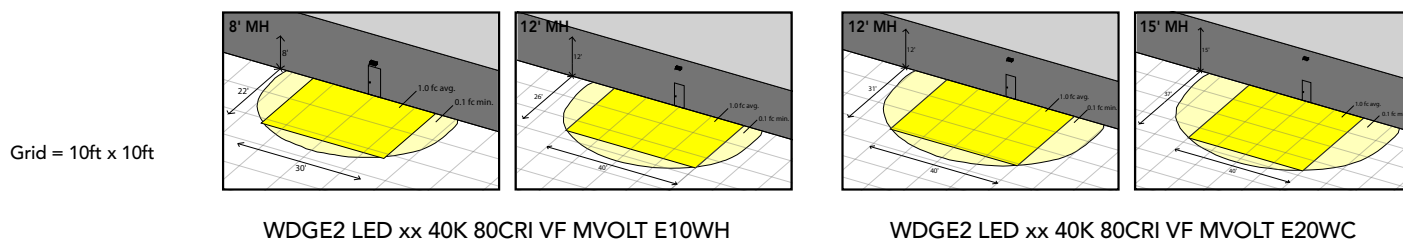
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

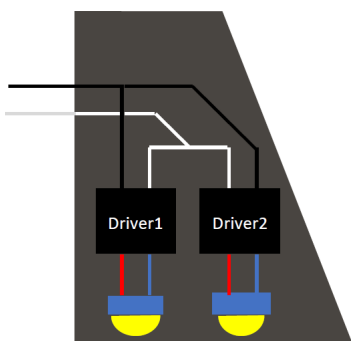
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

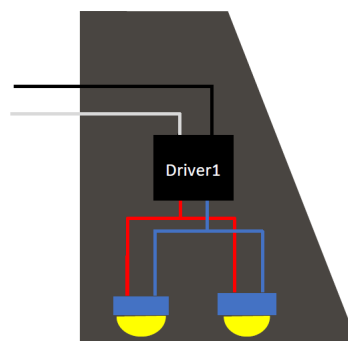
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching light engine option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Control / Sensor Options

Motion/Ambient Sensor (PIR, PIRH)

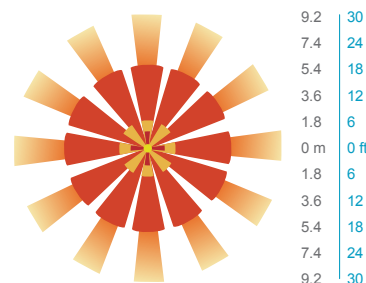
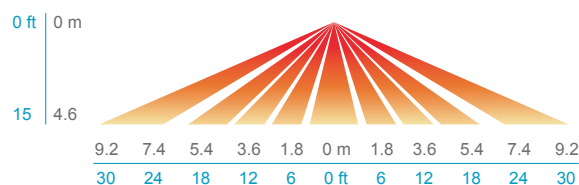
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

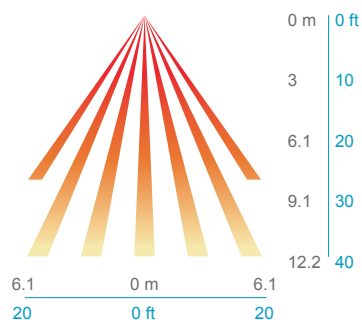
PIR

HIGH VIEW

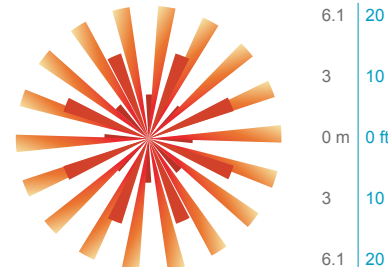


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.

Mounting, Options & Accessories



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

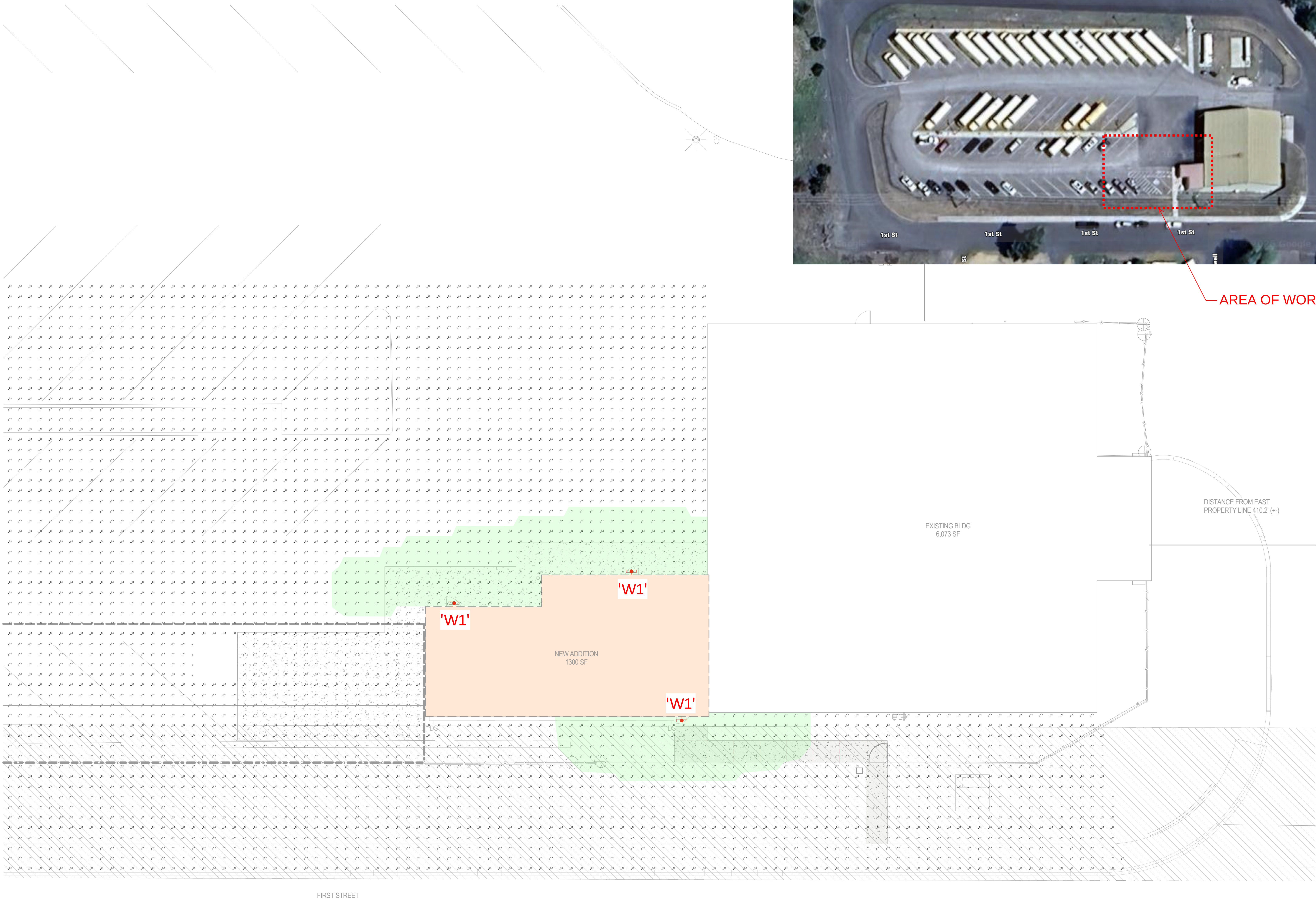
LUMINAIRE SCHEDULE SITE ONLY											
TYPE	DESCRIPTION / MOUNTING	LISTINGS	LAMPS	CCT	CRI	LUMENS	DRIVER	VOLTAGE	WATTS	MANUFACTURER	MODEL
R1	2'X4' TROFFER	UL	LED	4000K	90	6000 LM	120-277V, 0-10V DIMMING	277 V	46	LITHONIA	2BLT4
S1	4' SURFACE LINEAR	IP66	LED	4000K	90	3000 LM	120-277V, 0-10V DIMMING	277 V	27	LITHONIA	STL4
W1	WALL PACK	WET	LED	4000K	80	1200 LM	120-277V, 0-10V DIMMING	277 V	10	LITHONIA	WDGE2 LED P1 40K 80CRI VW MVOLT
W2	WALL MOUNT BUGEYE	UL	LED	-	-	-	277V	277 V	3	LITHONIA	ELM4L-WPV5-LRG-W
X1	EXIT SIGN COMBO	UL	LED	-	-	-	277V	277 V	1	LITHONIA	ECR

PHOTOMETRIC SHEET NOTES:

- A. PROJECT SCOPE INCLUDES (3) NEW EXTERIOR WALL MOUNT LED FIXTURES MOUNTED ABOVE DOORS FOR EGRESS LIGHTING PURPOSES. ALL OTHER AREAS OF THE BUILDING AND PARKING IS SERVED BY EXISTING LIGHTING. PHOTOMETRICS SHOWN HERE FOR AREAS IMPACTED BY NEW LIGHTING. NEW LIGHTING DOES NOT TRESPASS THE SITE PROPERTY LINES.
- B. NEW EXTERIOR 'W1' FIXTURES ARE TO BE MOUNTED AT 7'-6" ABOVE FINISH GRADE TO BOTTOM OF FIXTURE.



AREA OF WORK



1 SITE PLAN - PHOTOMETRICS
1/8" = 1'-0"