



TENNESON
ENGINEERING CORPORATION
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS

409 LINCOLN STREET
 THE DALLES, OR 97058

PHONE (541) 296-9177
 FAX (541) 296-6657

November 8, 2004

Mr. Steve Curtis
 1219 Sandy Lane
 The Dalles, Oregon 97058

Regarding: Lot Feasibility

Dear Steve:

At your request, Tenneson Engineering Corporation has conducted a cursory examination of five parcels of property located on the north side of Old Dufur Road, just west of its intersection with Morton Street. These lots, Parcels 1 and 2 of Partition Plat 97-0040 and Parcels 1, 2, and 3 of Partition Plat 97-0041, total approximately 409 lineal feet of frontage on Old Dufur Road overlooking U.S. Highway 30. The subject parcels have a flatten bench directly north of Old Dufur Road ranging from 10 feet to 15 feet in width and level with to 6 feet in elevation below. The property then slopes downward at between 40% to 60% gradient for a vertical elevation difference of approximately 30 feet. At this location, another relatively flat (10%±) bench occurs for a distance ranging between 20 feet to 40 feet before a steep downward drop to U.S. Highway 30. The upper slope and lower bench appear to be native material with native vegetation consisting of grasses and low growing shrubs. Upon inspection, the roadway and its associated embankment appear to be stable with no outward signs of movement.

Based upon this cursory examination, it is my opinion that these parcels can be developed for residential construction. However, it is anticipated that the construction of these homesites will require extensive foundations, including but not limited to features such as daylight basements and tall retaining walls to support the uphill slope. In addition, sewer service to the lots may be limited to the upper floor only or require an individual grinder pump station to lift the sewage from the lower floor to the sewer main within Old Dufur Road. Consideration will also have to be given to the necessary setback for the residences from Old Dufur Road and the increased basement/retaining wall height that may be required due to the setbacks.

Please feel free to contact me should you have any questions or comments concerning this information.

Sincerely yours,

TENNESON ENGINEERING CORPORATION
 Darrin O. Eckman, P.E.



TENNESON
 GUARANTEED \$1200 TO DO
 ENGINEERING STUDIES FOR A
 1500 SQ FT DAYLIGHT BASEMENT HOME.

DOE:kb
 <wo#11447>

EXPIRES: 12.31.05

Section 7. Relocation of Facilities.

7.1 Whenever the City causes the construction, reconstruction, grading or widening of the Franchise Area (for purposes other than those described in Section 7.2 below) and such construction, reconstruction, grading or widening requires the relocation of Grantee's then existing Facilities within the Franchise Area, the City shall:

7.1.1 provide Grantee, within a reasonable time prior to the commencement of such construction, reconstruction, grading or widening, written notice requesting such relocation; and

7.1.2 provide Grantee with reasonable plans and specifications for such construction, reconstruction, grading or widening.

After receipt of such notice and such plans and specifications, Grantee shall relocate such Facilities within the Franchise Area at no charge to the City. If the City requires the subsequent relocation of any Facilities within five (5) years from the date of relocation of such Facilities pursuant to this Section 7.1, the City shall bear the entire cost of subsequent relocation.

7.2 Whenever any person or entity, other than the City, requires the relocation of Grantee's Facilities to accommodate the work of such person or entity within the Franchise Area; or, whenever the City requires the relocation of Grantee's Facilities within the Franchise Area for the benefit of any person or entity, other than the City, then Grantee shall have the right as a condition of such relocation to require such person or entity to:

7.2.1 make payment to Grantee, at a time and upon terms acceptable to Grantee, for any and all costs and expenses incurred by Grantee in the relocation of Grantee's Facilities; and

7.2.2 indemnify and save Grantee harmless from any and all claims and demands made against it on account of injury or damage to the person or property of another arising out of or in conjunction with the relocation of Grantee's Facilities, to the extent such injury or damage is caused by the negligence of the person or entity requesting the relocation of Grantee's Facilities or the negligence of the agents, servants or employees of the person or entity requesting the relocation of Grantee's Facilities.