



**DIP** Detailed Information Package



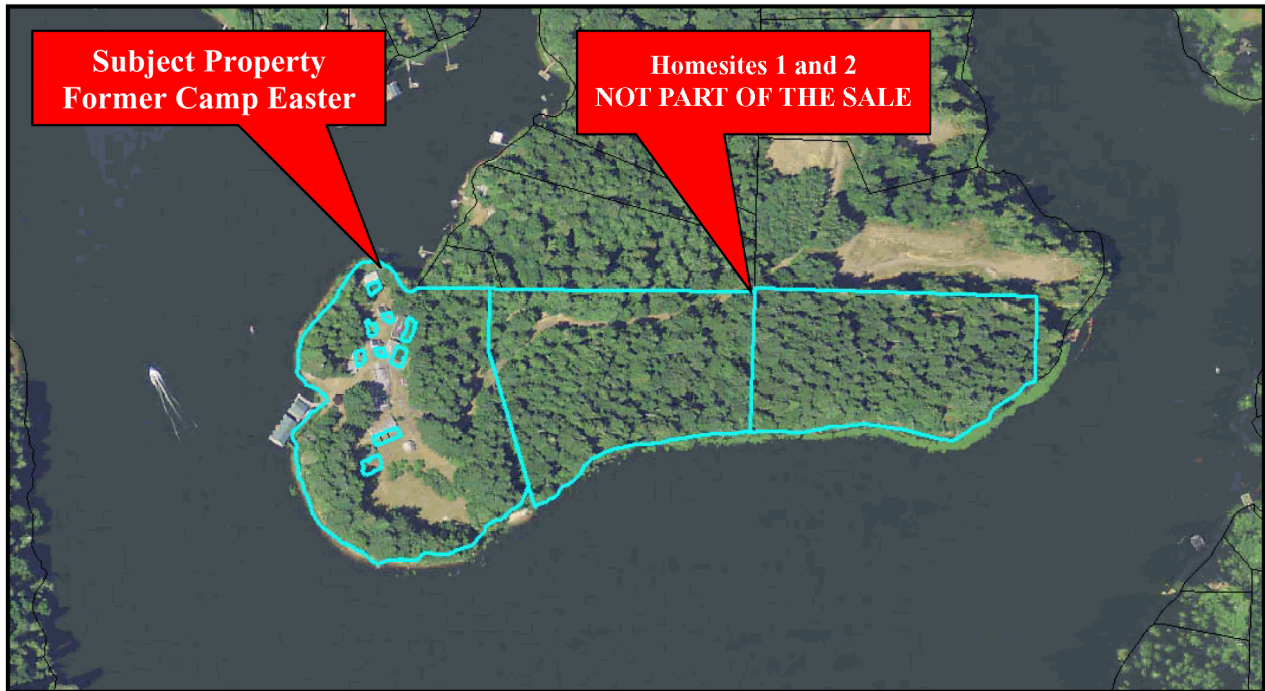
## **Seized Real Property Public Auction**

**1190 N. Tenmile Lake, Lakeside, Oregon 97449  
(Former Camp Easter Seal)**

Sale # 10-66-957 / CWS Marketing Group / BK3004497

**URS**

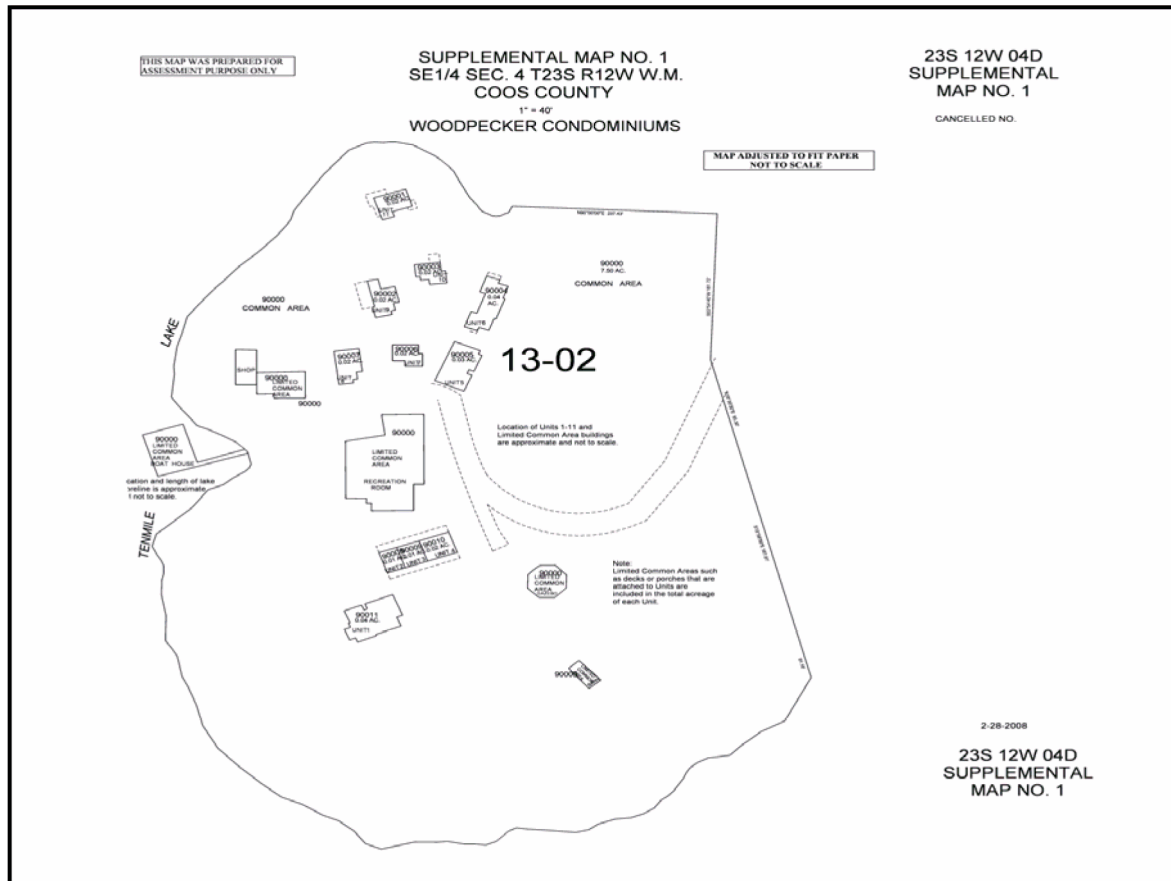
# Aerial View Of Subject Property with Plat Map Overlay



Lines are approximate.

## Plat Maps

23-12-4D-90000 through 90011 also known as the Former Camp Easter Seal



## Photographs of Subject Property

Photos taken May 27, 2010



Looking south from the front of the subject property with boat houses on the left.



Looking north at the main lodge building.

## Photographs of Subject Property

Photos taken May 27, 2010



Looking east at the interior of the main lodge building.



View of the main lodge building's kitchen area

## Photographs of Subject Property

Photos taken May 27, 2010



The original residence, High House.



Interior view of High House.

## Photographs of Subject Property

Photos taken May 27, 2010



Looking east at cabin building, this one has been remodeled.



Interior view of the kitchen in the cabin.

## Photographs of Subject Property

Photos taken May 27, 2010



Remodeled bathroom with insert of the hot water heater used in all remodels.



Largest cottage has 3 bedrooms, 2 bathrooms, large loft, and kitchen with dining area.

## Photographs of Subject Property

Photos taken May 27, 2010



New kitchen in the second cottage partially remodeled.



Health building has been partially remodeled.



## Photographs of Subject Property

Photos taken May 27, 2010



A cottage that has been stripped down to framing on the inside.



Interior view with old hot water heater and stripped down walls.

## Photographs of Subject Property

Photos taken May 27, 2010



Exterior of the "Health" Cottage.



Unfinished kitchen in the "Health" Cottage.

## Photographs of Subject Property

Photos taken May 27, 2010



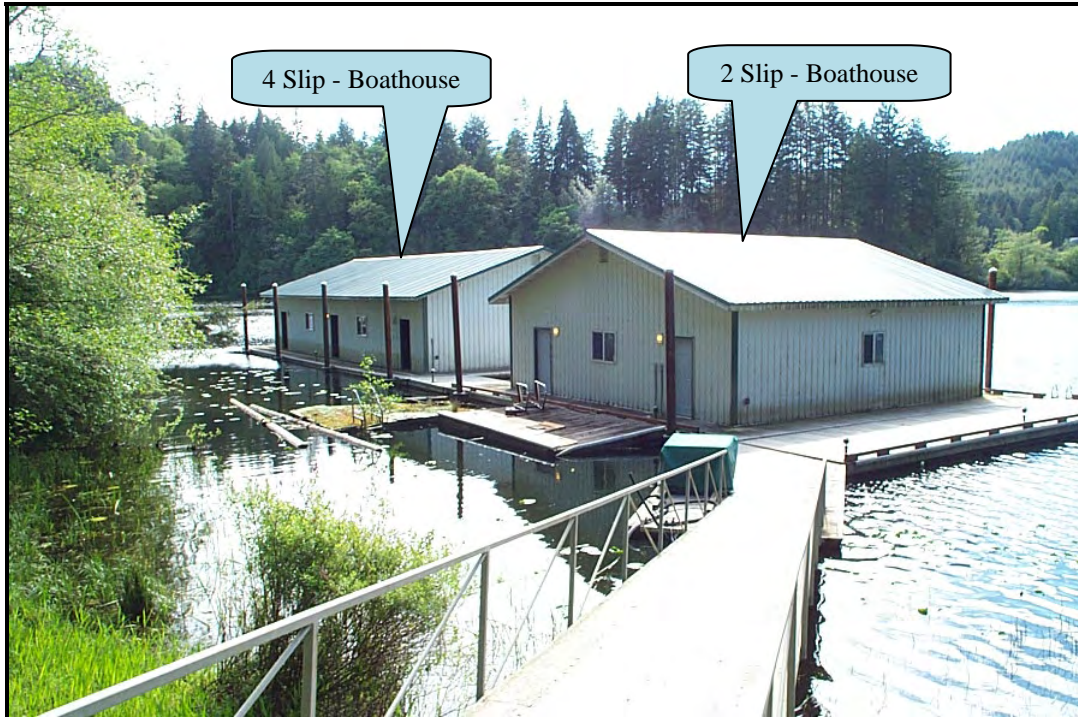
Bunk House building has three units.



Kitchen area is partially remodeled.

## Photographs of Subject Property

Photos taken May 27, 2010



Looking south at two boat houses and docks.



Water tower and structure housing water purification equipment, which serves all buildings on Camp Easter Seal.

## Photographs of Subject Property

Photos taken May 27, 2010

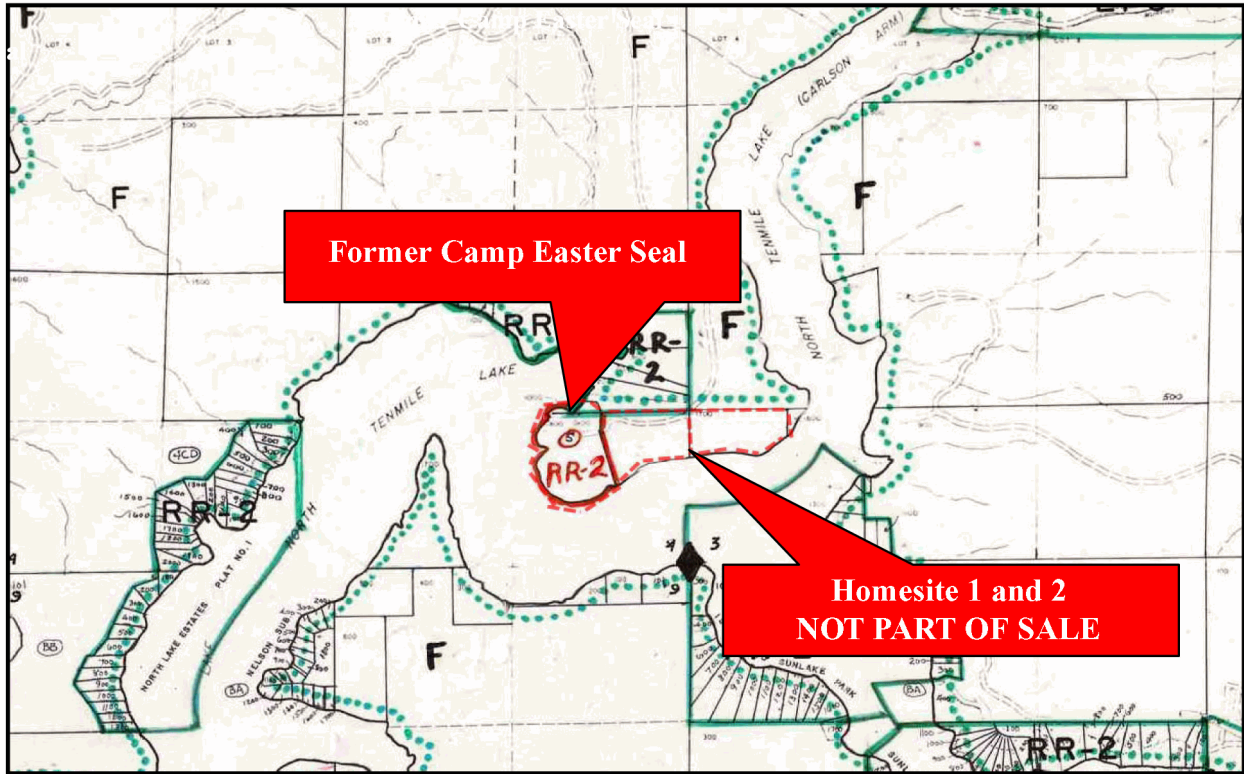


Looking south at access road into the subject property, with well house on the left.



View of the front gate with insert of well house.

## Zoning



## Camp Easter Seal

The purpose of the “RR-2” district is to provide for small acreage homesites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary. The “RR-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses. Our subject was previously zoned F and its use was grandfathered, but the zoning was changed in 1999 to RR-2.

## Flood Zone

The following Federal Emergency Management Agency Community Panels Number 41011C0075D, dated September 25, 2009 and 41011C0032D, dated September 25, 2009 have it as an A Zone as a Base Flood Elevation for the lake and around the lake. The camp is out of the flood plain. The base flood has a 1% chance of being equaled or exceeded in any given year. The maps are found on the next page.

## Area Data

The subject property is located in Coos County. Coos Bay and North Bend abuts each other in Northern Coos County, and form the Bay Area Community. The Bay Area is situated along the Oregon Coastal Highway (Route 101). Together, these two communities form the largest metropolitan area on the Oregon Coast. The twin city Bay Area is a forest product and tourism/recreation based, lower-to-middle income region located on the Southern Oregon Coast, Coos County, Oregon.

The local economy has improved in the last two decades since the recessionary forces affecting timber harvesting caused a deep drop in real estate prices. With the immigration of seniors, unemployment rates have been reduced, as non-manufacturing employment opportunities replaced positions displaced in the manufacturing sector. Recent population figures show an estimated 63,210 in Coos County, up from the 1990 census figure of 60,273. Coos Bay has a population of 16,670 while North Bend has 9,855 residents, according to Portland State University.

The Mill Casino and Resort has taken over one of the closed mill sites and has built an Indian gambling resort. The construction of the Scottish links golf courses 25 miles to the South, just north of Bandon, by Michael Keiser out of Chicago, has led to a lot of new interest in this area. Four Scottish links golf courses, and an extensive practice facility, have already been developed five miles to the north of Bandon. The resort is one of our largest employers with close to 450 employees plus several hundred caddies during the peak summer months. Mr. Keiser has put more than \$100,000,000 into this development, which has drawn national and international attention.

The North Bend Airport Business Park negotiated construction of a large office building for a call-center facility, which has been in operation for several years. The call center service, recently purchased by Xerox, is tied to the fiber optic cable that has been brought to our community. A new larger airport terminal building and control tower at the South Coast Regional Airport was completed in 2008. The State Legislature passed a bill authorizing \$20,000,000 for a new natural gas line for Coos County from the I-5 corridor, subject to voter approval, which passed. Work is now complete and working line has been extended under the bay to the North Spit.

The area's economy shows positive economic signals. Although there have been mill closures in the past, there are now solid industrial prospects. There has been additional semi-intense new retail development. Wal-Mart acquired the lands to the east of their original store for over \$1.5 million dollars and developed a Wal-Mart Superstore on Newmark Avenue. Staples spent \$532,500 for a lot on the west side of Wal-Mart and built their store there. These developments are across the street from SOCC, the local 2-year college. Newmark Street has undergone a widening project that significantly improved the traffic flow and access to all properties in this area.

Oregon Resources will soon be opening the old Glenbrook Nickel Site in the South Coos Bay area. They will invest over \$30 million and employ over 40 people. In addition, if the Jordon Cove LNG facility is approved, it will bring \$900 million in investment and employ more than 70 people. In 2007, the CEDCO Mill Casino and Hotel plus RV Park constructed a luxury six story hotel and indoor pool with spas at the southwest corner of the Casino, reported as costing over \$45 million dollars. The area economy, as a whole, should see moderate growth into the foreseeable future.

## **Neighborhood**

The subject neighborhood is best described as the North Tenmile Lake, Tenmile Lake, and the City of Lakeside. North Tenmile Lake and Tenmile Lake offer strong recreational amenities, and are used by fisherman, boaters, and water skiers alike. Around a considerable portion of the lake is a narrow strip of residentially zoned land, with forest uses in behind. Most of the land is moderate and steeply sloped, but small inlets of bottomland exist. There are some road systems within the neighborhood, offering vehicular access to some uses and homes; other uses are boat access only. The homes tend to be average to good quality, and many are new. The lake-frontage neighborhood continues to improve, and the demand for waterfront property continues to be steady. Electricity appears to be mostly available, but public water and sewer are not, except near the City of Lakeside.

The City of Lakeside is about 15 miles North from North Bend and ten miles or so South from Winchester Bay, with Reedsport another 5 miles further to the North, all along the Highway 101 corridor. Throughout the 2000's, the population appears to have been at a fairly constant level. Lakeside is about 2 miles East of the ocean beaches. The Western edge of the City is essentially bordered by the Oregon Dunes National Recreation Area. The Northern and Northwestern portions of Lakeside are contiguous with William M. Tugman State Park.

The City of Lakeside has seen some recent building and subdivision activity, but the population has not increased significantly. The town is fairly inactive during the winter months. It is largely composed of retirees and people who commute to the urban center of Coos Bay and North Bend. There are few successful new businesses. There are 5 or 6 restaurants or cafes in town, and all would appear to have marginal levels of business. The Bandon Dunes Golf Resort is generally considered to be the main tourist draw for Coos County, and the City of Bandon appears to have higher than normal commercial vacancies for retail space in the Old Town section at this time. Lakeside is a lesser tourist draw. The problem for any business, such as the former antique store for the former Camp Easter Seal's Lakeside facility, is how to survive during the winter months. A restaurant use could possibly see more year-round activity. The City of Lakeside should see very slow, positive growth into the foreseeable future.

## **SUBJECT PROPERTY DESCRIPTION**

### **Property Data**

The total subject property is comprised of 14 different Tax Lots. The former Camp Easter Seal is located on 12 of these tax lots. All of the property covers 20.96 acres. In total there is roughly 3,000 linear feet of frontage on North Tenmile Lake. The primary access is via the water; however, access is available by road from Highway 38, 2 miles East of Reedsport, then 11 miles south over a well maintained asphalt and gravel road.

### **Camp Easter Seal**

There are two wells, a new drain field, and electricity on the subject property. Included in the Addenda are the documents associated with the rights to water from the lake, and five Well Water Reports. Two of the wells were unsuccessful. The other three have stated capacities of 10, 7, and 3 gallons per minute. The best-flowing well is described by the Water Master's Office as good, the 7 gallon per minute flow is considered to be average, and the third flow as poor. This well is no longer in service. The best well was dug near the ridge line and is near the gated entrance to the camp. This well has a small housing covering it. The seven



gallon per minute well is a little lower down the hill, and it has a larger wood-walled housing. This structure appears to contain the testing equipment for collecting test samples, which is reported as occurring every three months. The three gallon per minute well is near the water tank, and it is disconnected. The actual flow is reported cut to 8 and 6 gallons per minute. The Water Master's office in Coquille indicated that for domestic use, one is limited to 15,000 gallons per day per aquifer, and 5,000 per day for commercial uses. It is unknown, but questionable, whether the three wells represent three different aquifers.

The Coos Bay/North Bend Water Board indicated that minimum water fees are for a family's consumption of 0 to 300 cubic feet, or 2,250 gallons per month. If one person uses 30 gallons a day, and if there were 150 staff and guests housed at the camp, 4,500 gallons would be needed per day. This is under the commercial maximum for one aquifer, and well under the 28,800 gallons per day of rated capacity for the three wells. The County has given no figure for allowed occupancy. The 150 figure is an estimate related to the use of multiple double bunk beds in the cabins, The Cottage, Old Dorm, and the Health Lodge.

The permit for lake water appears to be limited to 4.0 gallons per minute for domestic use for one family including irrigation not to exceed ½ acre lawn and non-commercial garden and domestic campground use. The Water Master's Office stated that the indicated buildings and indicated source-point cannot be altered without a new permit. The number of buildings implies more than domestic use, but the lake-water permit does not. The water tank is indicated as being 12,000 gallons in capacity by the manager.

Access to the primary parcel is via eight miles of graveled road and 3 miles of asphalt that starts about 11 miles away, off Highway 38 to the North. The conditions are sometimes rough in winter, but generally a four-wheel vehicle is easily sufficient. Reportedly, the road will be repaired by Coos or Douglas County. There is a canal connecting North Tenmile Lake to Tenmile Lake and Lakeside.

The topography of the primary site is hilly with most of the improvements built on a 4 acre bench area on the West side. The rise from the lake to the ridge is roughly 200'. A topographical map indicates a ridge line at 200' and the water elevation is unstated. The areas that are mainly North and East of the camp are mostly steep hillside with an area for a hiking trail along the lake. Larger conifer trees are throughout the site and form an attractive barrier along the south side of the lake, but their value is closely tied to the attractive aesthetics of the property. In summary, the land is the most important element of the entire property.

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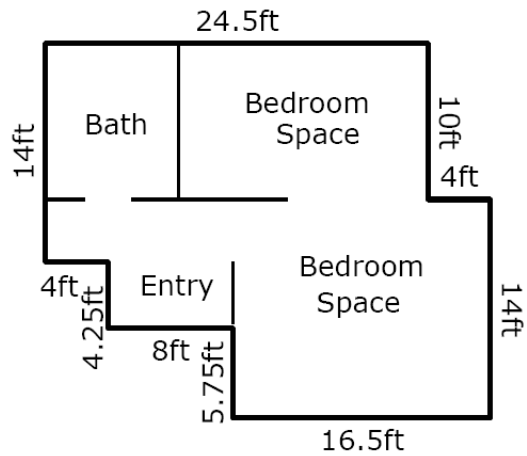
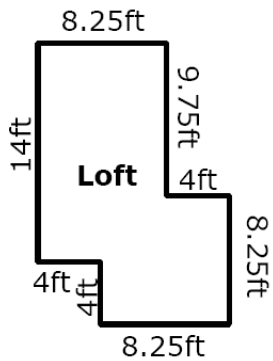
## **Improvements**

The High House was constructed in 1948. There are fourteen buildings on the property including a lodge, 5 cabins, the cottage, a staff and a guest facility, High House, 2 boat dock building, 2 storage and workshop buildings, and a pavilion. Most were constructed in the 1970's. The boat houses were built in 2006. The primary buildings total 14,836 square feet.

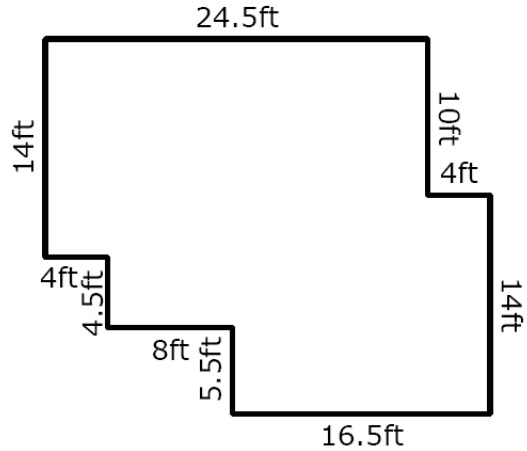
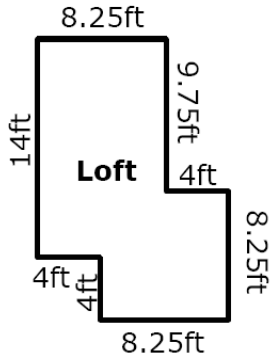
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## Building Sketches at the Former Camp Easter Seal

### **Bald Eagle NE Cabin - Remodeled**



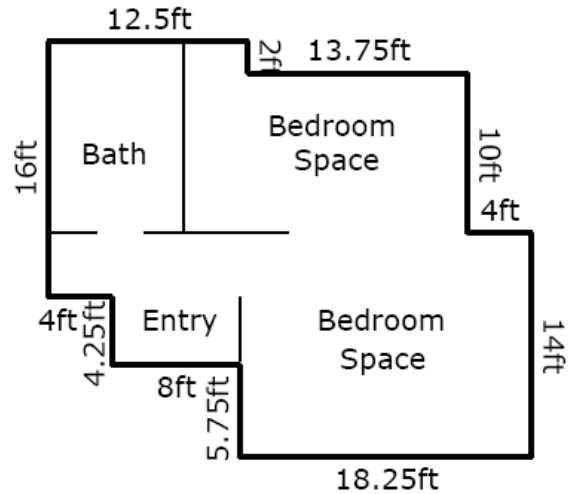
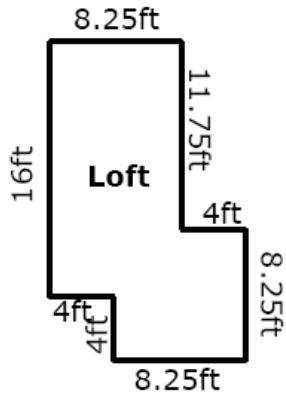
### **Cedar SE Cabin - Interior Demo'd Shell**



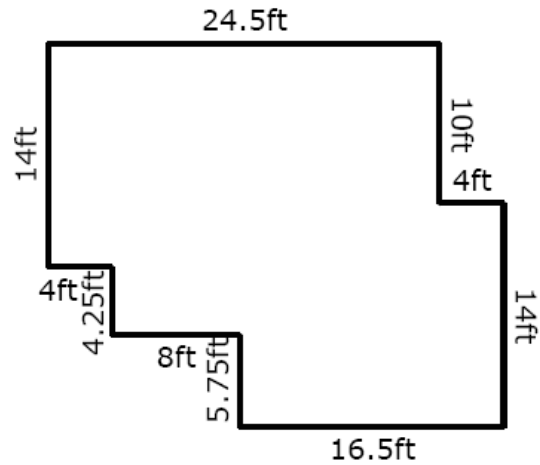
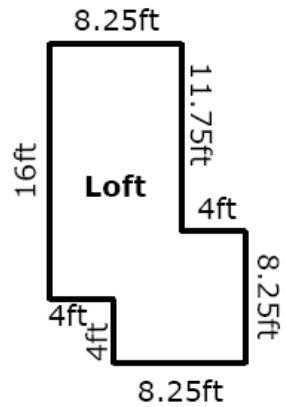
#### **Area Calculations Summary**

<b>Living Area</b>	
Bald Eagle NE Cabin - Remodeled	558 Sq ft
Cedar SE Cabin - Interior Demo'd Shell	560 Sq ft
Loft	165.5 Sq ft
Loft	165.5 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1449 Sq ft</b>

## Blue Heron NW Cabin - Remodeled



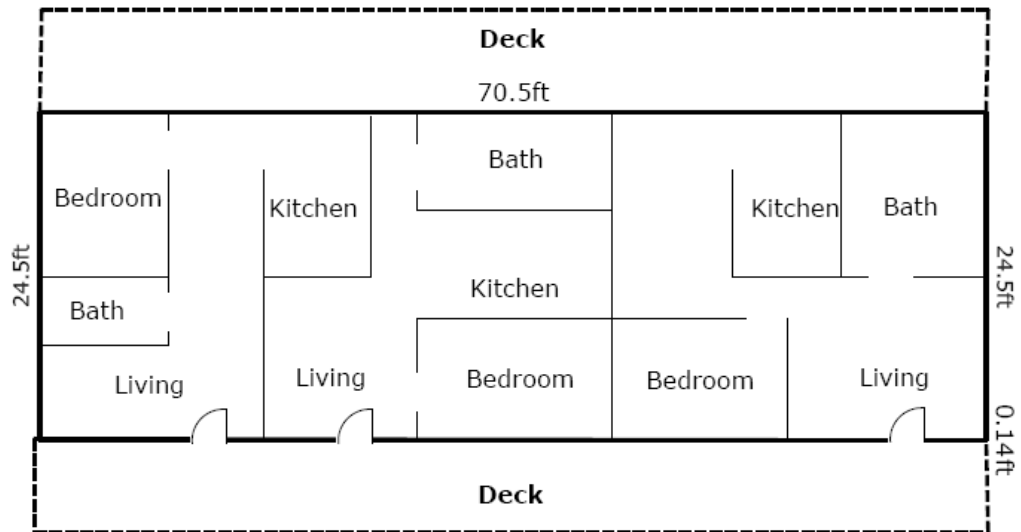
## Fern SW Cabin - Interior Demo'd



### Area Calculations Summary

Living Area	
Loft	182 Sq ft
Fern SW Cabin - Interior Demo'd	558 Sq ft
Blue Heron NW Cabin - Remodeled	625 Sq ft
Loft	182 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1547 Sq ft</b>

## Old Dorm - Partially Remodeled 3 Units



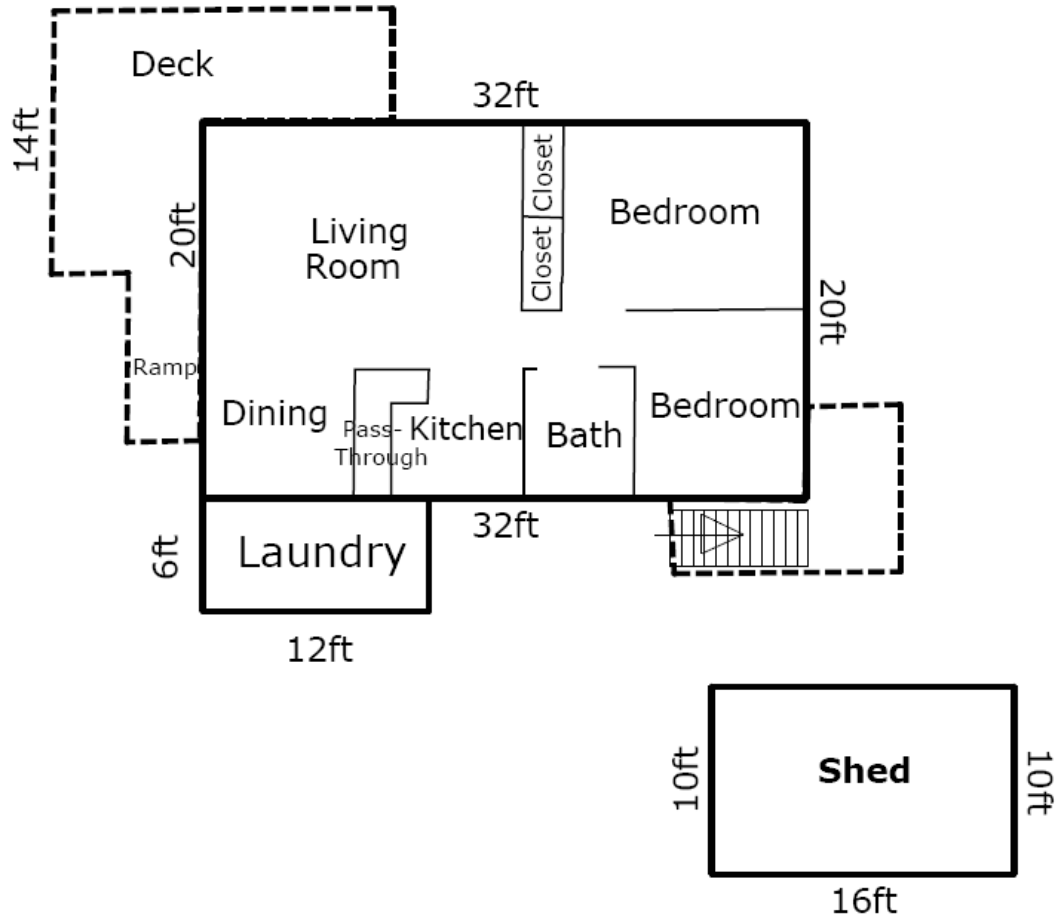
### Area Calculations Summary

**Living Area**  
 Old Dorm - Partially Remodeled 3 Units  
**Total Living Area (Rounded):**

1727.3 Sq ft  
**1727 Sq ft**

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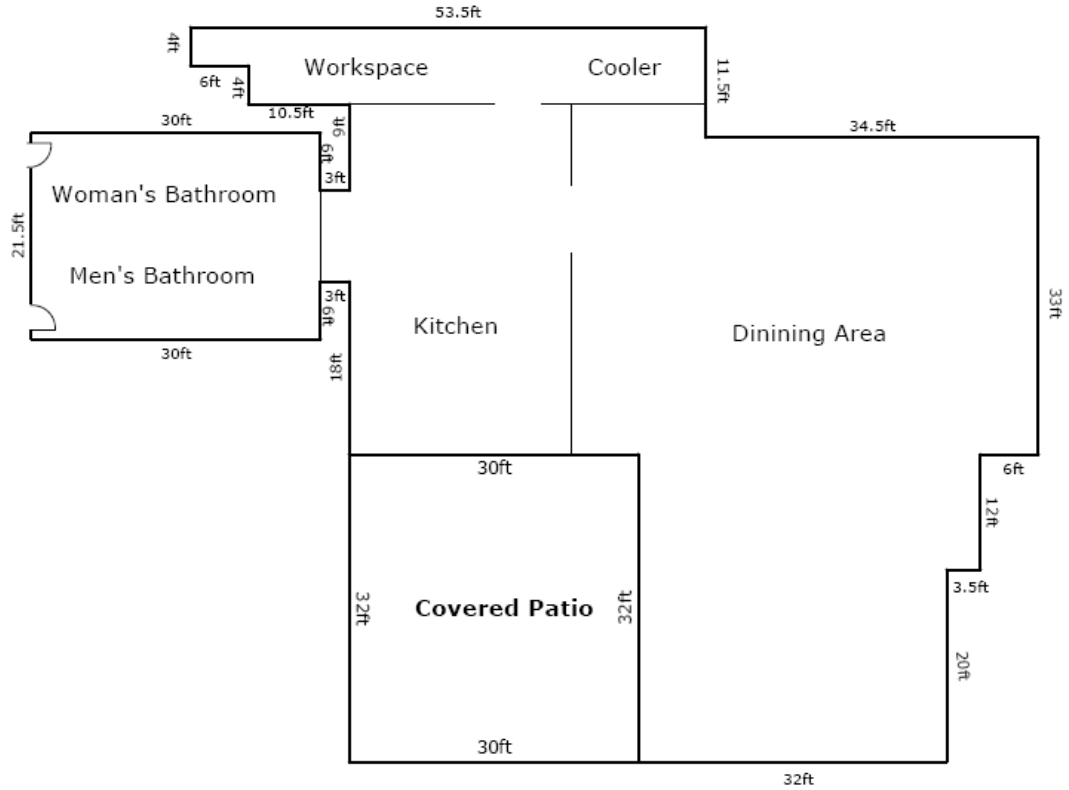
# The Ranger Cottage



## Area Calculations Summary

<b>Living Area</b>	
The Ranger Cottage	640 Sq ft
Laundry Room	72 Sq ft
Shed	160 Sq ft
<b>Total Living Area (Rounded):</b>	<b>872 Sq ft</b>

## James Thorson Lodge



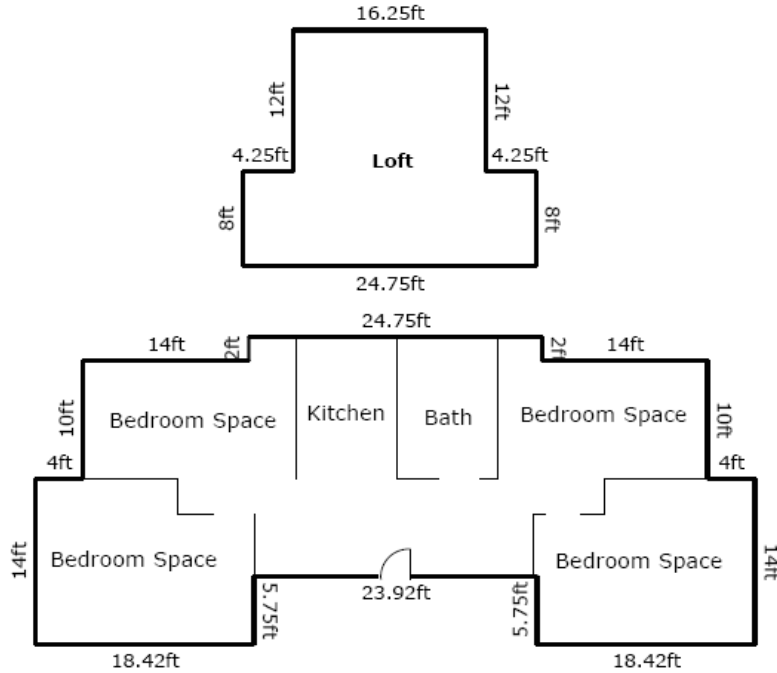
### Area Calculations Summary

**Living Area**  
 James Thorson Lodge  
**Total Living Area (Rounded):**

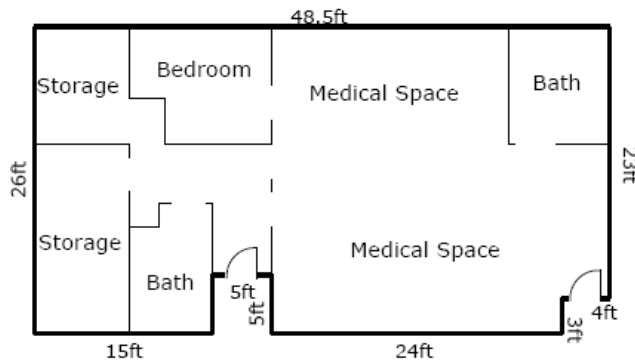
4632.5 Sq ft  
**4633 Sq ft**

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## Black Bear Double Cabin - Partially Remodeled



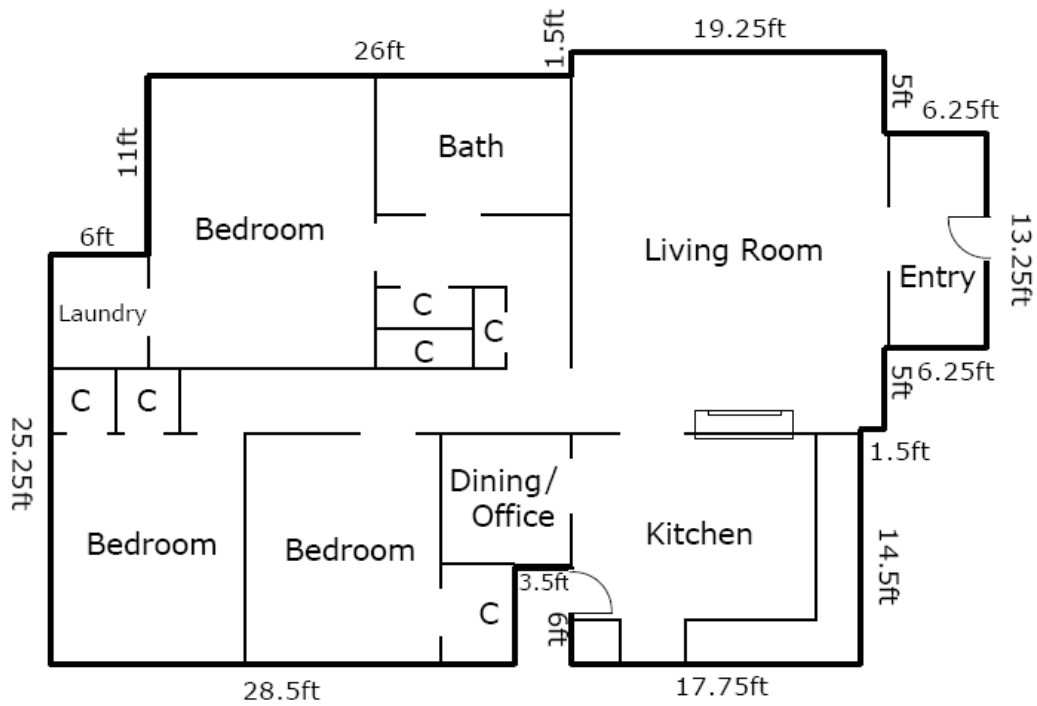
## Health Lodge - Partially Remodeled



### Area Calculations Summary

Living Area	
Health Lodge - Partially Remodeled	1224 Sq ft
Black Bear Double Cabin - Partially Remodeled	1290.2 Sq ft
Loft	393 Sq ft
<b>Total Living Area (Rounded):</b>	<b>2907 Sq ft</b>

# High House



## Area Calculations Summary

Living Area  
 High House  
**Total Living Area (Rounded):**

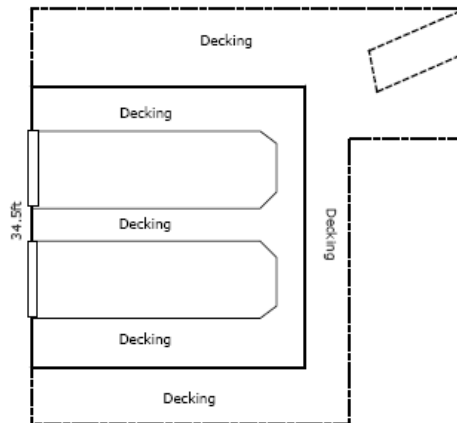
1860.8 Sq ft  
**1861 Sq ft**

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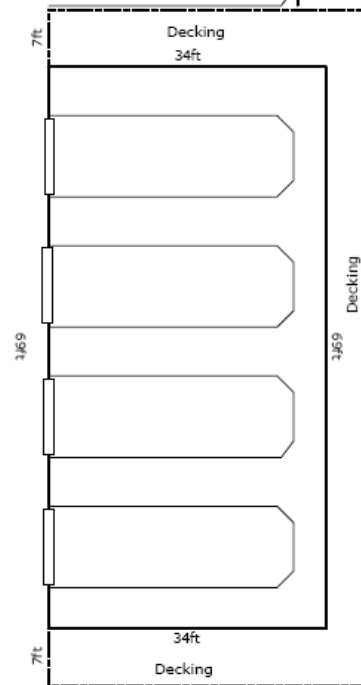


## Boathouses

**2 Slip Boathouse**



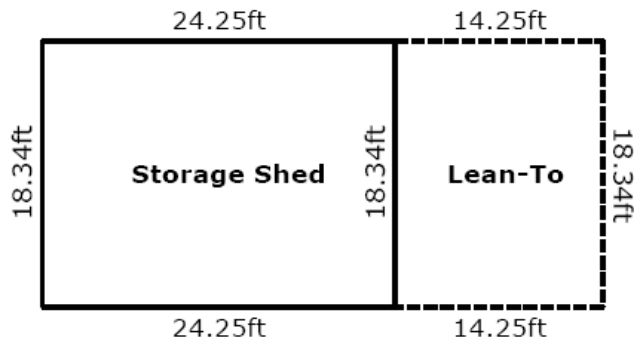
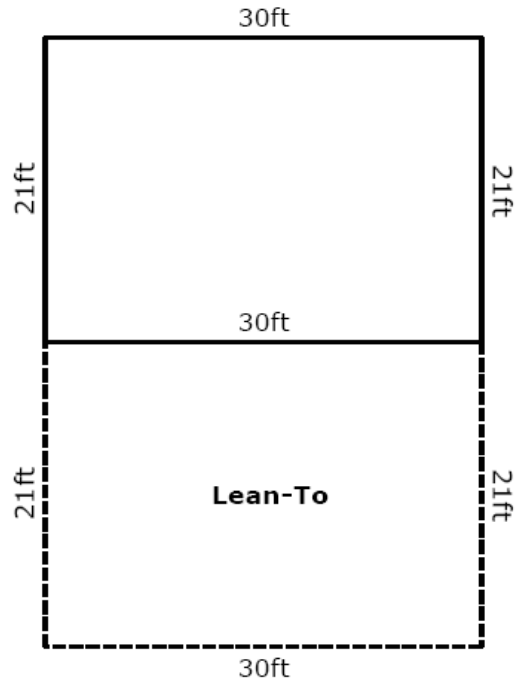
**4 Slip Boathouse**



### Area Calculations Summary

<b>Living Area</b>	
2 Slip Boathouse	1155.8 Sq ft
4 Slip Boathouse	2346 Sq ft
<b>Total Living Area (Rounded):</b>	<b>3502 Sq ft</b>

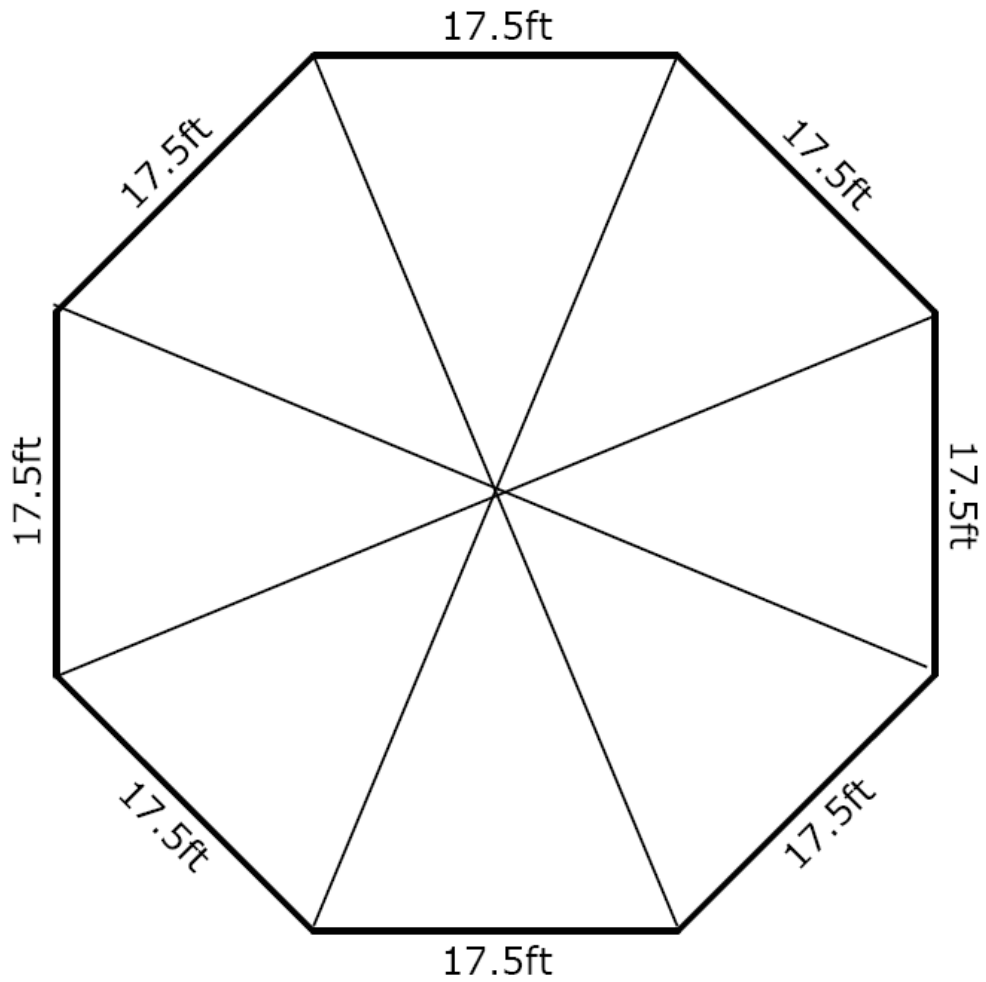
# Work Shop



## Area Calculations Summary

<b>Living Area</b>	
Work Shop	630 Sq ft
Storage Shed	444.7 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1075 Sq ft</b>
<b>Non-living Area</b>	
Lean-To	630 Sq ft
Lean-To	261.3 Sq ft

# Pavilion



## Area Calculations Summary

### Living Area

Pavilion

1478.7 Sq ft

**Total Living Area (Rounded):**

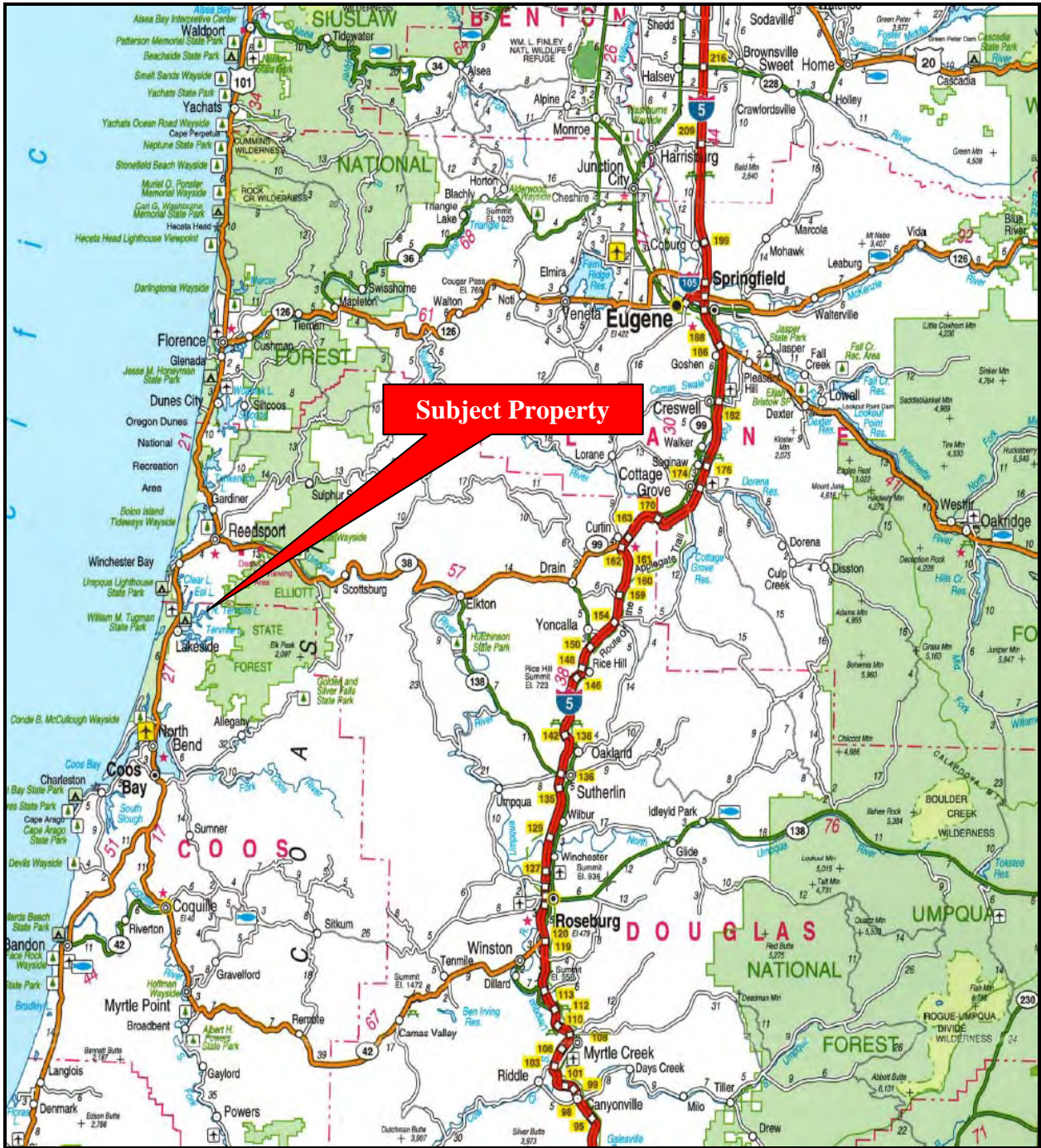
**1479 Sq ft**

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**Building Area in Square Feet**

<b>Former Camp Easter Seal Buildings</b>		<b>Building Area in Square Feet</b>	
<b>Primary Buildings</b>		<b>Total</b>	
<b>Bald Eagle NE Cabin</b>	Remodeled	558	724
	Loft	<u>166</u>	
<b>Cedar SE Cabin</b>	Remodeled	560	726
	Loft	<u>166</u>	
<b>Blue Heron NW Cabin</b>	Remodeled	625	807
	Loft	<u>182</u>	
<b>Fern SW Cabin</b>	Interior Demo'ed	558	740
	Loft	<u>182</u>	
<b>Black Bear Cabin</b>	Partially Remodeled	1,290	1,683
	Loft	<u>393</u>	
<b>Cabin Buildings 5</b>			<b>4,679</b>
<b>Old Dorm - 3 Units</b>	Partially Remodeled	1,727	<b>1,727</b>
<b>Ranger Cottage</b>	Remodeled	640	712
	Laundry	<u>72</u>	
			<b>712</b>
<b>James Thorson Lodge</b>	Remodeled	4,633	4,633
<b>Health Lodge</b>	Partially Remodeled	1,224	1,224
<b>High House</b>	House	1,861	1,861
<b>Total Primary Building Area</b>			<b>14,836</b>
<b>Boathouses</b>	2 Slip boathouse	1,156	3,502
	4 Slip boathouse	<u>2,346</u>	
			<b>3,502</b>
<b>Work shop</b>	Building	630	1,260
	Lean-to	<u>630</u>	
			<b>1,260</b>
<b>Storage shed</b>	Shed	445	706
	Lean-to	<u>261</u>	
			<b>706</b>
<b>Pavilion</b>	Building	1,479	<b>1,479</b>

# Location Map



## **Coos County Zoning Ordinance RR-2 Rural Residential and F Forest**

### Section 3.080. Rural Residential Zone (RR).

Purpose of Classification. The Rural Residential Zone is designed to allow for low density residential development outside urban growth boundaries and rural communities defined by the Comprehensive Plan.

### Section 3.081. Uses Permitted Outright.

The following uses and their accessory uses are permitted outright:

1. A single family dwelling or mobile home on each contiguous ownership or platted subdivision lot approved prior to August 12, 1986 or lot subsequently approved at the minimum lot size specified by this zone subject to approval of on-site sewage disposal and domestic water source by the agency regulating these facilities.

NOTE: Comprehensive Plan policy related to Floras Lake North (RLE-1) and Floras Lake South (RLE-2) exception areas states that development in the Pacific City Town Plats will not be allowed as one dwelling unit per lot but at one dwelling per contiguous ownership subject to approval of on-site sewage disposal system and water source by the agency regulating these facilities.

2. Farming or forestry use.

### Section 3.082. Conditional Uses Subject to Administrative Approval by the Director.

The following uses may be allowed provided a land use application is submitted pursuant to Section 2.060 of the Curry County Zoning Ordinance and the Planning Director approves the proposed use based upon relevant standards for review in this ordinance. Numbers in parenthesis following the uses indicate the standards described in Section 7.040 that must be met to approve the use.

1. Home occupation. (7)
2. Trailer, camping or recreational vehicle temporarily used as a residence during construction of a permitted use or to temporarily provide watchman security for material that cannot be reasonably stored in an established commercial storage facility.
3. One manufactured home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident. (17)
4. Television, microwave, and radio communication facilities and transmission antenna towers.

5. Utility facilities necessary for public service, (e.g. fire stations, utility substations, parks for public use, etc.) except commercial facilities for the purpose of generating power for public use by sale. (5)
6. Animal hospital or kennel.
7. Church, school, or community building for public or non-profit organizational use. (3,4)
8. The employment of land for the primary purpose of obtaining a profit in money by stabling or training equines.

Section 3.083. Lot Size and Dwelling Density.

The RR zone has minimum lot sizes of 5 and 10 acres which are applied according to policies in the comprehensive plan. Changes in minimum lot size designation from 10 to 5 acres shall only be approved by the Commission when found to be in compliance with the policies related to the urbanization element of the Curry County Comprehensive Plan and upon a determination that all proposed lots are adequate for proper sewage disposal and have a suitable source of water for residential use.

Section 3.084. Set-Backs.

See Article IV.

Section 3.085. Height of Buildings.

See Article IV.

Section 3.086. Off-Street Parking and Loading.

## Forest (F) Zoning

### CHAPTER IV - ZONING

#### ARTICLE 4.1. ZONING-GENERAL

##### SECTION 4.1.100. Establishment of Zoning Districts.

This Ordinance shall divide the lands within the County into the following zoning districts for the following intended purposes:

#### A. PRIMARY DISTRICTS

##### 1. Exclusive Agriculture (EFU)

The purpose of the "EFU" district is to preserve the integrity and encourage the conservation of agricultural lands within Coos County and thereby comply with the provisions of ORS 215; to minimize conflicts between agricultural practices and non-farm uses by limiting any development to uses distinguished as dependent upon or accessory to supporting agricultural or forestry production and which qualify such farm lands for special tax relief pursuant to the provisions of Oregon Revised Statutes. This zone is also for the cultivation and marketing of specialty crops, horticultural crops and other intensive farm uses.

##### 2. (RESERVED)

##### 3. Forest (F)

The purpose of the "F" district is to designate forest lands and protect them for forest uses, except where findings establish that certain limited non-forest uses may be allowed. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

##### 4. (RESERVED)

##### 5. (RESERVED)

##### 6. Rural Residential (RR-5)

The purpose of the "RR-5" district is to provide for acreage homesites outside of Urban Growth Boundaries (UGB), where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available. The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.



## Rural (RR-2)

### 7. Rural Residential (RR-2)

The purpose of the "RR-2" district is to provide for small acreage homesites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary. The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

### 8. Rural Center (RC)

The purpose of the "RC" district is:

- a. to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities; and
- b. to conserve energy by providing for needed commercial outlets in rural areas already "committed" as residential/commercial nodes.

New commercial uses that are consistent with the objectives of the "RC" district are those uses which are needed for the convenient shopping needs of the nearby rural population, and are compatible, or can be made compatible, with surrounding properties.

### 9. Urban Residential (UR-1)

The purpose of the "UR-1" district is to provide for urban residential areas that are exclusively limited to conventional single family dwellings. Detached conventional single family dwellings clustered in planned unit developments are consistent with the objectives of the "UR-1" district. This district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

### 10. Urban Residential (UR-2)

The purpose of the "UR-2" district is to provide for urban residential areas that are designed to accommodate single family dwellings, mobile homes and two family dwellings. Clustered planned unit developments, including multi-family dwellings, are consistent with the objectives of the "UR-2" district.

# Water Well Reports

SP310217-761  
# 22975-702

STATE OF OREGON  
WATER WELL REPORT  
(as revised by ORE 057.755)

(START CARD) # 22975-702

(1) OWNER:  
Foster Seal Society of Oregon  
5757 SW Madison  
Portland, OR 97201

(2) TYPE OF WORK:  
 New Well  Extension  Rehabilitation  Abandonment

(3) DRILL METHOD:  
 Rotary Air  Rotary Mud  Cable  Other

(4) PROPOSED USE:  
 Domestic  Commercial  Industrial  Irrigation  
 Thermal  Geothermal  Other - NOB Community

(5) BORE HOLE CONSTRUCTION:  
Depth of Completed Well: 300 ft.  
Approximate:  Yes  No  
Type: \_\_\_\_\_

HOLE		SEAL		Amount	
Diameter	From To	Material	From To	Feet	or
4	0				200
12	2	Best	20	0	12 3/4
6	20				300

Flow control device Method:  A  B  C  D  E  F

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material: \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel: \_\_\_\_\_

(6) CASING/LINER:

Diameter	From To	Grade	Plastic	Reinforced	Threaded
6	12	95	57226	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4 1/2	60	300	50716	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Final location of shaft: \_\_\_\_\_

(7) PERFORATIONS/SCREENS:  
Perforation Method: SLW  
Screen: \_\_\_\_\_ Type: \_\_\_\_\_ Material: \_\_\_\_\_

From	To	Slot size	Number	Diameter	Tele-pipe size	Casing	Line
135	300	1/25	192	4 1/2		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour  
 Pump  Boiler  No  Flowing Artesian  
Yield/GPM: 10 Drawdown: \_\_\_\_\_ Drill stem or: 300 Time: 1hr

Temperature of water: 52° Depth of water: \_\_\_\_\_  
"Was a water analysis done?"  Yes, By whom: \_\_\_\_\_  
Did the water remain clear and suitable for intended use?  Yes  No  
 Bore  Mud  Oil  Gas  Other: \_\_\_\_\_  
Depth of water: \_\_\_\_\_

(9) LOCATION OF WELL by legal description:  
County: COOS Township: 23 Range: 12 Section: 4  
Twp. 23 N. R. 12 E. S. 4  
Section 4 SW 32 to 35  
Twp. 23 N. R. 12 E. S. 4  
Street Address of Well (or nearest address): Camp Easter & Boat Route NW 1/4 B. 6616

(10) STATIC WATER LEVEL:  
120 ft. below land surface. Date: 5-3  
Approximate pressure: \_\_\_\_\_ lb. per square inch. Date: \_\_\_\_\_

(11) WATER BEARING ZONES:  
Depth at which water first found: 135

From	To	Estimated Flow Rate
135	250	10 gpm

(12) WELL LOG: Coos-Clatsop

Material	From	To
Red clay	0	11
Brown Claystone	11	86
Blue + Brown sandstone & claystone mix	86	296
Brown + Blue Claystone	296	300

Dated started: 5-30-91 Completed: 5-31-91

(bonded) Water Well Constructor Certification:  
I certify that the work I performed on the construction, extension, abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my knowledge and belief.  
Signed: \_\_\_\_\_ WWC Number: \_\_\_\_\_  
Date: \_\_\_\_\_

(bonded) Water Well Constructor Certification:  
I accept responsibility for the construction, extension, or abandonment work performed on this well during the construction cases required above work performed during this time is in compliance with Oregon construction standards. This report is true to the best of my knowledge and belief.  
Signed: Ken Bennett WWC Number: 6  
Date: 6-4-91

STATE OF OREGON  
**WATER WELL REPORT**  
 188 (revised by ORS 437.765)

WATER RESOURCES DEPT.  
 SALEM, OREGON

WELL (CARD) # 23025

(1) OWNER: Easton Seal Society of Oregon  
 Name: Easton Seal Society of Oregon  
 Address: 5757 SW McAdam  
Portland OR 97201

(9) LOCATION OF WELL by legal description:

Block 2005 Lot 13 Tract 13  
 Tax 23 Grid Range 13 E 13  
 Section 4 S 13 E  
 Twp 1900 R 13 S  
 Street Address of Well location Camp Easton  
Boat route north lake

(2) TYPE OF WORK:

New Well  Repair  Perforations  Alteration

(3) DRILL METHOD

Rotary Air  Rotary Mud  Case

(4) PROPOSED USE:

Domestic  Commercial  Industrial  Irrigation  
 Thermal  Geothermal  Other "Water Community"

(5) BORE HOLE CONSTRUCTION:

Special Casing equipment Yes  No  Depth of Cased Hole 220  
 Exploded   Case  Other

ROLE		SEAL	
Diameter From	To	Material	From To
12	0	220	
12	0	20	12 1/4

Drill rod placed Method  A  B  C  D  E

Root (if placed) from 0 ft to 0 ft Material Aluminum

Flow placed from 0 ft to 0 ft Size of gravel 0

(6) CASING/LINER:

Case	Diameter	From	To	Grade	Steel	Plastic	Welded	Threaded
	6	12	22	50276	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner	4 1/2	150	220	50276	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of water

(7) PERFORATIONS/SCREENS:

Perforations  Screens

From	To	Slot size	Number	Diameter	Telephone size	Casing	Liner
10	220	1/4 x 5	120	4 1/2		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Pump  Sealer  Air  Positive American

Yield g/min 7 Drawdown 220 Drill stem at 120 Time 120

Temperature of water 52 Depth American Pipe Found

Was a water analysis done?  Yes  No

Did any steps contain a water not suitable for increased cost?  Too high

Silt  Muck  Ooze  Colored  Debris

Depth of case

(10) STATIC WATER LEVEL:

98 ft from land surface. Date 5-3

At static pressure \_\_\_\_\_ ft per square inch. Date \_\_\_\_\_

(11) WATER BEARING ZONES:

Depth at which water is first found 110

From	To	Estimated Flow Rate
110	128	79 gpm

(12) WELL LOG:

Material	From	To
Red gravel & clay	0	1
Red clay	1	12
Brown claystone	12	68
Blue claystone & sandstone mix	68	207
Brown claystone	207	220

Dated 5-29-91 Completed 5-30-91

(Unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my knowledge and belief.

WWC Number \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

(Bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. Work performed during this time is in compliance with Oregon construction standards. This report is true to the best of my knowledge and belief.

WWC Number 12

Signed Bob Bennett Date 6-4-91

STATE OF OREGON  
**WATER WELL REPORT**  
(As required by ORS 527.760)

WATER RESOURCES DEPT

START CARD: 22974

(1) OWNER:  
 Name: Easter seal Society of Oregon  
 Address: 5157 SW McLauchlin  
Portland, OR 97220

(2) TYPE OF WORK:  
 New Well  Deepen  Recondition  Abandon

(3) DRILL METHOD:  
 Power Air  Rotary Mud  Cable  
 Other

(4) PROPOSED USE:  
 Domestic  Commercial  Industrial  Irrigation  
 Therapeutic  Other: WATER COMMUNITY

(5) HOLE HOLE CONSTRUCTION:  
 Special Construction required?  Yes  No  
 Depth of Completed Well: 240

HOLE		SEAL		Amount of Seal (in pounds)		
Diameter	From To	Material	From To			
4	0	240				
12	0	20	Bent	0	20	12
6	20	240				

How was well sealed?  A  B  C  D  E  
 Other  
 Backfill placed from: 0 - 7 Material  
 Gravel placed from: 0 - 8 Size (gravel)

(6) CASING/LINER:

	Diameter	From To	Grade	Steel	Plastic	Welded	Threaded
Casing	6	12	54	5816		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner	4 1/2	40	240			<input checked="" type="checkbox"/>	<input type="checkbox"/>

(7) PERFORATIONS/SCREENS:

Perforation Method: Saw  
 Screen Type: \_\_\_\_\_ Material: \_\_\_\_\_

From	To	Risk size	Number	Diameter	Telephone size	Casing	Liner
56	240	1/4 x 5	216	4 1/2		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour.  
 Pump  Sucker  Air  Dynamic Artesian  
 Yield gal/mi: 3 Drawdown: \_\_\_\_\_ Drill stem at: 240 Time: 1 hr

Temperature of water: 52.0 Depth of water flow: \_\_\_\_\_  
 Was water analyzed done?  Yes Reason: \_\_\_\_\_  
 Did any strata contain water not suitable for intended use?  Yes: \_\_\_\_\_  
 Salty  Muddy  Oily  Other: \_\_\_\_\_  
 Depth of strata: \_\_\_\_\_

(9) LOCATION OF WELL by legal description:  
 County: Boas Lot: \_\_\_\_\_ Sec: \_\_\_\_\_  
 Township: 23 N Range: 12 E  
 Section: 4 SE of 36  
 Tax Lot: 1900 L1  
 State Address of Well (or nearest address): Camp Easter Seal Boat House North Lake Har

(10) STATIC WATER LEVEL:  
45 ft below and surface Date: 5-3  
 Atmospheric pressure: \_\_\_\_\_ in. per square inch Date: \_\_\_\_\_

(11) WATER BEARING ZONES:

Depth at which water was first found: 56

From	To	Estimated Flow Rate
56	110	39 gpm

(12) WELL LOG: Ground elevation: \_\_\_\_\_

Material	From	To
Red Clay	0	3
Brown claystone	3	49
Blue + Brown claystone mix	49	240

Date started: 5-23-71 Complete: 5-30-71  
 (unbonded) Water Well Constructor Certification:  
 I certify that the work I performed on the construction, alteration, abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my knowledge and belief.  
 Signed: \_\_\_\_\_ WWC Number: \_\_\_\_\_  
 Date: \_\_\_\_\_

(bonded) Water Well Constructor Certification:  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported in this report. This report is true to the best of my knowledge and belief.  
 Signed: Ken Beaman WWC Number: 16  
 Date: 5-4-71

STATE OF OREGON  
**WATER WELL REPORT**  
 as required by ORS 537.765

(START CARD) 22949

(1) OWNER: Easter Seal Society of Oregon  
 Name 5757 S.W. Princeton  
 Address Portland State OR Zip 97201  
 City

(9) LOCATION OF WELL, by legal description:  
 County CLATSOP Latitude Longitude  
 Township 23S Range 12E Section 04  
 Section 04 SE SE  
 Tax lot 1500 Lot 3E Sub-section  
 State of Oregon & adjoining address Camp Waste Boat House North Lake

(2) TYPE OF WORK:  
 New Well  Deepen  Repair or Alteration

(3) DRILL METHOD  
 Rotary Bit  Recirc. Mud  Lode  
 Other

(10) STATIC WATER LEVEL:  
 \_\_\_\_\_ ft. below land surface. Date \_\_\_\_\_  
 Annual Precipitation \_\_\_\_\_ In. during month \_\_\_\_\_

(4) PROPOSED USE:  
 Domestic  Community  Industrial  Irrigation  
 Thermal  Geothermal  Other Wash Community

(11) WATER BEARING ZONES:  
 Depth at which water was first found \_\_\_\_\_  

From	To	Estimated Final Rate

(5) BORE HOLE CONSTRUCTION:  
 Spun off a core on any log?  Yes  No  
 Depth of Core in ft. 0  
 Exploded   Other \_\_\_\_\_

MOLE			SEAL			Amount service on permit
Diameter	From	To	Material	From	To	
<u>4</u>	<u>0</u>	<u>240</u>				

How was seal made? Size  4  6  8  10  12  
 Other \_\_\_\_\_  
 Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

(12) WELL LOG: Ground elevations \_\_\_\_\_

Material	From	To
<u>Red clay</u>	<u>0</u>	<u>5</u>
<u>Brown claystone</u>	<u>5</u>	<u>14</u>
<u>Blue sandstone</u>	<u>14</u>	<u>240</u>
<u>Test Hole</u>		
<u>Abandon test Hole</u>		
<u>1/2 yards concrete</u>		
<u>drop boiler dump.</u>		

Discontinued 5-24-91 Complete 5-24-91

(6) CASING/LINER:

Type	Diameter			Gauge	Steel	Pile	Welded	Threaded
	From	To	To					
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional details \_\_\_\_\_

(7) PERFORATIONS/SCREENS:

From	To	Str. class	Type	Material	Number	Diameter	Telephone size	Car. on	Liner
								<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour  
 Pump  Boile  N-  Flowing Artesian  
 Yield gallons: Drawdown \_\_\_\_\_ Discharge \_\_\_\_\_ Time \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Unbonded) Water Well Constructor Certification:  
 I certify that the work performed on the construction, alteration, abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to knowledge and belief.  
 Signed \_\_\_\_\_ WWC Number \_\_\_\_\_  
 Date \_\_\_\_\_

Temperature of water \_\_\_\_\_ Sluice American Flow 50-60  
 Was a water analysis done?  Yes By whom \_\_\_\_\_  
 Call any state or local water authorities for more details?  No  Yes  
 Sals  Alkalinity  Odor  Colored  Other \_\_\_\_\_  
 Depth of water \_\_\_\_\_

(Bonded) Water Well Constructor Certification:  
 I accept responsibility for the construction, alteration, or abandonment performed on this well during the construction dates reported above performed during the time is in compliance with Oregon construction standards. This report is true to the best of my knowledge and belief.  
 Signed Jim Brown WWC Number 14  
 Date 5-24-91

STATE OF OREGON  
**WATER WELL REPORT**  
(as required by ORE 507 765)

START CARD # 27989

(1) OWNER:

Name Easter Seal Society of Oregon  
 Address 5757 SW Macadam  
 City Portland State OR Zip 97201

(2) TYPE OF WORK:

New Well  Repair  Recondition  Abandon

(3) DRILL METHOD

Rotary  Auger  Cable  Other

(4) PROPOSED USE:

Domestic  Community  Industrial  Irrigation  
 Thermal  Geothermal  Other Test to Compaction

(5) BOREHOLE CONSTRUCTION:

Special Construction optional Yes  No  Depth of completed Well 10

Expensive used  Type  Yes  No

ROPE Diameter	From	To	SEAL		Amount sacks or pounds
			Material	From To	
4	0	100			

How was repaired? Method  A  B  C  D  E  
 Other

Backfill started from 0 ft. to 10 ft. Material  
 Gravel started from 0 ft. to 0 ft. Size of gravel

(6) CASING/LINER:

Casing	Diameter	From	To	Gauge	SEAL			
					Steel	Plastic	Welded	Threaded
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Head casing / liner

(7) PERFORATIONS/SCREENS:

From	To	Slot size	Number	Diameter	Inter-spacing	Material	
						Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Pump  Bailer  Air  Flowing Artesian  
 Yield gal/min Drawdown Discharge at Time

Temperature of water \_\_\_\_\_ Depth Artesian Flow Found \_\_\_\_\_  
 Was a water analysis done?  Yes By whom \_\_\_\_\_  
 Did any tests on the water not suitable for intended use?  Yes/No \_\_\_\_\_  
 Salt  Murky  Odor  Covered  Other \_\_\_\_\_  
 Depth of scale \_\_\_\_\_

(9) LOCATION OF WELL by legal description:

County Clatsop Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Township 23 Range 12 Section 04 SE SE  
 The land 1500 lot \_\_\_\_\_ Block \_\_\_\_\_ Sub-division \_\_\_\_\_  
 Other design of well or water surface camp lake  
but back with lake

(10) STATIC WATER LEVEL:

ft. below surface \_\_\_\_\_ Date \_\_\_\_\_  
 Atmospheric pressure \_\_\_\_\_ In. per square inch \_\_\_\_\_ Date \_\_\_\_\_

(11) WATER BEARING ZONES:

Depth at which water was first found \_\_\_\_\_

From	To	Character of Flow Rate

(12) WELL LOG:

Material	From	To
TOP SOIL	0	2
Brown sandy clay	2	9
lt Brown sandy clay	9	15
Blue Sandstone	15	190
Brown Claystone	190	200
Test Hole		
Abandon Test Hole		
4' yard concrete		
4' drop bailer clamp		

Discontinued 5-23-91 Completed 5-23-

(unbonded) Water Well Construction Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon Well construction standards. Materials used and information reported above are true to my knowledge and belief.

Signed \_\_\_\_\_ WWC Number \_\_\_\_\_ Date \_\_\_\_\_

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported as work performed during this time is in compliance with Oregon construction standards. This report is true to the best of my knowledge and belief.

Signed [Signature] WWC Number 13 Date 6-11-91