Wasco County Planning Department
"Service, Sustainability & Solutions"
2705 East Second St. • The Dalles, OR 97058
(541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLASAR-16-10-0015

FEE: $1,500

Date Received: 10/4 **Planner Initials:** DB **Date Complete:** 10/20/16 **Planner Initials:** DB

APPLICANT INFORMATION

Name: Common Energy LLC
Address: PO Box 1592
City/State/Zip: Hood River OR 97031
Phone: 541. 490. 8255
Email: scott.commonenergy@gmail.com

OWNER INFORMATION

Name: John Coughlin
Address: 7395 Dell Rd
City/State/Zip: Mosier, OR 97040
Phone: 503. 679. 6726
Email: jtcoughlin@gmail.com

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
2N 12E 9 1200	1689	4.32	GMA R10

Property address (or location): 7395 Dell Rd
Zoning Designation: GMA R10 **Environmental Protection District:** NONE
Proposed Use: Residential **Permitted Subject to Section:** ___
Water source: ___ **Sewage disposal method:** septic
Name of road providing access: State Rd.
Current use of property: Residential **Use of surrounding properties:** residential
Do you own neighboring property? ☒ NO ☐ YES (description) ___

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.):

Roof mount solar array - 14 black panels on south roof of house

☐ Additional description/maps/pictures attached

LEGAL PARCEL STATUS

D.B. 10/20/16

Partition, Subdivision, OR

Most Recent **Pre-9/4/1974 Deed #:** V.148 P468 **Date Filed:** 1/2/1963

Current Deed #: 2016-002231 **Date Filed:** 6/29/16

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

Applicant(s): Scott S **Date:** 9/21/16

Date:

Property Owner(s): John Caylin **Date:** 9-20-16

Date:

Date:

Date:

Date:

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- ☐ Application Fee – Cash or Check (credit cards now accepted with additional fee)
- ☐ Site Plan
- ☐ Elevation Drawing
- ☐ Fire Safety Self-Certification
- ☐ Other applicable information/application(s):
  - ☐ _____
  - ☐ _____
  - ☐ _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST *ALSO* INCLUDE:

- ☐ Scenic Area Application/Expedited Review
- ☐ Color and Material Samples
- ☐ Landscaping Plan
- ☐ Grading Plan
- ☐ Other applicable information/application(s):
  - ☐ _____
  - ☐ _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel LOT 2 S1/2 CAMERON TRACT ☐ NO ☒ YES

Deed/Land Use Action: SUBDIV.; further DIVIDED By deed V148-P468 (1-2-1963)

Previous Map and Tax Lot: 2N 12E 9 110

Past Land Use Actions: If yes, list file #(s) SPR-99-128-WARRI-GA (Dwelling, shop, fence); APL-99-106-...(Appeal of SPR-99-128); SPR-04-113 (SFD, detached accessory bldg); EXT-05-105 (Extension of SPR-04-113 ☐ NO ☒ YES

Subject to previous conditions? ☐ NO ☒ YES

Assessor Property Class: 401 (RURAL TRACT)

Zoning: R-R (10)

Environmental Protection Districts – List applicable EPDs:

☐ EPD # None

☐ EPD #

☐ EPD #

☐ EPD #

Water Resources

Are there bodies of water on property or adjacent properties? ☒ NO ☐ YES

Describe: N/A

☐ Fish bearing (100/50 ft buffer) ☐ Non fish bearing (50 ft buffer) ☐ Not identified (25 ft buffer)

☐ Irrigation ditch (50 ft buffer)

Access:

County or ODOT approach permit on file? ☐ NO ☒ YES, # 2211

Address:

Address exists and has been verified to be correct? 7395 DELL RD. ☐ NO ☒ YES

Address needs to be assigned after approval? ☒ NO ☐ YES

Fire District: MOSIER VOL. FRD / OREGON DEPT. OF FORESTRY

Fees (List Review Type and Cost): $1,500 Scenic Area Review

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FILE NUMBER: PLASAR-16-10-0015

NATIONAL SCENIC AREA APPLICATION

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
EXISTING Development					
Dwelling - south roof	46'	24'	14'	1104 sqft	
Garage					
Other (shed, road etc..)					
PROPOSED Improvements					
Dwelling					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Other Building(s)					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks					
Fences/Gates					
Driveway					
Exterior Lighting & Hooding					
14 Solar panels	66"x2	39.4"x7	1.3"	252 sqft	
black					

ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult Building in the Scenic Area - Scenic Resources Implementation Handbook for additional guidance regarding the siting and design of your proposed development.

KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- ☐ Interstate 84, including rest stops
- ☐ Washington State Route 14
- ☐ Historic Columbia River Highway
- ☐ Columbia River
- ☐ Rowena Plateau and Tom McCall Point
- ☐ Washington State Route 142 (Lyle and Klickitat River road)
- ☐ Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)? ☒NO ☐YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors _____

Is any structure on property 50 years old or older? ☒NO ☐YES, year built: _____

Is proposed development site adjacent to agricultural uses? ☐NO ☐YES, type (grazing, orchards, grain, other):

N/A

Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):

MAINTAIN TOPOGRAPHY

☑ The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

COMPATIBILTY

☑ The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

SKYLINE

☑ The proposed development does not break the skyline as seen from any Key Viewing Areas.

VISUAL SUBORDINANCE

☐ The proposed development is sited to achieve visual subordinance from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

N/A

APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- ☐ **If <u>visible</u> from Key Viewing Areas:** Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- ☑ **If <u>not visible</u> from Key Viewing Areas:** Earth-tone colors found at the specific site.

Black

GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required ☑NO ☐YES

If yes, a grading plan meeting the requirements below is included with the application:

- ☐ A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
  - **(1)** Natural and finished grades.
  - **(2)** Location of all areas to be graded, with cut banks and fill slopes delineated.
  - **(3)** Estimated dimensions of graded areas.
- ☐ A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
  - **(1)** Its purpose.
  - **(2)** An estimate of the total volume of material to be moved.
  - **(3)** The height of all cut banks and fill slopes.
  - **(4)** Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
  - **(5)** A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
  - **(6)** A description of any other interim or permanent erosion control measures to be used.

COMPLETENESS

☒ I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31st day after receipt of the application.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

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FIRE SAFETY STANDARDS
SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: PLASAR-16-10-0015

PROJECT DESCRIPTION: Roof mount solar array of 14 black panels on South roof of house

APPLICANT INFORMATION

Name: Commun Energy LLC
Address: PO Box 1592
City/State/Zip: Hood River, OR 97031
Phone: 541.490.8255
Email: Scott.commonenergy@gmail.com

OWNER INFORMATION

Name: John Coughlin
Address: 7395 Dell Rd
City/State/Zip: Mosier, OR 97040
Phone: 503.679.6726
Email: jtcoughlin@gmail.com

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
2N 12E 9 1200	1689	4.32	GMA R10

Property address (or location): 7395 Dell Rd, Mosier, OR 97040

***SITING* 10.110/11.110** – *Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following:* **NOTE: Select either B(1) or B(2).**

A. You have identified site(s) for your building(s) that are not steeper than 40%.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

N/A

B(1). If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in **10.110(B)(2)/11.110(B)(2)** of the ordinance.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

***DEFENSIBLE SPACE* 10.120/11.120** – *Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following:* **NOTE: Select either A or B.**

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

***CONSTRUCTION STANDARDS* 10.130/11.130 –** *Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):*

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.

☑ Yes – Comment composite

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

☐ Yes – Comment N/A

B(1). Please verify the following for all decks:

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

☐ Yes – Comment _____

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

☐ Yes – Comment N/A

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

☐ Yes – Comment _____

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

☑ Yes – Comment _____

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less.

☑ Yes – Comment _____

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

☑ Yes – Comment _____

B(4). Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

☑ Yes – Comment _____

Have a single point of access to the building if service is not provided underground.

☑ Yes – Comment _____

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

☑ Yes – Comment _____

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

☐ Yes – Comment N/A

***ACCESS* 10.140/11.140** – *Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):*

A(1). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

☐ Yes – Comment _____

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

☐ Yes – Comment _____

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

_____

_____

All necessary improvements will be made and maintained to ensure basic access to the property.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

***ON-SITE WATER* 10.150/11.150** – *On site water requirements will be met in the following way:*
NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

☐ Yes – Comment _____ ☐ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

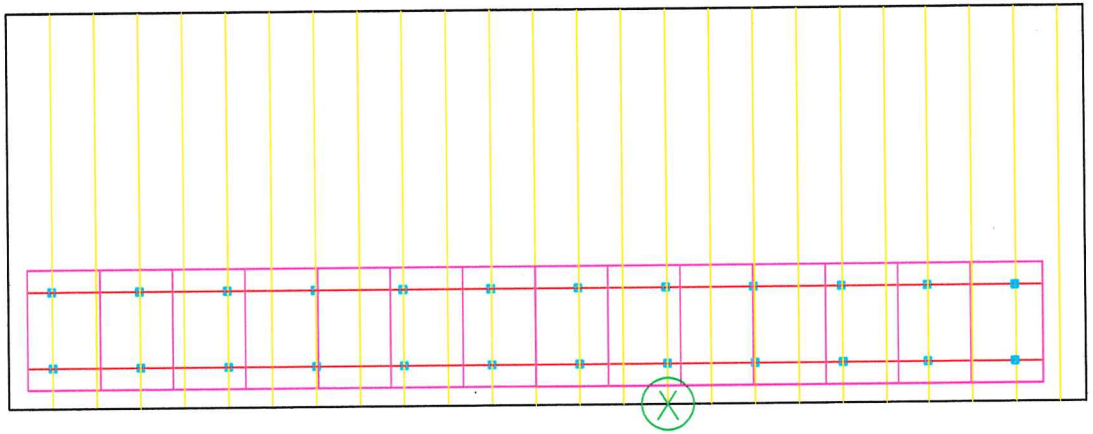
Scott G, owner 9-21-16

Name, Title Date

_____

Name, Title Date

GENERATION METER,
PACIFIC POWER
ELECTRIC METER,
SOLAR CONNECTION
DISCONNECT



N

PANEL LAYOUT

POSTS

RAILS

PANELS

TSRF LOCATION

COMMON ENERGY
RENEWABLE ENERGY - DESIGN/BUILD/CONSULT

RACKING SYSTEM

- 24 POSTS
- RAILS: 4/14, 4/11, 4 SPLICE BARS
- L-FEET: 24, END CLAMPS: 4,
- MID CLAMPS: 20

SPECIFICATIONS

- 14 - SOLARWORLD 285 WATT
- IRONRIDGE ROOF MOUNT RAIL SYSTEM
- TOTAL ARRAY WATTS = 3990
- CHILICON CP-250 MICROINVERTERS
- STRINGS: 1/14

COUGHLIN SOLAR SITE PLAN

No.	Revision/Issue	Date
1	Draft Plan	

Owner: COUGHLIN
7395 DELL RD
MOSIER, OREGON

Contractor: SSC
541 490 8255

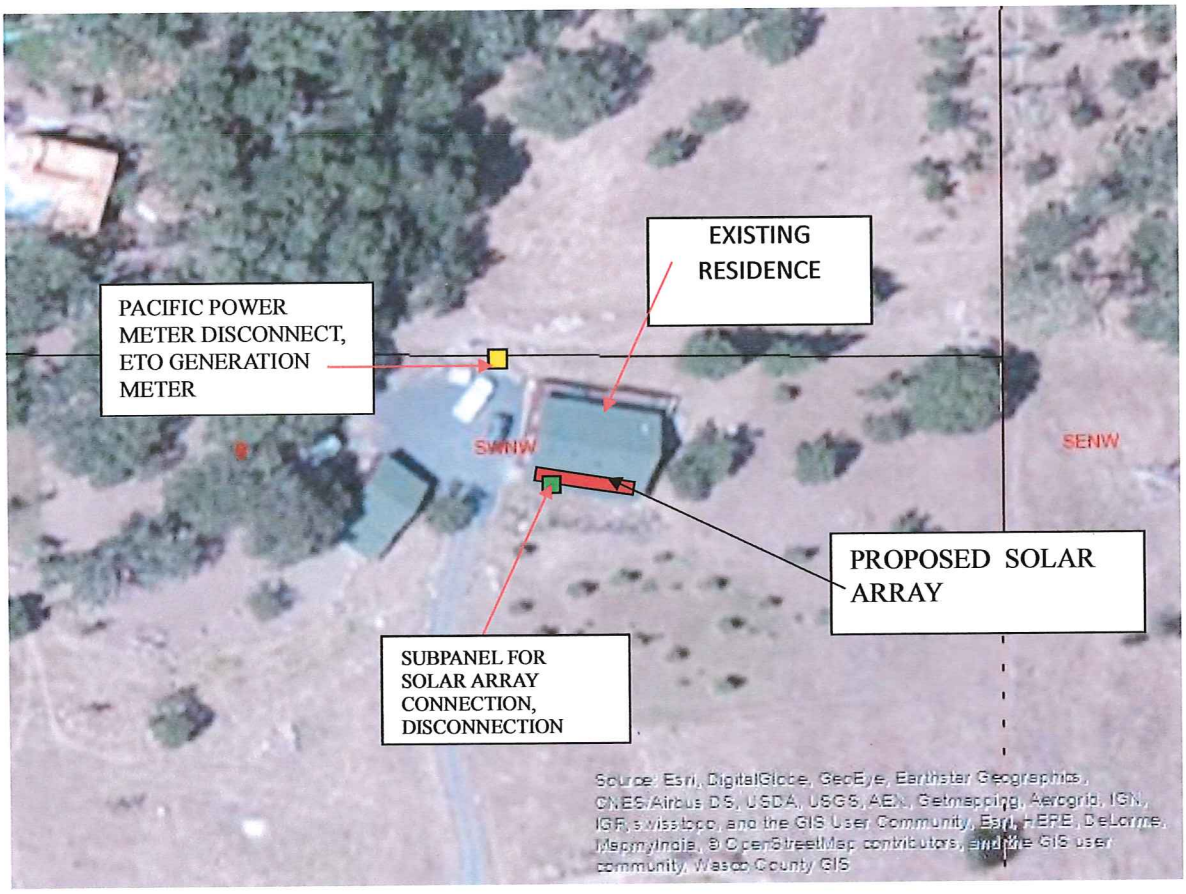
Project: COUGHLIN
Date: 10/2016
Scale: 1/8" = 1'
Sheet: 1

COUGHLIN SOLAR SITE PLAN

7395 DELL RD

MOSIER, OR

TOTAL WATTS: 3.99 KW



N

AmeriTitle

Wasco County Official Records	**2016-002321**
DEED-D	**06/29/2016 02:37:35 PM**
Stn=2 PAULB	
$10.00 $11.00 $10.00 $15.00 $20.00	**$66.00**

I, Lisa Gambee, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

After recording return to:
John T Coughlin and Jennifer P Coughlin
1018 NE Madrona Street
Portland, OR 97211

Until a change is requested all tax statements shall be sent to the following address:
John T Coughlin and Jennifer P Coughlin
1018 NE Madrona Street
Portland, OR 97211
File No. 106505AM

AMERITITLE 106505AM

STATUTORY WARRANTY DEED

Hedwig Gurtner and Andrea Gurtner, as tenants in common,

Grantor(s), hereby convey and warrant to

John T Coughlin and Jennifer P Coughlin, husband and wife,

Grantee(s), the following described real property in the County of Wasco and State of Oregon free of encumbrances except as specifically set forth herein:

The South Half of Lot 2, CAMERON TRACTS, in the County of Wasco, State of Oregon, EXCEPT the South 30 feet

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

02N12E09- 1200 1689

The true and actual consideration for this conveyance is **$350,000.00**.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of June, 2016.

Hedwig Gurtner

Andrea Gurtner

State of OREGON } ss
County of Hood River }

On this 29 day of JUNE, 2016, before me, THE UNDERSIGNED a Notary Public in and for said state, personally appeared Hedwig Gurtner and Andrea Gurtner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Beverly G Nanez
Notary Public for the State of OREGON
Residing at: OREGON
Commission Expires: 10-12-18

OFFICIAL STAMP
BEVERLY GAYLE NANEZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 933126
MY COMMISSION EXPIRES OCTOBER 12, 2018

FORM No. 703—WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That PAUL P. BROOKS and IRENE D. BROOKS, husband & wife *, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* GARY D. WILKE, *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Wasco *and State of Oregon, described as follows, to-wit:*

Northwest quarter of Northwest quarter of Section 9, Township 2 North, Range 12 East of the Willamette Meridian and the North one-half of Lot 2 CAMERON TRACTS, in the County of Wasco and State of Oregon,

SUBJECT TO AND TOGETHER WITH a 20 foot wide perpetual easement over and along the existing road running parallel to the South boundary of the North half of Section 8, Township 2 North, Range 12 East of the Willamette Meridian, in common with others, to the County Road.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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

1. The usual reservations as contained in patent issued by the United States of America.
2. The rights of the public in and to the portions thereof included within the boundaries of roads and highways.
3. Easements for public utilities if the same shall exist in said premises.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is $4,750.00

~~(1) However, the actual consideration consists of or includes other property or value given or promised which is~~

~~xxxxx consideration indicate xxxxx~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23 *day of* August *, 19* 73

Paul P. Brooks

Irene D. Brooks

620 RV-2

731918 (2) INDEXED COMPARED

STATE OF OREGON, } ss.
County of

BE IT REMEMBERED, That on this 23 day of August, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Paul P. Brooks and Irene D. Brooks,

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

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

SIER H. SORENSON NOTARY PUBLIC STATE OF OREGON

Notary Public for Oregon.
My Commission expires 2/1/74

WARRANTY DEED
(FORM No. 703)
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON, } ss
County of Wasco,

I, H. A. HOWARD, County Clerk and ex officio Recorder of Conveyances, in and for said county, do hereby certify that the within instrument of writing was received for record —

AUG 24 11 22 AM '73

and recorded in the —

DEED

records of said County under Micro Film

NUMBER: 731918 (2)

INDEXED

Witness my hand and seal affixed at The Dalles
H. A. HOWARD, County Clerk
By Deputy
Return to
Address

COMPARED

AFTER RECORDING RETURN TO
Jim Sorenson
PO Box 87
The Dalles, Oreg
97058

620 RV-2

731918 (2) INDEXED

similar appearance to this
same height off of roof
all black components/panels

Sunmodule® Plus
SW 280-295 MONO BLACK

SOLARWORLD
REAL VALUE

TUV Power controlled:
Lowest measuring tolerance in industry

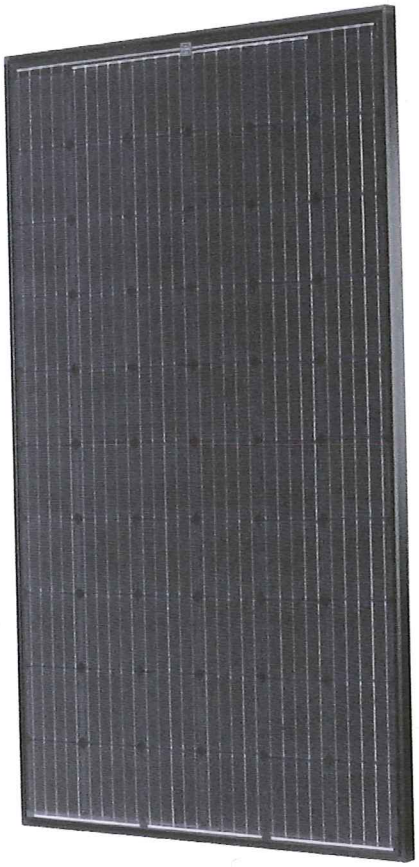
Every component is tested to meet
3 times IEC requirements

Designed to withstand heavy
accumulations of snow and ice

Sunmodule Plus:
Positive performance tolerance

25-year linear performance warranty
and 10-year product warranty

Glass with anti-reflective coating



World-class quality
Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting
Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25-year linear performance guarantee and extension of product warranty to 10 years
SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry, along with our industry-first 10-year product warranty.*

*in accordance with the applicable SolarWorld Limited Warranty at purchase.
www.solarworld.com/warranty

- Qualified, IEC 61215
- Safety tested, IEC 61730
- Blowing sand resistance, IEC 60068-2-68
- Ammonia resistance, IEC 62716
- Salt mist corrosion, IEC 61701
- Periodic inspection

- Periodic inspection
- Power controlled

UL 1703

ISO 9001
ISO 14001
Certified

Home Innovation
NGBS GREEN CERTIFIED

MADE IN USA OF US
AND IMPORTED PARTS

solarworld.com

Sunmodule® Plus
SW 280-295 MONO BLACK

SOLARWORLD
REAL VALUE

PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

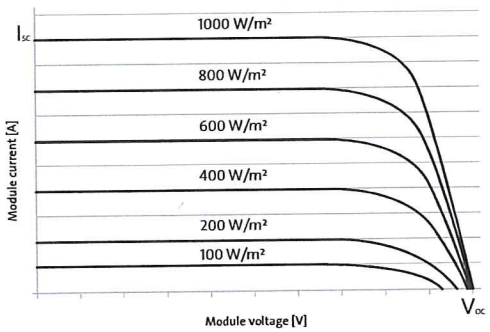
		SW 280	SW 285	SW 290	SW 295
Maximum power	P_{max}	280 Wp	285 Wp	290 Wp	295 Wp
Open circuit voltage	V_{oc}	39.5 V	39.7 V	39.9 V	40.0 V
Maximum power point voltage	V_{mpp}	31.2 V	31.3 V	31.4 V	31.5 V
Short circuit current	I_{sc}	9.71 A	9.84 A	9.97 A	10.10 A
Maximum power point current	I_{mpp}	9.07 A	9.20 A	9.33 A	9.45 A
Module efficiency	η_m	16.70 %	17.00 %	17.30 %	17.59 %

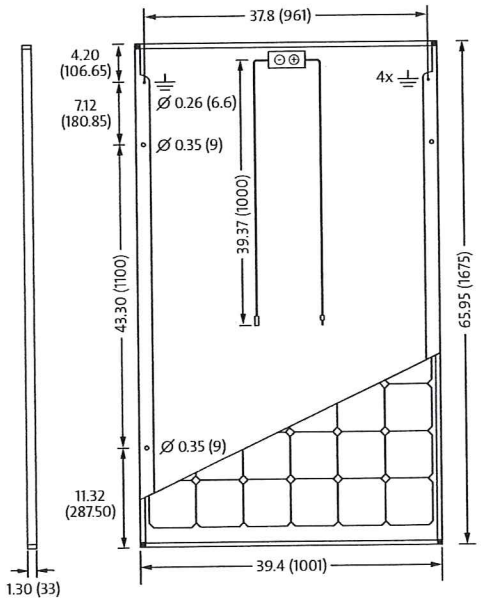
*STC: 1000W/m², 25°C, AM 1.5

PERFORMANCE AT 800 W/M², NOCT, AM 1.5

		SW 280	SW 285	SW 290	SW 295
Maximum power	P_{max}	207.2 Wp	211.1 Wp	215 Wp	218.4 Wp
Open circuit voltage	V_{oc}	35.8 V	36.0 V	36.2 V	36.3 V
Maximum power point voltage	V_{mpp}	28.3 V	28.4 V	28.5 V	28.6 V
Short circuit current	I_{sc}	7.85 A	7.96 A	8.06 A	8.17 A
Maximum power point current	I_{mpp}	7.33 A	7.43 A	7.54 A	7.64 A

Minor reduction in efficiency under partial load conditions at 25° C: at 200 W/m², 100% of the STC efficiency (1000 W/m²) is achieved.





COMPONENT MATERIALS

Cells per module	60	*Front*	Low-iron empered glass with ARC (EN 12150)
Cell type	Monocrystalline 5-busbar	*Frame*	Black anodized aluminum
Cell dimensions	6.17 in x 6.17 in (156.75 x 156.75 mm)	*Weight*	39.7 lbs (18.0 kg)

THERMAL CHARACTERISTICS

NOCT	48 °C
TCI_{sc}	0.044 % /C
TCV_{oc}	-0.31 % /C
TCP_{mpp}	-0.43 % /C
Operating temp	-40 to +85 °C

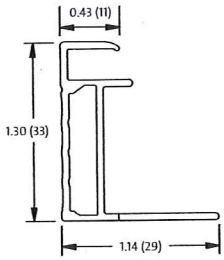
ADDITIONAL DATA

Power sorting	-0 Wp/+5 Wp
J-Box	IP65
Connector	PV wire per UL4703 with H4/UTX connectors
Module fire performance	(UL 1703) Type 1

PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Maximum system voltage SC II / NEC		1000 V
Maximum reverse current		25 A
Number of bypass diodes		3
*Design loads**	*Two rail system*	113 psf downward, 64 psf upward
*Design loads**	*Three rail system*	178 psf downward, 64 psf upward
*Design loads**	*Edge mounting*	178 psf downward, 41 psf upward

*Please refer to the Sunmodule installation instructions for the details associated with these load cases.

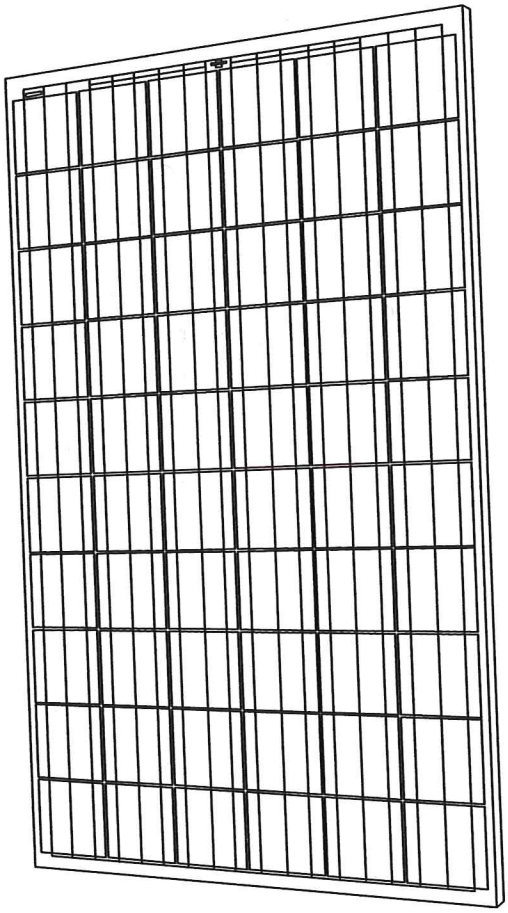


- Compatible with both "Top-Down" and "Bottom" mounting methods
- ⏚ Grounding Locations:
  – 4 locations along the length of the module in the extended flange.

All units provided are imperial. SI units provided in parentheses.
SolarWorld AG reserves the right to make specification changes without notice.

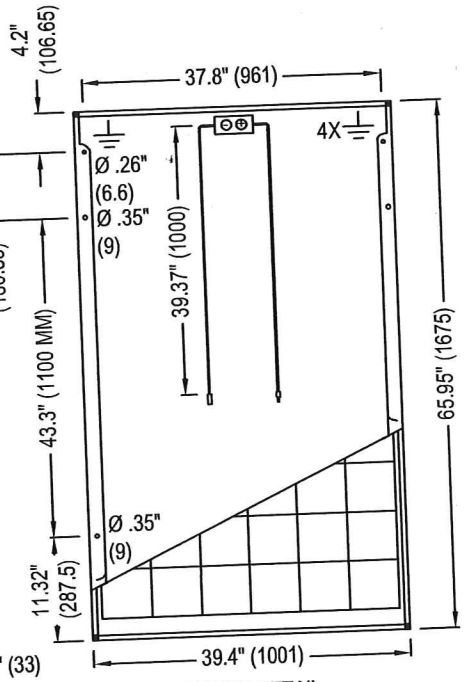
SW-01-7515US 160906

SOLARWORLD AMERICAS INC.
25300 NW EVERGREEN RD.
HILLSBORO, OR 97124
PHONE: (503) 844-3414
FAX: (503) 844-3403
www.solarworld-usa.com



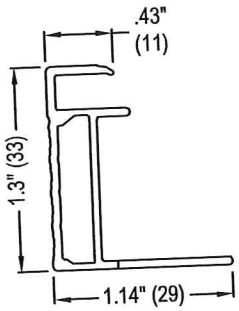
ISOMETRIC VIEW

SIDE DETAIL VIEW



FRONT DETAIL VIEW

Height above roof 1.3"



VERSION 4.0 FRAME

⏚ LOCATIONS OF GROUNDING:
- 4 LOCATIONS ALONG THE LENGTH OF THE MODULE IN THE EXTENDED FLANGE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 4779-001.

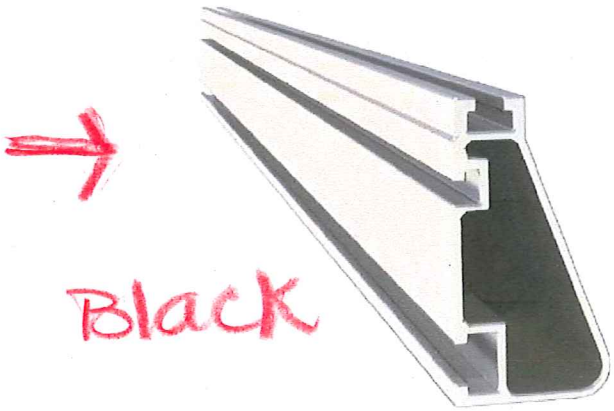
SUNMODULE® PRO-SERIES SOLAR PANELS

SW 60 CELL POLY / VERSION 4.0 FRAME/SILVER OR BLACK

4779-001

Standard Rail

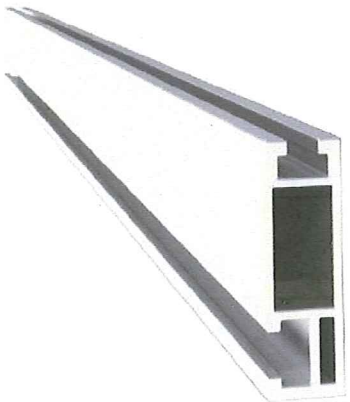
The IronRidge Standard Rail is a high performance rail that spans over twelve feet under typical load conditions. This rail has slots for both top and bottom PV module mounting and is manufactured using extruded aluminum alloys.



Property	Value
Material	6000 Series Aluminum
Finish	Clear & Black Anodized
Beam Height	3.00"
Weight / Linear Foot	.945 Lbs
Total Cross-Sectional Area	.807 In^2
Section Modulus (X-axis)	.530 In^3
Moment of Inertia (X-axis)	.843 In^4
Moment of Inertia (Y-axis)	.182 In^4
Torsional Constant	.436 In^3
Polar Moment of Inertia	0.3299 In^4

Light Rail

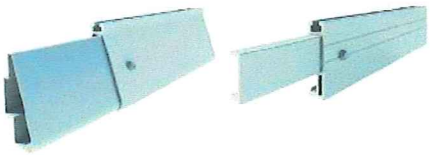
The IronRidge Light Rail is a super-light, highly cost-effective rail that spans over six feet under typical load conditions. This rail has a top slot for easy top mounting and is manufactured using extruded aluminum alloys.



Property	Value
Material	6000 Series Aluminum
Finish	Clear Anodized
Beam Height	2.055"
Weight / Linear Foot	.561 Lbs
Total Cross-Sectional Area	.456 In^2
Section Modulus (X-axis)	.192 In^3
Moment of Inertia (X-axis)	.197 In^4
Moment of Inertia (Y-axis)	.031 In^4
Torsional Constant	.100 In^3
Polar Moment of Inertia	.039 In^4

Internal Splice

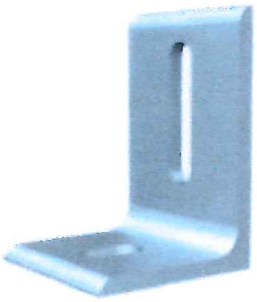
IronRidge Rails are easy to extend with our patent-pending Internal Splices. The Internal Splice ar does not interfere with clamping or attachment mounting, and offers a near seamless appearance. The IronRidge Splices come standard with all mounting hardware.



Property	Value
Material	6000 Series Aluminum
Finish	Mill
Standard Rail Splice Length	12"
Light Rail Splice Length	6"
Hardware	2 SS Self-tapping Screws

Adjustable L-Foot Black

Our adjustable L-feet are engineered for most roof mounting applications. Vertical slots provide adjustability to account for roof irregularities. Our L-feet are compatible with Quick Mount PV, Ecofasten, and many other roofing products. This product works with both Standard and Light Rails.



Property	Value
Material	6000 Series Aluminum
Finish	Mill & Black
Height	3"
Width	2"
Depth	2"
Length of Vertical Slot	1.375"
Weight	0.16 Lbs
Hardware	3/8" SS

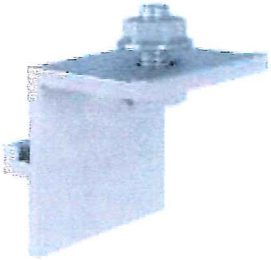
FlashFoot™ Black

IronRidge FlashFoot™ is an all-in-one solar mounting product for composition shingle roofs that eliminates the need for separate standoffs, flashings, and L-feet. FlashFoot incorporates a number of structural and waterproofing features to securely attach IronRidge Rails to roof structures, while also protecting against water intrusion and weather damage. Comes with flashing, lag bolt, and L-Foot.

Property	Value
Material	Aluminum
Finish	Mill & Black
Height	3.5"
Length	12"
Width	12"
Dual Mechanical Seal	Yes
Open L-Foot Slot	Yes
Weight	1.35 Lbs
Hardware	5/16" and 3/8" SS

Under Clamp

IronRidge Under Clamps secure PV modules to the Standard Rail using the mounting holes of the PV module and the side slot of the Standard Rail.



Property	Value
Material	5000 Series Aluminum
Finish	Mill
Spacing between Modules	¼"
Width	1.6"
Depth	1.5"
Weight	0.05 Lbs
Hardware	¼"-20 SS Nut and Bolt

End Clamp Black

IronRidge End Clamps secure PV modules to both Standard and Light Rails using the top slot of these rails. Our Clamps are independent upon the module's mounting holes.

Property	Value
Material	5000 Series Aluminum
Finish	Mill & Black
Height	Varies depending on Module
Width	1.5"
Depth	1.5"
Weight	0.2 Lbs
Hardware	¼"-20 SS Nut and Bolt

Mid Clamp Black

IronRidge Mid Clamps secure PV modules to the rail when there are multiple modules in a row. The mid clamp fits between two adjacent modules, providing clamping pressure to both modules simultaneously. The Mid Clamps are not dependent upon the PV module's mounting holes and fit to the top slots of either our Standard or Light Rails.

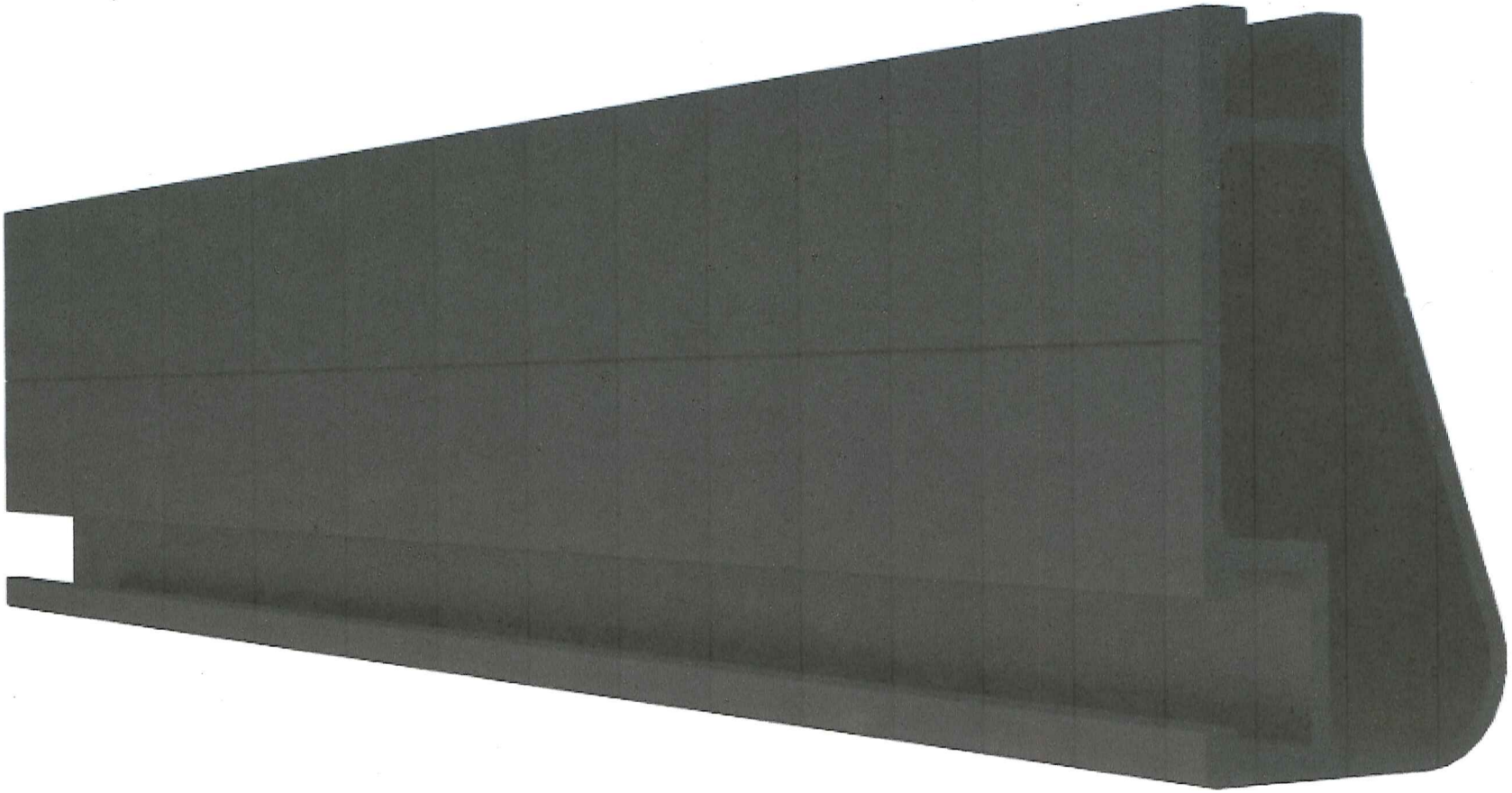
Property	Value
Material	5000 Series Aluminum
Finish	Mill & Black
Spacing between Modules	¼"
Width	1"
Depth	1.5"
Weight	0.2 Lbs
Hardware	¼"-20 SS Nut and Bolt

Grounding Mid Clamp

Grounding Mid Clamps are used when top-mounting modules to the top slot of either our Standard (XRS) and/or our Light (XRL) Rails (fits both). Each Grounding Mid Clamp pierces through the anodized coatings of both the module frame and the mounting rail to form secure electrical bonds, which are repeated throughout the array. These clamps are not dependent upon the module's mounting holes. These Mid Clamps may be ordered with T-bolts. Mid Clamps require .25" between modules thus maximizing the total number of modules per set of rails. Available in clear or black finish. Ground Mid Clamps are ETL listed and conforms to UL 2703 for use with IronRidge Rails with Integrated Grounding.

Property	Value
Material	304 Stainless Steel
Finish	Mill & Black
Spacing between Modules	¼"
Width	1"
Depth	1.2"
Weight	0.3 Lbs
Hardware	¼"-20 SS Nut and Bolt

Black rails



IronRidge XR-100-168B Black Anodized 14' Rail 1pc
Image 1 of 2