



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
June 20, 2012

PRESENT: Rod L. Runyon, Chair of County Commission
Scott C. Hege, County Commissioner
Sherry Holliday, County Commissioner
Tyler Stone, Administrative Officer
Kathy White, Executive Assistant

At 9:00 a.m. Chair Runyon called to order the Regular Session of the Board of Commissioners and called for comment from the public, department heads and/or Mr. Stone. There being none, he asked for any additions to the agenda. Mr. Stone requested a formal motion to support the decision made at the 6.6.2012 session approving the WCCCF hiring of their current volunteer to a temporary, part-time Office Assistant I position.

Chair Runyon added the transparency ratings to the Discussion List.

Discussion List Item – WCCCF Personnel

{{{Commissioner Holliday moved to approve the WCCCF hiring of their current volunteer to a temporary, part-time position. Commissioner Hege seconded the motion which passed unanimously.}}}

Discussion List Item – Mapping Agreement

Tim Lynn, County Assessor, explained that this is an annual contract already budgeted as an expense. The contract is with the Department of Revenue for cartography.

Chair Runyon asked if some of this work might be done within the County GIS rather than contracting it out. Mr. Lynn responded that cartography and GIS are not the same. The cartography actually provides the basis for the GIS system. It is actually less expensive to contract out than to hire a county employee to do the same thing as cartographers are hard to find and therefore expensive to employ.

He went on to explain that the amount of the contract reflects the maximum possible charge and it will most likely be somewhat less than that maximum.

{{{Commissioner Holliday moved to approve the Department of Revenue Contract #2938. Commissioner Hege seconded the motion which passed unanimously.}}}

Discussion List Item – Wasco County Veterans Service Office Report

Mr. Stone reviewed the report provided by the VSO and included in the Board Packet. Chair Runyon pointed out that although the number of veterans residing in Wasco County has declined, the amount of compensation has increased. Mr. Stone added that the compensation and pension dollars being paid to area veterans has increased by more than a million dollars over last year. Chair Runyon noted that the VSO has a robust and dedicated group of volunteers who keep the office running smoothly.

Further discussion ensued regarding the lease for the VSO office with the City of The Dalles. The lease has been renewed for one year. Chair Runyon emphasized the importance of the Veterans Service Office maintaining a presence in the downtown area.

Discussion List Item – Statement of Support for Columbia River Gorge Commission Consensus Leadership

Commissioner Runyon summarized the letter which was included in the Board Packet. Commissioner Hege stated that he thinks the intent of the letter is good and it is his hope that there will be true collaboration as a result.

{{{Chair Runyon moved to support the letter proposed by Darren Nichols regarding support for Columbia River Gorge Commission Consensus Leadership. Commissioner Hege seconded the motion which passed unanimously.}}}

Discussion List Item – Transparency Ratings

Commissioner Hege stated that he had seen an article in the AOC newsletter that reported on website transparency rankings set by the Sunshine Review for all U.S. counties. In reviewing the data, Commissioner Hege found that many of the items which Wasco County was found lacking, actually do exist on the County website. He contacted the organization, providing links that demonstrate the existence of the information. They promised to review and re-grade the

Wasco County website which currently has a grade of D-. Commissioner Runyon pointed out that the report information is two years old and that there have been many improvements to the Wasco County website over the last eighteen months and more improvements are planned.

Public Comment – Crates Point Debt Payments

Marilyn Clifford reported that she had just attended a City Council meeting for the City of The Dalles where Mayor Wilcox publically announced that two Wasco County Commissioners supported the City no longer making the \$25,000.00 debt payment that the City had previously agreed to pay toward the Discovery Center. Then she learned that the City planned to spend those funds rather frivolously. As a County resident, she is frustrated. She stated that other County residents were also frustrated, feeling that the County has done a better job of spending money and putting veterans first.

Chair Runyon commented that he has not expressed any support; no one from the City has asked him about it. He inquired if anyone had asked the other Commissioners, both of whom replied that they had not been contacted regarding their opinion on the subject. Ms. Clifford was glad to hear the Commission get that on the record.

Commissioner Hege asked how the County would accommodate the \$25,000.00 change. Mr. Stone explained that there would have to be discussion and a change to the 2012-2013 budget would require a budget adjustment.

Chip Wood, Commission candidate, asked for further explanation. Commissioner Hege explained that the City of The Dalles basically removed \$25,000.00 of revenue from the County that would have gone toward the Discovery Center bond. The County will now need to adjust the budget to accommodate the reduction in revenue. Chair Runyon added that as he understood it, the reason the city was contributing to the bond payments in the first place had to do with infrastructure which the City will eventually own. He went on to explain that the County does not receive any direct benefit from the Discovery Center, while the city gains revenue through motel/hotel taxes, etc., from visitors to the Discovery Center.

Ms. Clifford reminded the Board that it is not final, but only proposed in the City budget. She urged people to make their feelings on the subject known.

**Consent Agenda – Order Canceling Delinquent Property Taxes,
Newspaper Designation**

There was a brief discussion regarding the process of notifying taxpayers of delinquent tax cancellation – since all cancellations are for under \$5.00, it would not be cost effective to send out notifications.

**{{{Commissioner Hege moved to approve the consent agenda.
Commissioner Holliday seconded the motion which passed
unanimously.}}}**

Recess at 9:30 a.m. in order to open Public Hearing for the Wasco County Library District Budget

Reconvened at 9:50 a.m.

Agenda Item – Planning Department Strategic Plan

John Roberts, Planning Director, presented a power point (attached) outlining the Planning Department's Strategic Plan. He introduced his entire staff and then began by explaining their goal is to be effective and bring more meaning into the department's mission and values. He is confident in his team. After reviewing the plan for the Board, Mr. Roberts asked for their feedback.

Chair Runyon explained that when the process of strategic planning began for the county, they wanted to be sure they were not creating documents that would just be produced and shelved. He commended Mr. Roberts and his staff for setting systems in place to keep the plan alive and in use.

Commissioner Hege expressed appreciation for their use of the core values and hopes they use them as cornerstones of what they do day to day. He also commended their support of the public in problem-solving issues.

Commissioner Hege asked the planning staff how they felt about the plan. He wondered what the biggest concern would be in undertaking the implementation of the strategic plan. Joey Shearer, Associate Planner, responded that there are a lot of internal policies that can be changed and improved that will have significant and immediate impact. The larger questions are more difficult, but he believes the part of the plan that asks staff to participate weekly in community meetings will go a long way towards positive change within the department. It will help the department to not just respond to "squeaky wheels" but to hear what the community at large wants from their Planning Department.

Mr. Stone commended the Planning Department, as well as others who have developed plans, for all the hard work that has gone into creating the plans that will feed into the overall strategic plan for the County. Jeanette Montour, Senior Planner, asked how the department plans tie into the County Plan. Mr. Stone explained that the county set six focus areas that are to be included in every department's strategic plan. Once all those plans are set, data from each of those areas can be aggregated into one county report.

Commissioner Hege added that it will also provide the Board with some direction as to what the County's resources are – not just in money, but also in skills. It should also help departments become more efficient as we move through hard economic times.

Commissioner Holliday provided some history, explaining how much of the Planning Department's time had been tied up in codes enforcement and that with the addition of a codes enforcement officer, the rest of the department has been freed up to do more. She commended Keith Cleveland, Codes Compliance Officer, for his great work and the entire department for their grace and professionalism in doing their jobs.

Mr. Roberts stated that they will be re-evaluating the plan early next year with March as the target presentation date.

Session recessed the session at 10:43 a.m.

Session reconvened at 10:48 a.m.

| |
|-------------------------------------|
| Agenda Item – Old/New Armory |
|-------------------------------------|

Jim Willeford, Chief of Construction for the Oregon Military Department, and Brigadier General Mike Caldwell, Oregon State Defense Force, were present to brief the Board on plans for the demolition of the old Armory and construction of the new Armory in The Dalles.

Construction of the new Armory commenced immediately following the ground breaking ceremony with September, 2013, set as the target date for completion. The project has been designated as a Net Zero energy site, which may not be achieved by occupancy; but will be achieved by completion.

Commissioner Hege asked what their approach would be to achieve Net Zero. Mr. Willeford replied that they are moving forward, taking the neighborhood concerns into consideration with a desire to maintain a good community relationship. They will improve air-tightness and reduce energy demand, using a

ground source heat pump and a number of other energy efficient systems. They may also use small scale wind energy and/or solar energy.

Discussion followed regarding the ORSDF's experience in building other armories located on college campuses. Columbia Gorge Community College will be able to use the building five days a week. Although the military culture is very different from the collegiate culture, they have historically been able to resolve any issues and work well together.

Gen. Caldwell then explained that the ORSDF had agreed to help raze the lot where the existing armory stands and have begun to raise the funds to do that. The goal is to bring it to a state of readiness for whatever the County wants to do with it. He asked for the Board's support for the work. He went on to say that although there is no asbestos in the main structure, there is some in the floor tiles and promised to abate those. They have not looked at the back lot, but plan to do so.

Chair Runyon expressed his appreciation for the General's direct statements and asked if Mr. Willeford would be the Board's contact for the razing of the lot. Mr. Willeford replied affirmatively.

Chair Runyon asked if they had mitigated the neighbors' concerns regarding access to the park. Mr. Willeford responded that they had no plans to close trails but if it became necessary, as the result of liability issues, to close trails, the college has agreed to open trails to the south. He added that there would be no firing of weapons at the site and there would be no ammunition stored there.

Chair Runyon thanked the gentlemen for their candor and expressed the County's enthusiasm regarding the plan and the relationships with all the stakeholders – City, County and College. In the long run, the Board believes this will be a great asset to Wasco County.

Agenda Item – County Insurance Report

Mike Courtney, Courtney Insurance, reviewed the report provided to the Board in their packets (attached). For auto insurance through CIS, the County can save up to 25% through the retrospective deductible and have been able to save \$22,000.00 over the past three years.

Workers comp through SAIF has been excellent and although the Wasco County's insurance modification usually remains below the average of 1%, we are currently at 1.02% - down from 1.11%. Although SAIF offers a variety of payment plans, the County pays annually and as a result, saves 4%.

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Mr. Courtney went on to explain that SAIF has hired a loss control officer located in The Dalles. He is available for support any time and has already proved useful.

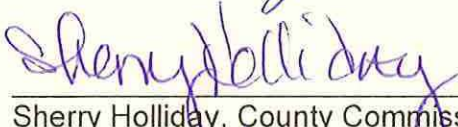
{{{Commissioner Holliday moved to approve the SAIF renewal as well as the CIS proposal for 2012-13. Commissioner Hege seconded the motion which passed unanimously.}}}

Commission Chair Runyon adjourned the regular session at 11:55 a.m.


WASCO COUNTY BOARD
OF COMMISSIONERS



Rod L. Runyon, Chair of Commission



Sherry Holliday, County Commissioner



Scott Hege, County Commissioner

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
June 6, 2012**

ADDITIONAL DOCUMENTS

1. [Readiness Center – The Dalles Armory](#)

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION / AGENDA WEDNESDAY, June 20, 2012
LOCATION: Wasco County Courthouse, County Courtroom #202
511 Washington Street, The Dalles, Oregon

Public Comment: Individuals wishing to address the Commission on items not already listed on the Agenda may do so during the first half-hour. To speak at other times please wait for the current speaker to conclude. Raise your hand to be recognized by the Chair for direction. Speakers are required to give their name and address. Please limit comments to three minutes, unless extended by the Chair.

Departments: Are encouraged to have their issue added to the Agenda in advance. When that is not possible the Commission will attempt to make time to fit you in during the first half-hour or between listed Agenda items.

NOTE: This Agenda is subject to last minute changes. Meetings are ADA accessible. For special accommodations please contact the Commission Office in advance, (541) 506-2520. TDD 1-800-735-2900. Wasco County does not discriminate against individuals with disabilities.

9:00 a.m.

CALL TO ORDER

Items without a designated appointment may be rearranged to make the best use of time.

- Corrections or Additions to the Agenda
- Administrative Officer - Tyler Stone: Comments
- [Discussion Items](#) (Items of general Commission discussion, not otherwise listed on the Agenda) [Mapping Agreement](#), [Wasco County Veterans Service Office Report](#), [Statement of Support](#)
- [Consent Agenda](#) Fee Schedules Amendments (Items of a routine nature: minutes, documents, items previously discussed.) [Order Canceling Delinquent Personal Property Taxes](#), [Newspaper Designation](#)

9:30 a.m. Recess BOCC to convene [Public Hearing](#) – Wasco County Library District Budget, Sheila Dooley

9:45 a.m. [Planning Department Strategic Plan](#) – John Roberts

10:45 a.m. [Old/New Armory](#) – Jim Willeford, Brigadier General Caldwell

11:30 a.m. [Insurance Report](#) – Mike Courtney

NEW / OLD BUSINESS
COMMISSION CALL / REPORTS
ADJOURN

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
June 20, 2012**

DISCUSSION LIST

ACTION AND DISCUSSION ITEMS:

1. [Mapping Agreement](#)
2. [Wasco County VSO Report](#)
3. [Statement of Support for Columbia River Gorge Commission Consensus Leadership](#)

ON HOLD:

1. Wasco County website improvement
2. Admin move

Discussion Item
Mapping Agreement

- [Explanatory Email](#)
- [Contract 2938](#)
- [FAX Confirmation](#)



Kathy White <kathyw@co.wasco.or.us>

Fwd: Mapping Maintenance Agreement

5 messages

Tim Lynn <timl@co.wasco.or.us>

Mon, May 21, 2012 at 11:10 AM

To: Kathy White <kathyw@co.wasco.or.us>

Cc: Sue Stephens <sues@co.wasco.or.us>

Kathy...

I need to submit this latest version of our Mapping Maintenance Agreement to the board for signature.

These monies are included in the 2012-13 budget as approved in line 101.12.5112.52410.

Will you please put it on their Agenda at the earliest convenient time?

Thank you,

Tim...

----- Forwarded message -----

From: **JOLLEY Jennifer M** <jennifer.m.jolley@state.or.us>

Date: Mon, May 21, 2012 at 10:06 AM

Subject: Mapping Maintenance Agreement

To: LYNN Tim <timl@co.wasco.or.us>

Hi Tim,

Attached is a new Mapping Maintenance Agreement that will replace your agreement with us on July 1, 2012. Please review it and sign it and return to me. Also, please sign the attached signature by fax/email document. Once I have both documents, DOR will sign it as well and I will send you a fully executed copy for your records. Please let me know if you have any questions.

Thank you,

Jennifer Jolley

Oregon Department of Revenue

Finance/Contracts

Phone 503-945-8403

Fax 503-945-8382

**INTERGOVERNMENTAL SERVICES AGREEMENT
CONTRACT #2938**

This agreement is between The Oregon Department of Revenue (Department) and Wasco County (County).

This agreement is for map maintenance and related cartographic activities to be performed by the Department of Revenue for the County as authorized under ORS 306.125.

Map maintenance and related cartographic activities shall be performed by the Department as requested by the County. All map maintenance work will be completed in accordance with state cadastral map standards. Mapping costs are based on estimated staff hours required to complete the work at a specified rate per staff hour. The figures shown below are for the fiscal year July 1, 2012 to June 30, 2013. Costs are subject to change for billable overruns. The rate per staff hour includes salaries, supplies, and overhead. In addition, the Department may furnish to the County maps used by the assessor's staff (related maps). These maps are related to map maintenance, but the cost is not included in the rate per staff hour. The cost to the County for related maps will be the actual cost. The County will be billed monthly for services performed and related maps. Payment shall be made within 30 days following each monthly billing.

The Department will make every effort to produce and maintain maps to state standards using correct cadastral procedures. Additionally, should an inadvertent mapping error occur, which causes an assessment to be incorrect, the County shall be responsible to make all administrative corrections to the assessment and incur all costs for the corrections.

Any charges for legal services or litigation costs that may be incurred by the Department at the request of the County are not covered by this agreement.

| ACTIVITY | ESTIMATED STAFF HOURS | NOT-TO-EXCEED RATE PER STAFF HOUR | TOTAL COST |
|--|-----------------------|-----------------------------------|------------|
| Map Maintenance and Related Activities | 430.43 | \$40.00 | \$17,217 |
| Related Maps | | Actual | |

It is understood and agreed that either party may terminate this agreement upon 90 days written notice. All work completed shall be paid for as of the last day stipulated in the termination notice. All completed work, maps, and records shall be turned over to the County for its use.

It is understood and agreed that this agreement is subject to any law passed by the Legislative Assembly of Oregon affecting any provisions contained herein.

STATE OF OREGON, by and through its
DEPARTMENT OF REVENUE

By _____
Stephanie Lehman, Contracts Administrator

Date_____

Internal Review

Merri Seaton,
Cadastral Information Systems
Unit Manager
Property Tax Division
Date_____

By and through the COUNTY COURT or
BOARD OF COUNTY COMMISSIONERS

Of Wasco County, Oregon

By _____
County Judge or Chairperson of
the Board of County Commissioners
Date_____

County Commissioners

Date_____

REVIEWED AND APPROVED

Assessing Official of Wasco County

Date_____



| | |
|-------------------------------------|--|
| TO: | Jennifer Jolley Oregon Department of Revenue 955 Center St. NE Salem, OR 97301-2555 Voice: (503) 945-8403 Fax: (503) 945-8382 |
| FROM: | Tim Lynn |
| Phone: | 541-506-2512 |
| Fax: | 541-506-2511 |
| Date: | 5/21/12 |
| Pages including this cover page: | |
| SUBJECT: | Contract # 2938 |
| | |

I (signature) _____, (title) _____,
received a copy of the Oregon Department of Revenue (Agency) Contract # 2938
between Wasco County and Agency via e-mail from Jennifer Jolley on June 12, 2012.
I certify by signature that I signed the Contract on _____, 2012 without
change from the electronically transmitted document. A copy of the signature page
from this Contract containing my signature and dated _____, 2012, is
included with this facsimile/ email transmission.

Discussion Item
VSO Report

- [Activity – Monthly Volunteer Hours to Date 2012](#)
- [Office Activity to Date 2012](#)
- [Financial Report to Date 2012](#)

Wasco County Veterans' Services
RECORD OF VOLUNTEER HOURS – 2012

| NAME | J A N | F E B | M A R | A P R | M A Y | J U N | J U L | A U G | S E P | O C T | N O V | D E C | Total Individual Hours |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|
| BLOCK, Janet | 30 | 14 | 14 | 14 | 18 | | | | | | | | |
| BLOCK, James | 0 | 0 | 0 | 6 | 19 | | | | | | | | |
| BURRIS, Jim | 160 | 160 | 120 | 140 | 120 | | | | | | | | |
| CHAPMAN, Dixie | 38 | 36 | 42 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 124 |
| CLARK, Loren | 26 | 14 | 16 | 10 | 16 | | | | | | | | |
| COMBS, Patricia | 42 | 24 | 32 | 22 | 30 | | | | | | | | |
| DAVIS, Victoria | 0 | 0 | 0 | 0 | 0 | | | | | | | | |
| EGGERS, Karen | 0 | 2 | 0 | 0 | 0 | | | | | | | | |
| GLANDEN, Linda | 0 | 0 | 1 | 0 | 0 | | | | | | | | |
| GUSTAFSON, LaVern | 9 | 13 | 18 | 20 | 14 | | | | | | | | |
| HEATH, Linda | 162 | 20 | 18 | 3 | 0 | | | | | | | | |
| JONES, Russell | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61 |
| LAWRENCE, Donna | 0 | 0 | 2 | 4 | 18 | | | | | | | | |
| LAWRENCE, Stephen | 24 | 14 | 10 | 12 | 18 | | | | | | | | |
| LEE, Kathy | 18 | 0 | 0 | 0 | 0 | | | | | | | | |
| MANEY, Catherine | 0 | 4 | 0 | 0 | 6 | | | | | | | | |
| MARTIN, Kathleen | 0 | 0 | 0 | 0 | 3 | | | | | | | | |
| MARTIN, Shirley | 1 | 0 | 0 | 0 | 2 | | | | | | | | |
| MAXWELL, N. Jean | 72 | 75 | 74 | 84 | 76 | | | | | | | | |
| MAXWELL, Robert | 13 | 3 | 4 | 4 | 6 | | | | | | | | |
| OTTO, Ruth | 16 | 2 | 2 | 4 | 2 | | | | | | | | |
| PERKINS, Anne | 21 | 0 | 4 | 11 | 4 | | | | | | | | |
| POWELL-MORIN, Joyce | 0 | 0 | 2 | 2 | 2 | | | | | | | | |
| RAMEY, Amanda | 18 | 5 | 1 | 3 | 0 | | | | | | | | |
| RUNYON, Rod | 9 | 8 | 11 | 16 | 12 | | | | | | | | |
| SCHATZ, Gwen | 0 | 2 | 2 | 4 | 3 | | | | | | | | |
| THOMAS, Barbara | 14 | 1 | 2 | 2 | 4 | | | | | | | | |
| TUTTLE, Beverly | 5 | 4 | 0 | 14 | 0 | | | | | | | | |
| WHITE, Kathy | 0 | 11 | 8 | 2 | 0 | | | | | | | | |
| TOTALS HOURS | 739 | 412 | 383 | 385 | 373 | | | | | | | | |

Submitted by: Jean Maxwell, VSO Volunteer Coordinator

Wasco County Veterans' Services Office

**ACTIVITY by MONTH
2012**

| Month | Appointments and Walk-Ins | Percent from Washington | Phone Calls (In and Out) | Volunteers Who Served | Total Volunteer Hours |
|--------------|--|--|-------------------------------------|--------------------------------------|--------------------------------------|
| January | 224 | 16.5% | 266 | 19 | 739 |
| February | 252 | 19.4% | 300 | 19 | 412 |
| March | 285 | 15.8% | 406 | 19 | 383 |
| April | 230 | 10.4% | 157 | 20 | 385 |
| May | 247 | 20.6% | 206 | 19 | 373 |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | | | | | |
| October | | | | | |
| November | | | | | |
| December | | | | | |
| TOTALS | | | | | |

NOTES FOR MAY:

- *Volunteer Staff Meeting:* Meets the 2nd Friday of each month at 1:00 p.m. at the VSO.
- *Home Fires Burning:*
 - Focus Group: Meets the 1st Monday of each month at 5:00 p.m. at the VSO.
 - Widows' Support Group: Meets the 2nd Tuesday of each month at 11:00 a.m. at the VSO.

WASCO ONLY

| Month | Retroactive | New Recurring Payments |
|---------------|-------------|------------------------|
| January 2012 | \$79,080 | \$2,924 |
| February 2012 | \$23,997 | \$5,293 |
| March 2012 | \$14,796 | \$2,697 |
| April 2012 | \$44,173 | \$4,360 |
| May 2012 | \$63,504 | \$2,752 |
| Year to Date | \$225,550 | \$18,026 |

| | FY 2010 | FY 2011 | Change |
|--------------------------|-------------|-------------|--------|
| Veterans in Wasco County | 2,848 | 2,783 | -2.3% |
| Comp & Pen | \$6,660,000 | \$7,472,000 | +12% |
| Comp & Pen per Vet | \$2,338.48 | \$2,684.87 | +14.8% |

Discussion Item
**Support for Columbia River Gorge Consensus
Leadership**

- [Statement](#)

Statement of Support for Columbia River Gorge Commission Consensus Leadership

June 15, 2012

DRAFT

The United States of America, Tribes of the Columbia River, and the states of Oregon and Washington have long recognized the importance of protecting one of our nation's greatest treasures – the Columbia River Gorge. The Gorge holds an iconic and sacred place in the history of our people, our communities and our nation. With that recognition, twenty-five years ago the United States Congress and President Ronald Reagan passed and signed into law the Columbia River Gorge National Scenic Area Act. At the same time the States of Washington and Oregon entered into an interstate compact which created the Columbia River Gorge Commission and outlined the Commission's roles in the National Scenic Area. As part of the United States' commitment to the Gorge, Congress established an important stewardship role for the United States Department of Agriculture and the United States Forest Service. As part of the states' commitment to the Columbia River Gorge, Washington and Oregon also agreed to adequately fund the Gorge Commission.

As leaders and as stewards we have been collectively entrusted with the privilege and the obligation to protect this magnificent region, its world-class resources and the economy of the Columbia Gorge. The Columbia River Gorge is a valuable asset for the Northwest, and for people who have lived and fished on the Columbia River since time immemorial. The Gorge remains a celebrated treasure for the United States of America and for the world. The Gorge Commission is entrusted with the mission, scope and expertise to bring dozens of local, state, tribal and federal agencies together. We recognize the Commission's mission and we remain committed to uphold the purposes of the Act and support the interstate compact.

The work of the Gorge Commission is more important than ever; the need to protect resources and provide economic support for the region is vital to the future of the Gorge. The regional nature of the Gorge and the importance of the Commission's innovation, partnership and leadership cannot be accomplished alone by either state, by any of the six counties or individual communities, or by our courts. The Act was predicated on a strong and robust Gorge Commission authorized to make decisions that secure the future of the region, and its residents, visitors and communities, while protecting scenic, natural, cultural and recreational resources.

The Gorge Commission's regional effort to assess opportunities for consensus and build partnerships in the National Scenic Area is a model that will help the region strike an appropriate balance between the two purposes of the Act: resource protection and economic vitality. The Gorge Commission's consensus-based leadership will enable the region to protect its resources and support its communities for the next 25 years and beyond. We are committed to the future of one of our nation's greatest treasures and support the collaborative work of the Gorge Commission in the Columbia River Gorge National Scenic Area.

Columbia River Gorge National Scenic Area
Statement of Support for Columbia River Gorge Commission Consensus Leadership

May 30, 2012

Washington Governor Christine Gregoire

Oregon Governor John Kitzhaber

Chairman Harry Smiskin
Confederated Tribes & Bands of the Yakama Nation

Chairman Les Minthorn
Confederated Tribes of the Umatilla Indian Reservation

Council Chairman Stanley "Buck" Smith
Confederated Tribes of the Warm Springs

Chairman Silas Whitman
Nez Perce Tribe

US Senator Patty Murray

US Senator Ron Wyden
(Original signer – 1986 National Scenic Area Act)

US Senator Maria Cantwell

US Senator Jeff Merkley

US Congressman Richard Norman "Doc" Hastings

US Congressman Greg Walden

US Congresswoman Jaimie Herrera-Beutler

US Congressman Earl Blumenauer

US Congressman Norm Dicks
(Original signer – 1986 National Scenic Area Act)

United States Department of Agriculture
Secretary Tom Vilsack

Clark County Board Chair Tom Mielke

Hood River County Board Chair Ron Rivers

Klickitat County Board Chair Rex Johnston

Multnomah County Board Chair Jeff Cogen

Skamania County Board Chair Paul Pearce

Wasco County Board Chair Rod Runyon

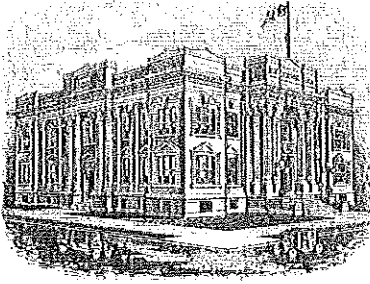
**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
June 20, 2012**

CONSENT AGENDA

1. [Order #12-030 Canceling Delinquent Personal Property Taxes](#)
2. [Order #12-028 Designating Newspaper for publication of Tax Foreclosure List](#)

Consent Item
Delinquent Personal Property Taxes

- [Memo from Tim Lynn](#)
- [Tax Prints – Owners with Open Balances under \\$5.00](#)
- [Order #12-030 Canceling Delinquent Personal Property Taxes](#)



WASCO COUNTY

Dept. of Assessment & Tax

511 WASHINGTON ST # 208
THE DALLES, OREGON 97058-2237

Assessment (541) 506-2510

Tax (541) 506-2540

Fax (541) 506-2511

TIM R. LYNN
ASSESSOR / TAX COLLECTOR

DONNA MOLLET
CHIEF DEPUTY ASSESSOR

DARLENE LUFKIN
CHIEF APPRAISER

SYLVIA LOEWEN
CHIEF TAX DEPUTY

DATE: June 18, 2012

TO: Wasco County Board of County Commissioners

FROM: Tim R. Lynn
Wasco County Assessor & Tax Collector
By Sylvia Loewen, Chief Tax Deputy

SUBJECT: Cancelling Personal Property Taxes

I am requesting the Wasco County Board of County Commissioners for an Order Cancelling Delinquent Property Taxes, pursuant to ORS 311.795(3). Said ORS authorizes the Wasco County Board of County Commissioners to cancel all delinquent personal property taxes and the interest and penalties thereon, if the total is less than \$5.00.

Please find attached a list of personal property accounts that meet this criterion.

6/14/12
6:51:46

SYLVIA

Wasco County
TAX MISCELLANEOUS PRINTS

TCOWPFR
Page 1

OWNERS WITH OPEN BALANCES

| ACCOUNT # | OWNER | YEAR | TAX AMT | INTEREST | TOTAL DUE |
|-----------|---|------|------------------------------|----------|-----------|
| 70889 | CASTELLANOS JOSE C PO BOX 423 MAUPIN, OR 97037 | 2011 | MAP: 4S 14E 32DD 1800 .46 | .01 | .47 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | .47 |
| 71261 | DEXTER SARAH 4109 CHENOWITH RD #A12 THE DALLES, OR 97058 | 2011 | MAP: 2N 13E 29 200 .74 | .02 | .76 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | .76 |
| 71923 | LINDLEY STEVEN J 6915 WELLS RD THE DALLES, OR 97058 | 2011 | MAP: 1N 12E 15 1300 1.55 | .04 | 1.59 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | 1.59 |
| 70303 | MILLER LENETA J 750 DIVISION ST #227 THE DALLES, OR 97058 | 2011 | MAP: 2N 13E 29A 300 .65 | .02 | .67 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | .67 |
| 71537 | SHERWOOD MICHAEL S & PENNY L 1300 THIRD AVE #4 MOSIER, OR 97040 | 2011 | MAP: 2N 11E 2D 201 1.94 | .05 | 1.99 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | 1.99 |
| 71851 | SMITH RACHEL L 1300 THIRD AVE #51 MOSIER, OR 97040 | 2011 | MAP: 2N 11E 2D 201 2.27 | .06 | 2.33 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | 2.33 |
| 70702 | TAYLOR JACKIE A 6421 CHERRY HGTS RD THE DALLES, OR 97058 | 2011 | MAP: 1N 12E 14B 900 .42 | .01 | .43 |
| | | | FEES: : | | |
| | | | TOTAL DUE: | | .43 |

6/14/12
6:53:14

SYLVIA

Wasco County
TAX MISCELLANEOUS PRINTS

TCOWPFR
Page 1

OWNERS WITH OPEN BALANCES

| ACCOUNT # | OWNER | YEAR | TAX AMT | INTEREST | TOTAL DUE |
|-----------|---|------|------------------------------|----------|-----------|
| 63270 | A S A P MACHINE & FABRICATION LLC 1102 W 2ND ST THE DALLES, OR 97058 | 2011 | MAP: 2N 13E 33DC 1500 .02 | .00 | .02 |
| | | | FEEs: : | | |
| | | | TOTAL DUE: | | .02 |
| 63638 | COMMERCIAL EQUIPMENT LEASE CORP ATTN MOLINSKI SUZETTE PO BOX 11826 EUGENE, OR 97440 | 2011 | MAP: 1.20 | .03 | 1.23 |
| | | | FEEs: : | | |
| | | | TOTAL DUE: | | 1.23 |
| 63775 | ELF CARPET & UPHOLSTERY CARE FREDRICK JOHN DBA 414 WASHINGTON ST BOX 10 THE DALLES, OR 97058 | 2011 | MAP: 1N 13E 6C 400 .64 | .02 | .66 |
| | | | FEEs: : | | |
| | | | TOTAL DUE: | | .66 |
| 62121 | MBR CONSTRUCTION RICHHAN DANNY & MARY DBA 3265 SANDLIN RD THE DALLES, OR 97058 | 2011 | MAP: 2N 13E 31B 700 3.08 | .08 | 3.16 |
| | | | FEEs: : | | |
| | | | TOTAL DUE: | | 3.16 |
| 63023 | ROMULS RESTAURANT 312 COURT ST THE DALLES, OR 97058 | 2011 | MAP: 1N 13E 3BD 7700 2.48 | .07 | 2.55 |
| | | | FEEs: : | | |
| | | | TOTAL DUE: | | 2.55 |

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IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF CANCELING) O R D E R
DELINQUENT REAL PROPERTY TAXES.) #12-030

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Board of Commissioners being present; and

IT APPEARING TO THE BOARD: That ORS 311.795(3) authorizes a Board of Commissioners to cancel all delinquent real property taxes and the interest and penalties thereon if the total is less than \$5.00; and

IT FURTHER APPEARING TO THE BOARD: That the Wasco County Department of Assessment & Tax has requested by the attached and by this reference incorporated herein memorandum that the Board of Commissioners cancel the listed real property taxes.

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NOW, THEREFORE, IT IS HEREBY ORDERED: That the attached list of real property tax accounts amounting to less than \$5.00 on June 18, 2012, be canceled effective June 20, 2012.

DATED this 20th day of June, 2012.

WASCO COUNTY BOARD
OF COMMISSIONERS

Rod L. Runyon, Chair of Commission

Sherry Holliday, Commissioner

Scott C. Hege, Commissioner

APPROVED AS TO FORM:

Eric J. Nisley
Wasco County District Attorney

Consent Item
Newspaper Designation

- [ORS 312.040](#)
- [Order 12-028 Designating Newspaper for
Publication of Tax Foreclosure List](#)

312.040 Notice of proceeding; service. (1) Notice of each foreclosure proceeding shall be given by publication and by both certified and regular first class mail as provided in this section:

(a) Notice shall be given by one publication of the foreclosure list in a newspaper of general circulation in the county, to be designated by the county court or board of county commissioners. The price charged by the newspaper shall be at the legal rate as provided by law. A copy of the newspaper notice shall be mailed by the county to each incorporated city in the county.

(b) In addition, notice of the foreclosure proceeding shall be sent by certified and regular first class mail to the owner or owners, as shown in the county deed records, of each property included on the foreclosure list at the address or addresses as reflected in the county records under ORS 93.260, 311.555 or 311.560.

(2) Each notice given under subsection (1) or (4) of this section shall identify the particular property or properties that is the subject of the notice.

(3) All persons owning or claiming to own, or having or claiming to have, any interest in any property included in the foreclosure list are required to take notice of such proceeding and of all steps thereunder.

(4) If it is deemed expedient to do so, notice of the institution of the foreclosure proceeding may be given by personal service. Notice by personal service shall be in lieu of service by publication and certified and regular first class mail required by subsection (1) of this section as to the defendant or defendants so served, and it shall not be necessary to include in the publication of the foreclosure list the names of such defendants or the descriptions or other matters relating to their respective properties.
[Amended by 1957 c.68 §1; 1983 c.657 §9; 1985 c.613 §29; 1987 c.311 §4]

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2
3 IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
4

5 IN AND FOR THE COUNTY OF WASCO
6
7

8 IN THE MATTER OF THE DESIGNATION)
9 OF A NEWSPAPER FOR THE PUBLICATION) O R D E R
10 OF THE ANNUAL TAX FORECLOSURE LIST.) #12-028
11
12

13 NOW ON THIS DAY, there comes on for consideration by the above entitled
14 Board of Commissioners, duly convened for the transaction of County business, the
15 matter of the designation of a newspaper for the publication of the 2012 Foreclosure
16 List, prepared by the County Tax Collector, as notice of the institution of proceedings by
17 Wasco County for the foreclosure of liens of delinquent taxes against the several
18 properties therein described; and
19

20 IT APPEARING TO THE BOARD: That The Dalles Chronicle published in The
21 Dalles, Oregon, is a newspaper of general circulation in Wasco County, and in all
22 respects is qualified to publish said Foreclosure List, and that said newspaper will
23 publish said list at the legal rate as provided by law.

24 /////
25

1 THEREFORE, IT IS HEREBY ORDERED: That The Dalles Chronicle be, and
2 the same hereby is designated as the newspaper in which said Foreclosure List shall be
3 published; and

4 IT IS HEREBY FURTHER ORDERED: That all further notices required by law in
5 said foreclosure suit shall be published in said newspaper.

6 DATED this 20th day of June, 2012.

7
8 WASCO COUNTY BOARD
9 OF COMMISSIONERS

10
11 _____
12 Rod L. Runyon, Chair of Commission

13
14 _____
15 Sherry Holliday, County Commissioner

16
17 _____
18 Scott Hege, County Commissioner

19 APPROVED AS TO FORM:
20
21
22

23 _____
24 Eric J. Nisley
25 Wasco County District Attorney

Discussion Item
Planning Department Strategic Plan

- [Memo Re: Strategic Plan](#)
- [Planning Department Strategic Plan 6.6.12](#)



Wasco County Planning Department

“Service, Sustainability & Solutions”

2705 East Second St. • The Dalles, OR 97058
Phone: (541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

To: Wasco County Board of Commissioners (“Board”)

From: John Roberts, Planning Director

Date: For June 20th Board Meeting

Re: Planning Department Strategic Plan

Attached is a working draft of the Wasco County Planning Department Strategic Plan. I will be presenting this to you on June 20th from 9:30 to 10:30 AM. My intent will be to take ½ hour to present the plan, via a brief power point, and another ½ hour to answer questions.

The Planning Department Strategic Plan and how it relates to the Board’s own strategic plan and mission is an important endeavor. As such, I am requiring all planning staff to be in attendance on the 20th to hear firsthand my presentation, but more importantly to see and hear the Board’s reaction and feedback directly.

I learned a lot through going through the exercise to development the strategic plan. I will relay some of these lessons learned to you on June 20th. Also, what is important to me is how the strategic plan should guide our department’s work program priorities. I will discuss what I believe are our current priorities. However, it will be important I receive feedback from the Board to ensure our department is heading in the right direction or what changes you would like to be made.

At first glance the strategic plan might appear to be complicated, confusing or lengthy. However, it was actually the intent to keep the plan simple and usable. These types of issues will be brought to your attention on the 20th.

Completion of this plan/project has been long overdue. However, I am glad I waited to get a full year of experience at the county before “officially” developing the strategic plan. As you will see, it will be a document to be used to guide our department as we continually seek to improve how we serve the community in light of the resources we have.

Attached: Working Draft Wasco County Planning Department Strategic Plan

PLANNING DEPARTMENT



STRATEGIC PLAN

**A DEPARTMENT FOCUSED ON:
“SERVICE, SUSTAINABILITY & SOLUTIONS”**

**Prepared by: John Roberts, Planning Director
June 2012**

"You can't change what you don't acknowledge." - Phil McGraw

Vision [Would like to amend / modify]

- The vision of the Wasco County Planning Department is to promote land use which creates a balance between development and resources that preserves and enhances the character, livability and economy of Wasco County.

Mission [Would like to amend / modify]

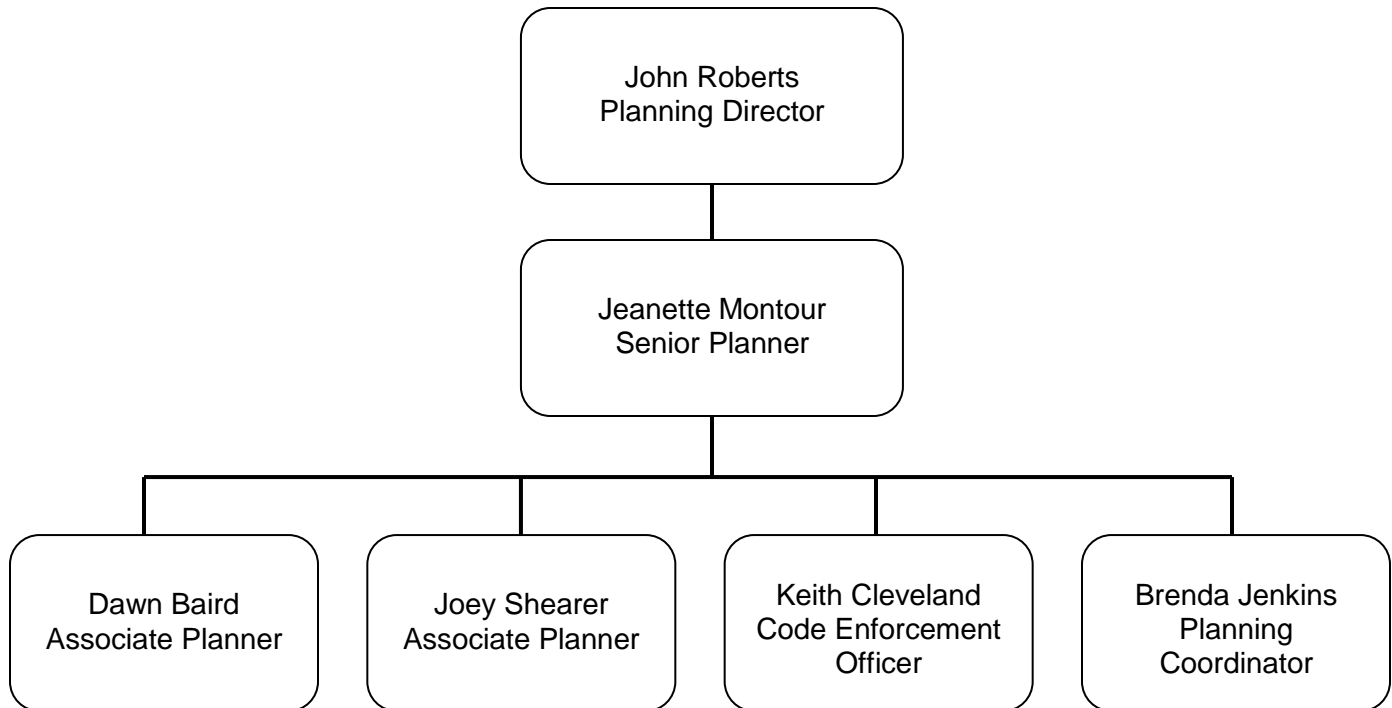
- The mission of the Wasco County Planning Department is to professionally serve the people of the county to balance conservation with development, support economic vitality and achieve community land use goals. We shall do this with timely and courteous service.

Planning Department Core Values

- Team Player – Being flexible, knowledgeable, and proud of the work the planning department does. Everyone should participate and take responsibility to **help find solutions**.
- Customer Service – Providing service that is friendly, fair, empathetic and helpful.
- Goal Oriented – Helping to establish achievable goals, concrete objectives and accountability.
- Be Open to Change - Improving Operational Functions - Working to find **solutions** to help improve how the planning department can enhance its processes and procedures to achieve a higher level of efficiency and service.
- Simpler Can Be Better - Demystifying the planning process by continually looking for ways to make it **simpler**, while still effectively performing duties.
- Transparency - Being open and honest, relating personal experiences and identifying frustrations within county government and with the public.
- Relationships – Devoting constant attention to building positive relations with customers, community partners and one another.
- Lead Not Follow - Learning from the experience of others, looking for answers that are right for Wasco County and do not necessarily follow what others have done.
- Be Prepared and Organized – Knowing what support you have, knowing your limits or boundaries and acknowledging **preparation is the key to success**. Being fully prepared to thoroughly review problems and discuss every aspect of an issue.
- Make Each Other Better - Adding value to one another by helping, sharing information, providing appropriate assistance and advice and performing duties in a manner that takes into consideration the impact to others.

Planning Department Organizational Chart As of June 2012

FTE = 6 Really Dedicated Individuals



PLANNING DEPARTMENT CORE FUNCTIONS & RESPONSIBILITIES

There are a significant number and wide-range of responsibilities the planning department performs. The ten principle functions the department performs are listed as follows:

- Administration of County Land Use and Development Ordinances (“LUDO”) and Wasco County Code Compliance and Nuisance Abatement Ordinance – Working with the public to administer and enforce: zoning, land divisions, code compliance, addressing, citizen involvement program and maintenance. This includes working with land owners regulated by both the Columbia River Gorge National Scenic Area and Wasco County Ordinances.
- Development Review - Reviewing and processing building permits, development applications and drafting land use decisions.
- Site Inspections and Follow-up - Conducting site inspections and field work or effectuating requirements which accompany nearly every type of land use review or approval, either as follow up based on a previous condition of approval or in conjunction with an active planning case or building permit review.
- Public Assistance - Disseminating public information on land use and development regulations, counter responses, pre-application conferences, public presentations, problem solving on land use applications and procedures required to comply with state and local laws. This usually involves varying degrees of research utilizing the County's LUDOs, applicable master plans and historic files on the topic or property.
- Long Range Planning - Preparing comprehensive plan updates and maintenance, special studies, inventories, statewide planning involvement, relations with Land Conservation and Development Commission, NSA Gorge Commission, coordination with special districts and cities, awareness of and reasonable dialogue with special interest groups active in the land use planning arena.
- Compliance With Federal and State Regulations - Managing and complying with a wide range of federal or state agency land use organizations to certify county's activities comply with state and local planning as required by state and local laws.

- Staff Support to Governing Bodies - Providing staff support to governing bodies (Board, Planning Commission, committees for citizen involvement), including research, development of proposals, arranging public hearings, and serving as technical advisors on development and land use matters to fulfill federal, state and local requirements.
- Public Outreach and Extension/External Communication – Developing and sustaining contacts and participation with community civic organizations and ongoing external communications such as department newsletter, interested parties lists, social media, press releases and public awareness campaigns. Creation and maintenance of a structured citizen involvement program that reaches beyond the valuable input of the planning commission.
- Special Project Support and Economic Development - Providing special project support to economic development entities, Board or county in general, in areas associated with economic development, planning or the related expertise of the department staff in organizational issues, citizen involvement and development of legislation or policy.
- Miscellaneous Technical Functions – Preparing required compatibility statements and reports, computer data base, notices, findings, procedural and review requirements, and other technical activities related to the county's planning programs.

Additional diverse assignments are also performed by the planning department. However, the department's major mission and functions are contained within this listing and are largely required to comply with Oregon's planning laws. The top ten functions listed characterize the most common work responsibilities. In summary, it is felt the planning department serves as a resource for a lot of different projects and programs.



COMPARISON OF STRATEGIC PLANNING EFFORTS

| | | |
|--|---|---|
| <u>Wasco County Strategic Plan</u> | | <u>Planning Department Strategic Plan</u> |
| Focus Areas (Six) | = | Focus Areas (Eight) |
| Technology | = | Technology, GIS, Information Services & Operational Efficiencies |
| Customer Service | = | Customer Service & Operational Efficiencies |
| Employee Satisfaction | = | Employee Satisfaction & Personnel |
| Infrastructure | = | Infrastructure & Assets |
| Communication | = | Communication & Public Involvement |
| Financial Health | = | Financial Health |
| | | Code Enforcement |
| | | Economic Development |
| | | |
| Strategy Statement | = | Goal |
| Directional Statement | = | Objectives |
| Key Intended Outcomes | = | Performance Measures (Accountability) |
| | | FY 12/13 WORK PROGRAM PRIORITIES |

Takeaways & Challenges of Strategic Planning

- ✓ Learning experience (conducted research and gained historical context of projects worked on and past accomplishments).
- ✓ Forcing critical thinking regarding vision, needs, issues, resources and strategies.
- ✓ Stressing the important of establishing goals, writing them down and creating a road-map to accomplish them.
- ✓ Keeping strategic plan simple, usable and developing realistic goals was difficult (i.e., not creating a very complex or cumbersome document).
- ✓ Creating transparency.
- ✓ Increasing awareness to embrace challenging strategies to deliver improvement (i.e., be 'open to the change' mindset).
- ✓ Needing to realize the strategic plan will always be evolving and updated. Assigning timelines and action steps to accomplish goals will always require more work.
- ✓ Creating better linkages and symmetry between different strategic planning timeframes: weaving department long range planning, county economic development committee needs and assessment and annual reporting in to county FY cycle.
- ✓ Establishing performance measures / benchmarks / success measurements formidable. **Weakness of plan is lack of consistent measurable actions tied to all goals and objectives.**
- ✓ Reporting mechanisms of progress not clear (i.e., how to reevaluate)
- ✓ Lacking identification or acknowledgment of "other duties as assigned."
- ✓ **Took a lot of time, but I liked it and felt it was necessary!**

*"Write it down. Written goals have a way of transforming wishes into wants; cant's into cans; dreams into plans; and plans into reality.
Don't just think it – ink it!
-- Unknown, Source*

FOCUS AREA: Technology, GIS, Information Services & Operational Efficiencies

“Technology has the shelf life of a banana.” - Scott McNealy

Goal: To acquire and use appropriate technologies to effectively support and perform department and job related duties, and better serve the public and development community.

Objectives:

1. GIS - Continue to enhance the effectiveness of GIS to support mapping and geographic analysis needs and create better linkages to property records.
2. EDEN - Continue to use EDEN to enhance operational efficiencies, communication between departments and other entities permit systems, and locate information in one location.
3. WEBSITE - Continue to maintain and keep data current on the planning department website, increase the number of transactions online and website hits, and develop better online e-commerce applications.
4. OTHER – Continue to explore the use of new information technologies and services to enhance operational efficiencies as they evolve and become available.

Performance Measures (Accountability)

GIS:

- Update federal, state and local GIS data/layers applicable to the LUDOs, Environmental Protection Districts (“EPDs”) and zoning.
- Create a GIS online “**Enhanced Web Mapping Service**” platform to enable easier access to property records, property data and online mapping applications.
 - Support efforts to speed up the project to link **assessor data**, property information and deeds to the county’s GIS platform and enhanced web mapping service.

EDEN:

- Continue to design EDEN to make it easier for everyone on staff to use: develop well organized EDEN applications for planners, permit technicians, plan reviewers, building inspectors and environmental health inspectors to retrieve information and maps pertaining to their needs.
- Acquire “Crystal” reports to improve EDEN reporting.
- Conduct periodic trainings on important EDEN applications.

PLANNING DEPARTMENT WEBSITE (Web Projects):

- Upgrade the planning department's website to effectuate noticing requirements, further communication and advance the availability of information.
- Based on availability of Association of Counties (AOC) funding dollars, explore the transition of the planning department website to the possibly new county platform and protocols.
- Explore adding additional functionality to the website (e.g., embedded property research).
- Continue to expand the website to provide more services or a "one stop shop" for all of planning department's data and application processes. Add interactive forms to help staff process incoming information through online ecommerce applications.
- Identify and create pre-printed series of maps that will be provided in PDF on the department website.

OTHER APPLICATIONS:

- **Develop a search system to research legal parcels.**
- Support any efforts to "public access application upgrades" to use current technology and be more user-friendly. Provide additional information which may incorporate functionality of the one stop shop applications.
- Support any efforts to enhance document retrieval application records / searches.
- Automate applications to retrieve land use history maps and documents scanned by the Clerk's office.
- Continue to pursue avenues and funds to acquire LIDAR (Light Detection and Ranging). Payment for LIDAR would likely be processed through Department Land Conservation and Development (DLCD) and the Oregon LIDAR Consortium. Note - FEMA funding for LIDAR has recently been significantly reduced.
- Explore the cost and practicability of instituting full service ePermitting Accela Automation software to enhance a more seamless permitting system or a one stop shop. This includes automated planning and building permit management, a public user web portal, integration with GIS, and potential to interface with other existing 3rd party systems such as Document Management systems.



FOCUS AREA: Customer Service & Operational Efficiencies

*"It isn't just about changing what you do, it's changing how you think about what you do.
And that kind of cultural change in any organization is hard, let alone government."*

-- Vanessa Lund, King County Municipal League

Customer Service Mission:

- ❖ A planning department program that projects CORE values and Trust!

Competence: Technical and interpersonal skills required to get the job done.

Openness: Freely sharing ideas and information.

Respect: Having motives for protecting the dignity of the other person, honesty.

Expectations: Reliability, predictability and clarity.

Goal: To be respectful and responsive in meeting our customer's needs and doing it in a positive manner that projects CORE values and Trust.

Objectives:

1. Encourage **employee-led process** and procedure improvements that enhance and result in increased customer service levels.
2. Continually re-evaluate and streamline the rules and processes to make the current planning processes understandable and accessible to non-planners.
3. Continually assess customer feedback to ensure that the "front counter" is run efficiently, wait times are minimized and comprehensive and accurate information is provided.
4. Keep our records current and readily available.
5. Work with partner agencies on process improvement initiatives between agencies that have the ability to impact customer service levels.

Performance Measures (Accountability)

EXTERNAL CUSTOMER SERVICE

- Maintain front-counter duty and phone coverage Monday through Friday (10:00 AM – 4:00 PM) or **by appointment** as needed to all public inquiries.
- Return all phone calls and emails within 24 hours (i.e., ensure responsiveness to informational requests).
- Regularly conduct customer service and conflict resolution trainings for planning department staff.
 - Create a customer service training manual and set of simple procedures to institute at the front counter.

INCREASE EFFECTIVENESS OF IN-TAKE / APPLICATIONS

1. Understanding: Ensure applicants have a high level of understanding of the process and know what to expect by the time they submit an application.
 - Increase the number of **pre-application processes** and site visits; develop a standardized pre-application process.
 - Increase the number of applications deemed complete to 100% when submitted vs. high level of incomplete applications.
2. Simple process: Without detrimentally adding to the workload of staff, eliminate as many steps as possible required of applicants:
 - **Create good handouts describing processes.**
 - Update/create a full complement of standardized **land use decision templates** for the most common applications.
 - Enhance e-government to better connect between departments (septic permits, fire safety, road).

INTERNAL PROCESSES:

- Sustain the **Development Review Improvement Process Advisory Committee** ("DRIP-AC") and meet regularly.
 - Conduct an audit of the county's development review process and work with DRIP-AC to **prioritize process improvements.**
- Make **updates to the ordinances (LUDOs)** every year to coincide with legislative changes. This will ensure the ordinances are consistent with state law and allow an opportunity to make changes which do not warrant a full long range planning project. Failure to make these updates results in working out of the ordinances as well as from Oregon Revised Statutes and Oregon Administrative Rules. This is confusing for both applicants and staff.
- **Institute means to more effectively conduct property research.**
 - Implement a program to scan, archive and catalog old files. The planning department needs to insure thousand of old files and planning cases are much more secure, accessible and organized. This could be accomplished through the scanning of all old permits and files and attaching them to EDEN, P:Drive or ultimately GIS enhance web mapping service (note these are old paper files that contain accompanying maps).
- Establish new process so as plats are submitted, they are scanned in, given a file name and electronically filed in a way that makes them easily retrievable by the clerk, surveyor, planning, assessor title companies, real estate agents and anyone else who may want to access this information.

TIMELINES FOR ADMINISTRATIVE DECISIONS & LANDUSE USE ACTIONS

- Met 150-day statutory time limits on development review permits; no mandamus actions filed against county.
- Issue all Type I decisions for ... development actions within ... days of determination of complete application.
- Issue all Type II decisions for ... development actions within ... days of determination of complete application.
- Issue all Type III decisions for ... development actions within ... days of determination of complete application.
- Issue all Type IV decisions for quasi legislative decisions within 150 days of resolution initiating project.
- **Process no appeals to LUBA.**

*"It is amazing what you can accomplish if you do not care who gets the credit."
- Harry S. Truman*



FOCUS AREA: Employee Satisfaction & Personnel

“An investment in knowledge pays the best interest.” -- Benjamin Franklin

Goal: Create a work environment that enhances employee satisfaction levels and achieves staffing levels that align with programmatic needs.

Objectives – Employee Satisfaction:

1. Develop and empower individuals to continue to improve the effectiveness in serving their local government, planning department and citizens.
2. Increase workforce engagement through including employees in departmental decision making, meetings and regular communication.
3. Provide training opportunities to sharpen existing skills or develop specialized skills, which in turn, will help them take up new roles to enrich their expertise in planning and local government.
4. Expand understanding and knowledge in new areas to effectively serve constituencies.

Performance Measures - Employee Satisfaction:

- Assess job satisfaction through developing innovative mechanisms, such as: skill assessments, utilization, accountability and recognition (e.g., annually survey staff opinions to better focus employee satisfaction efforts).
- Conduct annual performance evaluations/appraisals. Byproduct of evaluations shall be to: 1) **review strategic plan and update performance measures**, 2) identify three tangible work related goals for the forthcoming year to increase employee satisfaction, 3) identify three trainings to bolster job skills or knowledge, and 4) update job description (if necessary).
- Work to institute a system where the employee identifies one work related goal for the month, **which should be tied to the strategic plan**.
- Provide opportunities for continuing education, primarily in three areas: 1) planning law, practices and/or ordinances, 2) customer service, and 3) agriculture or forestry/resource protection.
- Provide opportunities and funding to acquire applicable professional certifications (e.g., AICP (American Institute Certified Planners), Local Government Management Certificate, Certified Floodplain Manager, LEED certification, etc.).
- Annually and systematically update procedures manual.

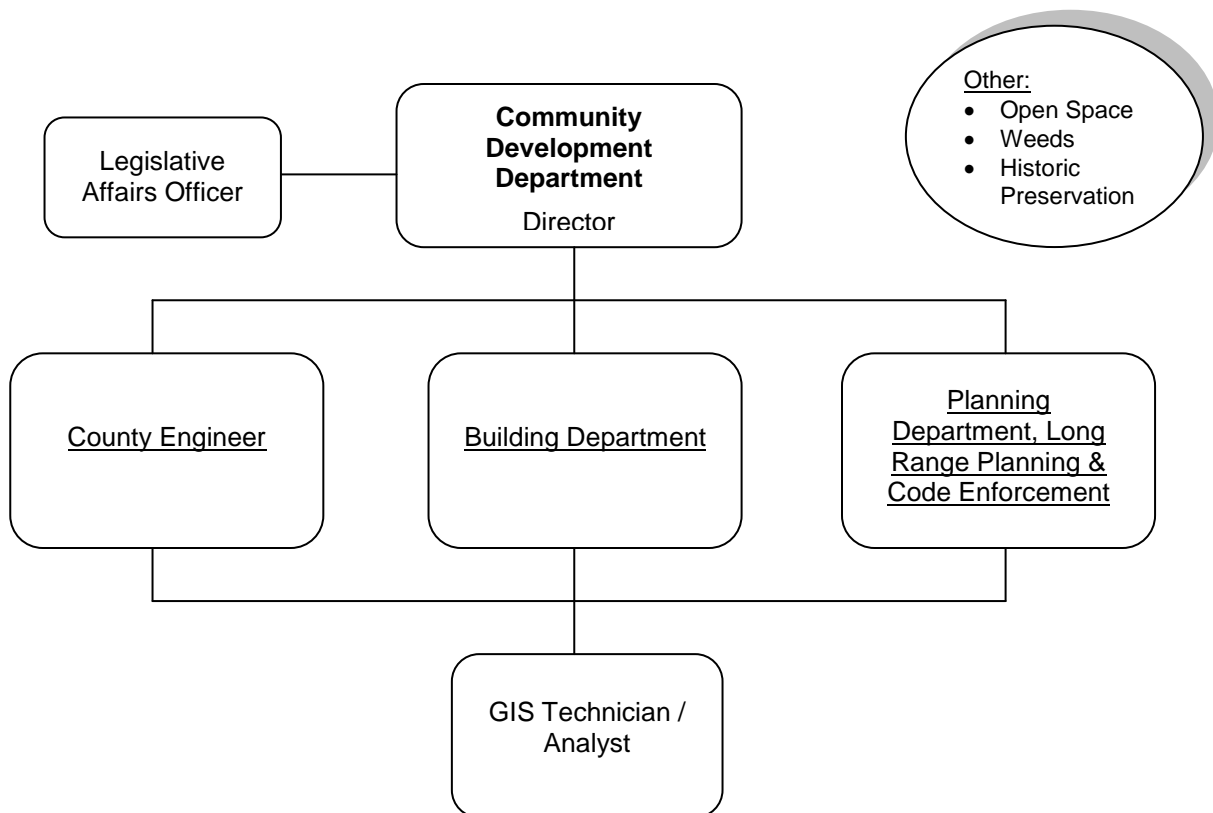
Objectives – Personnel:

1. Provide sufficient staff to maintain a high level of customer service, and active current and long range planning and code enforcement programs.
2. Provide sufficient staff to adequately perform the **ten core principle functions and responsibilities** of the planning department.
3. Dedicate staff to regularly evaluate and update County's LUDOs and Wasco County Comprehensive Plan.

Performance Measures – Personnel:

- Annually conduct an audit within the planning department to evaluate and determine the most critical staffing resource needs.
 - Hire full time **long range/special projects planner** to increase number of meaningful long range planning projects that reflect the desires of Wasco County and meet both the efficiency and effectiveness measures.
 - Hire **planning technician** to perform routine administrative and planning related tasks, such as: working closely with the public on a regular basis to provide customer service on planning issues, file/data management, administration assistance, general clerical duties, permit assistance, special projects.
 - Hire **planning technician** to research **legal parcels** or “**legal parcel determination.**”
 - Hire a temporary **document scanner** to scan all planning files to make them more accessible and searchable, and possibly tie into GIS
- Focus on long term funding and/or grant funding opportunities that can supplement any of the aforementioned (e.g., RARE Intern at \$20,000 per year).

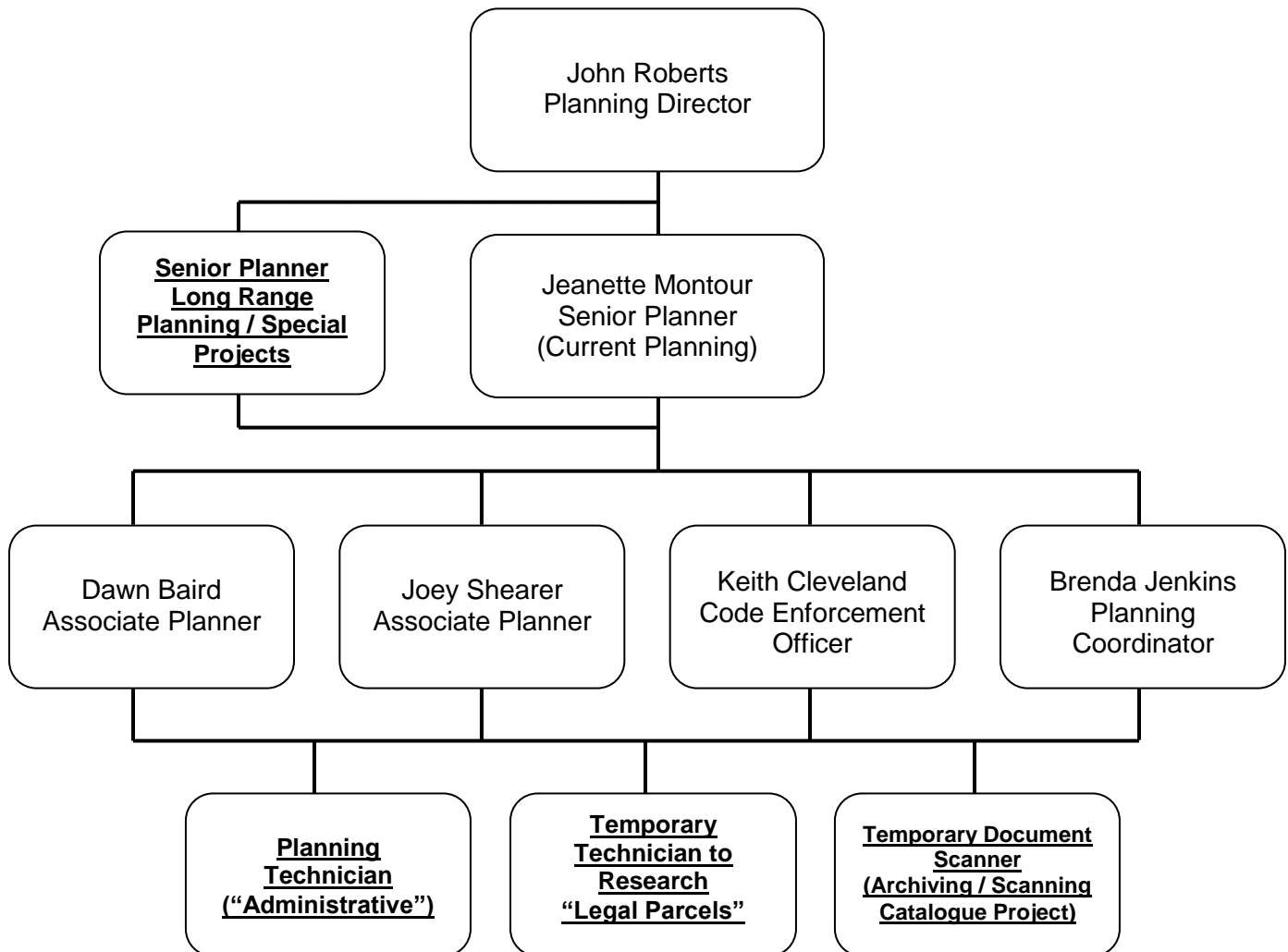
Typical Departmental Structure to Effectuate Sound Planning



Ideal Wasco County Planning Department Organizational / Personnel Structure

This structure, or some variation of it, would allow the planning department staffing to perform all of the functions that are listed throughout this report. These include achieving a higher level service for all planning activities. Additional staffing identified in **Bold**.

FTE = 9.5



FOCUS AREA: Infrastructure & Assets

"Infrastructure: Sooner Or Later, It Matters." -- IBM

Goal: Maintain and improve our department's infrastructure and assets and improve our image.

Objectives:

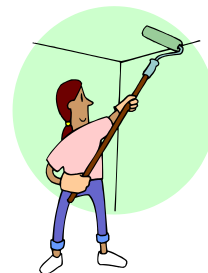
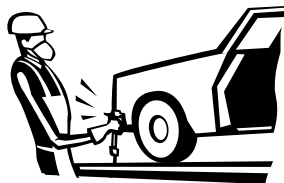
1. Categorize and maintain an inventory and plan of replacement for all capital equipment that includes expected life span, rotation schedule, cost, etc. (i.e., vehicles).
2. Work to develop alternate or innovative methods of maintenance that result in extended life and work efficiency.
3. Regularly invest in capital projects that enhance the infrastructure of the planning department.
4. Work to find ways that leverage existing dollars through grants or other funded programs that enhance the infrastructure of the planning department.

Performance Measures (Accountability):

- Continue to assess and implement vehicle maintenance schedule and plan.
- Redesign office space to consist of **lowered ceilings**, a new entry point, improved HVAC system and reconfigured office space.
- Enhance working space through installation of new blinds.
- Leverage money to install a **drop-down/lowered ceiling**.
- Steam-clean new carpet on a regularly basis.
- Purchase and utilize protective floormats for heavily trafficked areas.
- Annually repair damage to walls and corners (i.e., apply speckle and paint).
- Annually evaluate downstairs and upstairs storage space and re-arrange or purchase filing cabinets if necessary.

Other:

A **ceiling** would enhance customer experience at the counter, **professional image** of the department and boost employee morale. This project could be addressed as part of a larger redesign on the entire office space, conference room and meeting facilities.



FOCUS AREA: Communication & Public Involvement

"You can't criticize government if you don't participate." -- Unknown

Goal: Provide meaningful opportunities for the public to participate in land use decisions, long range planning or special projects, and increase the public's comprehensive understanding of land use planning.

Objectives:

1. Educate and give the public opportunities for feedback regarding the service the department provides.
2. Through effective communication efforts continually work to make the planning department more accessible and **transparent** to the public.
3. Engage the public in long range planning projects and afford opportunities for residents to effectively shape the future of their community through participation in the master planning process.
4. Use technology to communicate to employees, citizens and partners information they can use to become an active participant in the planning department.
5. Explore mechanisms by which we communicate with a focus on enhancing our ability to reach out to a more technological advanced society.
6. Maintain positive and regular communication with identified media outlets.
7. Involve landowners in the planning process and emphasize respect for private property rights in planning decisions.
8. Promote regular top-down and bottom-up communication within county organizational levels.

Performance Measures (Accountability):

- Meet state mandated notification requirements to ensure citizens opportunities to participate and comment in current or long range planning projects.
- Staff the planning commission and provide them with opportunities for regular trainings and continuing education.
 - Update planning commission training manual and code of conduct.
- Maintain a means to provide feedback on services provided directly to the planning director on the department webpage.
- Publish and distribute the department's newsletter ("**Connections**") on a periodic basis:
 - Once a year provide the county administrator material for the Wasco Wire.
- Frequently update webpage.
- Participate extensively with community based organizations (e.g., Government Affairs Committee).
 - Require each planning department staff to attend one community based organization meeting per year.

- Continuously educate the public about how land use planning adds value to the community or respond to specific issues. Actively search out groups and do presentations that explain the value of planning:
 - Once a quarter (4X / yr) present to a community group (e.g., real estate community, Chamber Power Breakfast, Partners for Economic Progress, Rotary).
- Provide press releases or update information to identified media outlets.
 - Twice a year (2X / yr) provide the Board of Commissioners details on subject to present on radio outlets or to other groups/constituencies.
- Create easy to understand handouts that explain various land use processes.
- Form ad-hoc committees as necessary or as directed by the Board of Commissioners.
- **Hold First Friday Planning Department BBQ (recently rebranded as “What The BBQ”) on October 5, 2012.**



FOCUS AREA: Financial Health

"Money often costs too much." -- Ralph Waldo Emerson

Goal: Continually explore avenues and available resources to increase revenue to cover 100% of departmental costs.

Objectives:

1. Develop budget strategies that are long term in nature and focus on sustainability.
2. Conduct annual budgeting with a realistic approach to assigning resources to programs and budgeting services and revenue conservatively.
3. Work to identify means to generate more revenue and unique and/or new stable funding streams that will help supplement or leverage traditional revenue streams.
4. Continually be aware to identify opportunities to eliminate excess spending.

Performance Measures (Accountability):

- On an annual basis in January review the **department's fee schedule**:
 - If warranted, and based on sound research, change fee schedule and development fees to address inefficiencies, new types of land use decisions and possible new revenue streams. For example, more thoroughly address **pre-application meetings**, realistic costs for **legal parcel determination**, land use verification requests and conditional use permits, review of commercial energy facilities, and fee waivers.
 - Explore instituting an annual automatic "adjustment" to the fee schedule based on the Oregon Consumer Price Index.
- Explore all opportunities to generate more revenue. For example, expand the role and parameters of the code enforcement officer to include conditions of approval. This could cause the necessity for new applications for expired applications and/or change in uses.
 - Work with AOC PD, AOC, DLCD or Gorge Commission to be aware of new types of funding streams available to planning departments.
- On a monthly basis monitor budget expenditures and status.



FOCUS AREA: Code Enforcement

"Before we make new rules, let's enforce the ones we have...that may solve the problem"
- Anonymous

Goal: Continue to improve service to the community through a complaint-driven program while looking for ways to expand code compliance service to other departments and jurisdictions.

Objectives:

1. CURRENT SERVICE IMPROVEMENT:
 - a. Improve and update the complaint-submission process.
 - b. Better utilize GIS and EDEN software to identify, track and archive violations.
2. SERVICE EXPANSION:
 - a. Identify ways to offer code compliance service to other county departments as well as to nearby jurisdictions.
 - b. Work directly with the planning department to determine how service might be expanded to include condition of approval follow-up and other compliance-related tasks.

Performance Measures (Accountability):

CURRENT SERVICE IMPROVEMENT

- Improve the online complaint form for clarity and to reflect current policy on confidentiality.
- Work with planning staff on how utilizing the enforcement data in EDEN and GIS through training and follow up.

SERVICE EXPANSION

- Meet with department heads to discuss ideas for compliance service.
- Collaborate with planning staff to identify applications or conditions of approval that would benefit from compliance follow-up.

OTHER

- Continue direct involvement with the Oregon Code Enforcement Association (OCEA), conference participation and networking.
- Continue to participate in LUDO amendments by providing information and insight to ensure code enforceability. Examples include detached accessory structures and guest homes.
- Continue to explore innovative practices utilized by other code enforcement jurisdictions.
- Track amendments necessary to update the Wasco County Code Compliance and Nuisance Abatement Ordinance and amend accordingly.

FOCUS AREA: Economic Development

“Economic growth is never an accident.” – Gary Sherrer

Goal: Work to sustain the core economic development functions and responsibilities of the planning department in light on constantly changing external conditions.

Objectives:

1. Fulfill the department's three-legged mission to foster economic development through effectuating respective policies and/or programs regarding: 1) Community Character, 2) Community/Public Assistance, and 3) Mandatory Regulatory Review. **See Accompanying Flowchart**
2. Coordinate with various entities to respond to present and future economic development opportunities and/or projects.

Performance Measures (Accountability):

COMMUNITY/PUBLIC ASSISTANCE

- Effectively assist and serve the public in informational requests and processing of land use applications (**see Technology and Customer Service focus areas**).
- Maintain and update information regarding commercial or industrially zoned land in Wasco County (i.e., 21 properties of industrial land totaling 313 acres).
- Provide assistance to county economic development representatives.
- Continue to provide special project support and collaborate with economic development partners throughout the county (e.g., attend Wasco County Economic Development Commission quarterly meetings and Chamber Economic Development Committee monthly meetings).

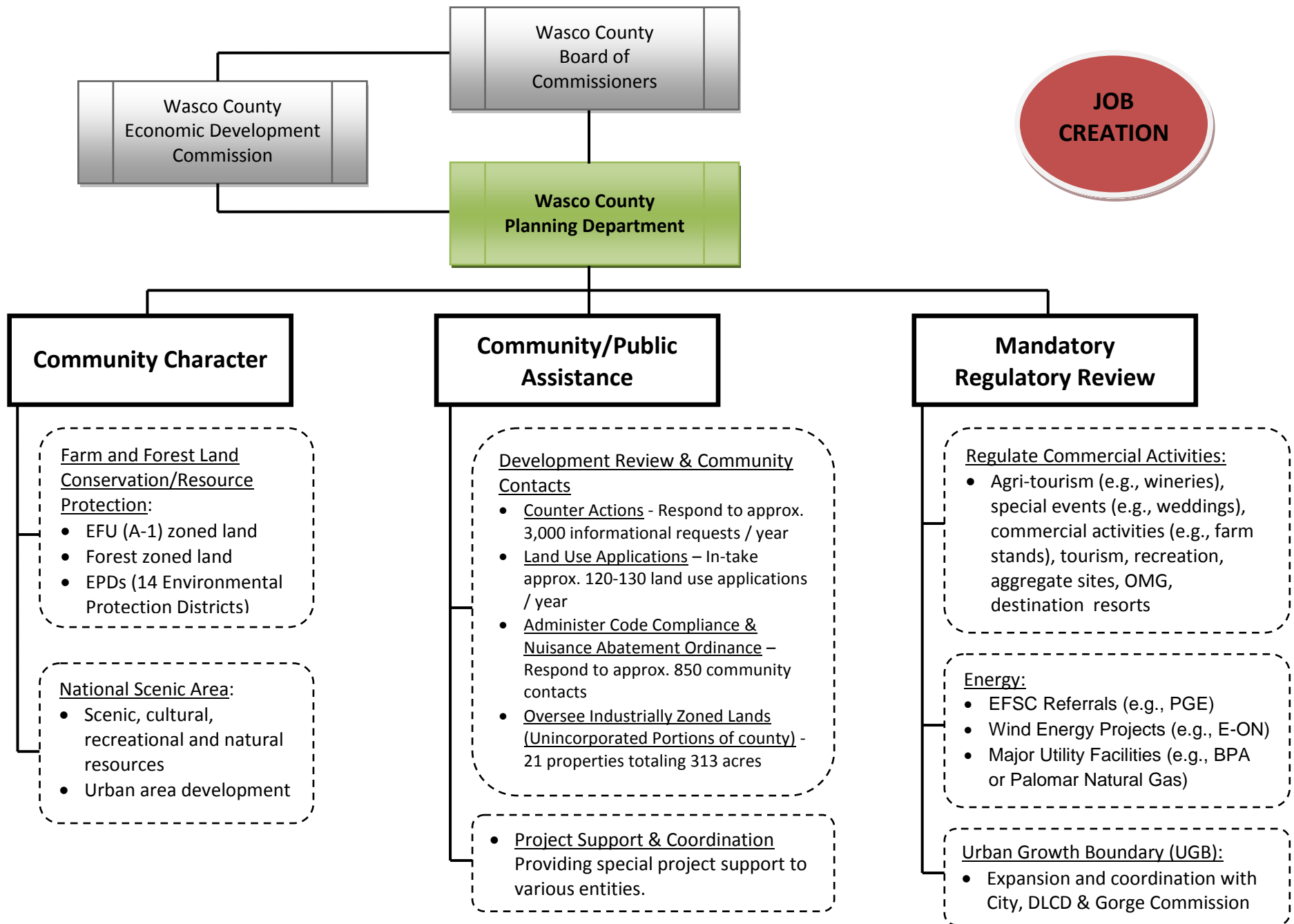
MANDATORY REGULATORY REVIEW

- Evaluate and amend land use regulations to encourage and facilitate economic development. Examples of **commercial activities** or events to evaluate:
 - Weddings, OMGs, farm stands, wineries, agri-tourism, destination resorts, vacation homes, guest homes
 - Expanding A-1 “Go Below” Area or explore 80 acre parcels for fruit and grapes
- Facilitate energy facility related proposals through conducting thorough referrals or processing applications internally (e.g., EFSC referrals, wind energy projects, major and minor utility facility expansion).
- Work with the City of The Dalles and Gorge Commission to amend the city's UGB.

OTHER

- Update build-out or buildable lands study on a regular basis (i.e., every 2-5 years)

Wasco County Planning Department: Economic Development Functions & Responsibilities



WORK PROGRAM PRIORITIES

It is not enough to be busy; so are the ants. The question is: What are we busy about?
- H.D. Thoreau

Goal: Utilize the Planning Department Strategic Plan to develop an annual work program that aligns Board of Commissioner AND community goals, and is realistic to achieve in light of available resources.

Objective: Consistently synthesize feedback from the Wasco County Board of Commissioners, Wasco County Economic Development Committee, County Department Heads, Wasco County Planning Commission and other entities to enable the strategic plan, and subsequent work program priorities, to be **meaningfully updated and maintain credibility.**

Performance Measures (Accountability):

- **In early March of each year concurrently** present and solicit feedback on department accomplishments, the strategic plan and work program priorities to the Wasco County Economic Development Commission and Wasco County Planning Commission.
- In late March of each year present and solicit feedback on the strategic plan and work program priorities to the Board of Commissioners.
 - Incorporate feedback into strategic plan.
 - Incorporate feedback into budget process.



| FLASHBACK: 2012 “Calendar” Year Top Ten Work Program Priorities | |
|--|---|
| Renewable Energy | Status |
| <ul style="list-style-type: none"> • <u>LUDO Chapter 19 Amendments</u>: Adopt amendments to Chapter 19 of the Land Use and Development Ordinance (“LUDO”) focused on the siting of energy facilities. | Adopted April 10, 2012 |
| <ul style="list-style-type: none"> • <u>Renewable Energy - PGE Referral</u>: Work with state’s Energy Facilities Siting Council (EFSC) to respond to PGE Cascade Crossing submittal (500 kV transmission line co-located). | Submitted referral April 2012 |
| <ul style="list-style-type: none"> • <u>Renewable Energy - Brush Canyon Referral</u>: Work with EFSC to respond to large-scale wind farm proposal/application in Wasco and Sherman counties. | Submitted preliminary comments June 2012 |
| <ul style="list-style-type: none"> • <u>Renewable Energy - Bake Oven Referral</u>: Work with EFSC to respond to large-scale wind farm proposal/application. | N/A |
| | |
| Important Projects Related to Core Planning Department Functions | Status |
| <ul style="list-style-type: none"> • <u>Update to Comprehensive Plan</u>: Finish revisions to the Wasco County Comprehensive Plan (last officially updated in 1983). | Approved by Board in January 2012; target August adoption |
| <ul style="list-style-type: none"> • <u>Process Improvements</u>: Working with the Development Review Improvement Process Advisory Committee, a new consultant hired through the recently awarded grant from the Department of Land Conservation and Development and the county’s planning commission, streamline and simplify: developer guides, application materials, development review processes/procedures and LUDO provisions. | Obtained DLCD grant funding; solicited RFP; hired consultant; project completion December 2012; (ONGOING) |
| <ul style="list-style-type: none"> • <u>Fee Schedule</u>: Adopt updates to fee schedule to reflect new processes (particularly as it relates to Chapter 19 amendments). | No progress made |
| <ul style="list-style-type: none"> • <u>Planning Commission Bylaws</u>: Work with planning commission and Board of Commissioners to update planning commission bylaws. | Ready for adoption |
| | |
| State or Federal Mandate | Status |
| <ul style="list-style-type: none"> • <u>Update Natural Hazard Mitigation Plan</u>: In conjunction with a University of Oregon RARE intern, we’ll update the Waco County Natural Hazards Mitigation Plan (mandated by FEMA). | Project completion date August 2012 |
| <ul style="list-style-type: none"> • <u>Rezone</u>: Per court-ordered Settlement Agreement, initiate rezone to Ken Thomas property. | Initial contact made |
| <ul style="list-style-type: none"> • <u>TMDL</u>: Miles Creek, Deschutes and John Day Total Maximum Daily Load study. | Project completion date September 2012 |

PLANNING DEPARTMENT FY 12/13 WORK PROGRAM PRIORITIES

“THE MORE SIGNIFICANT EXPECTATIONS FOR THE FORTHCOMING FY”

The VERY Reader’s Digest Version

*“The works of the planner have a permanence not found in other fields.”
– William Toner*

FOCUS AREA: Technology, GIS, Information Services & Operational Efficiencies

- ENHANCED GIS WEB MAPPING SERVICE: Support all efforts to create a **GIS Enhanced Web Mapping Service** platform to enable easier access **for everyone** (i.e., county employees and public) to property records, property data and online mapping applications.
- ASSESSOR DATA: Support efforts to speed up the web mapping service project to link **assessor data**, property information and deeds to the county’s GIS platform.

FOCUS AREA: Customer Service & Operational Efficiencies

- DRIP: Conduct an **audit** of the county’s development review process and work with Development Review Improvement Process Advisory Committee and Angelo Planning Group to prioritize process improvements.
- IMPLEMENTATION: Begin to **implement recommended priorities** from DRIP audit/process.
- UPDATE LUDO: Initiate **amendment to LUDO** to make updates recommended to improve processes and procedures.

FOCUS AREA: Employee Satisfaction & Personnel

- PERFORMANCE EVALUATIONS: Conduct annual performance evaluations/appraisals. Byproduct of evaluations shall be to: 1) **review strategic plan** and update performance measures, 2) identify three tangible work related goals for the forthcoming year to increase employee satisfaction, 3) identify three trainings to bolster job skills or knowledge, and 4) update job description (if necessary).
- POSITION: Focus on long term funding and/or grant funding opportunities that can supplement any additional personnel. Of priority a **RARE intern** to assist with 1) prioritized amendments to the LUDO resulting from the DRIP process and 2) evaluation of commercial activities.

FOCUS AREA: Infrastructure & Assets

- CEILING: Figure out how to get a **ceiling** installed.

- UPSTAIRS: Finish reorganizing **storage space and files** upstairs.

FOCUS AREA: Communication & Public Involvement

- SIMPLIFY: Create easy to understand **handouts** that explain various land use processes.
- EXTENSION/PRESENTATIONS: Actively search out groups and do **presentations** that highlight our department, educate about planning issues or explain the value of planning:
- MEDIA OUTLETS: Provide **press releases** or update information to identified media outlets and Board of Commissioners.

FOCUS AREA: Financial Health

- FEE SCHEDULE: In January begin the process to **review** the department's fee schedule and amend accordingly:

FOCUS AREA: Code Enforcement

- Meet with department heads to discuss ideas for compliance service.
- Collaborate with planning staff to identify applications or conditions of approval that would benefit from compliance follow-up.

FOCUS AREA: Economic Development

- DRIP I: Focus on **bringing closure** to the Development Review Improvement Process audit and prioritizing recommendations.
- DRIP II: Begin to **implement prioritized recommendations** from DRIP audit/process.
- LUDO COMMERCIAL ACTIVITIES & EVENTS: Evaluate and amend land use regulations to encourage and facilitate economic development.

Agenda Item
Old/New Armory

- [Ground Lease and Easement](#)
- [Intergovernmental Agreement](#)

GROUND LEASE and EASEMENT

Date: February 1, 2008

Lessor: Columbia Gorge Community College
400 East Scenic Drive
The Dalles, Oregon 97058

Lessee: The State of Oregon, acting by and through the
Oregon Military Department
P.O. Box 14350
Salem, OR 97309

Lessor and Lessee agree as follows:

1. Demise of Premises; Grant of Easement. Lessor leases to Lessee and Lessee leases from Lessor, the real property (the "**Premises**") described on the attached Exhibit A and depicted on the attached Exhibit B, together with an easement for ingress and egress and utilities, for the Term of the Lease stated in section 2, over the real property described in the attached Exhibit C and depicted on the attached Exhibit D (the "**Easement**"). The demise of the Premises and grant of easement constitute the "**Lease**."

2. Term

2.1 The Premises are leased and the Easement is granted for a term (the "**Term**") of 50 years, commencing on February 1, 2008 (the "**Lease Commencement Date**") and ending exactly 50 years later (the "**Termination Date**"), unless earlier terminated by the parties as provided below.

2.2 Option for additional 50 years. At the completion of the first 50 years, this Lease will automatically be extended an additional 50 years unless Lessee provides written notice to Lessor at least 60 days prior to the expiration of the Term of Lessee's intention not to renew.. Prior to the beginning of the second 50-year term, Lessee will evaluate the possibility of additional compensation to Lessor based on an economic study to be funded and completed by Lessee.

2.3 Unless waived by Lessor, the Lease will terminate without further action by either party and without liability to Lessor if Lessee fails to begin construction of its Improvements as described in Section 3.1 below within 5 years after the Commencement Date.

2.4 Lessor shall deliver the Premises to Lessee not later than ten days after the date of this Lease.

3. Project Conditions

3.1 Lessee shall construct buildings and related improvements, consistent with Lessee's mission and purpose as the military department of the State of Oregon, on, under, and over the

Premises. Any such buildings and all related improvements, including any future alterations, additions, replacements, or modifications to buildings or improvements during the Term of this Lease are referred to as the "**Improvements.**"

3.2 Lessee may use the Easement for vehicular and pedestrian ingress and egress, and may install, maintain and remove utilities of all kinds in and from the Easement. Lessee shall take reasonable steps to minimize disruption to Lessor while installing, maintaining and removing Lessee's utilities, and following any such construction activity by Lessee, Lessee shall restore the surface of the Easement to the condition existing immediately prior the construction activity.

3.3 Lessor shall cooperate with Lessee, at Lessee's sole cost and expense, in all respects in connection with Lessee's construction of Improvements. Lessor shall execute such applications and other instruments reasonably necessary to allow Lessee to construct its Improvements, including but not limited to assisting Lessee to obtain all land use approvals necessary for the Improvements and the design, approval, permitting, and provision to the Premises of all sanitary and storm sewer and public and private utility services necessary for the Improvements. Lessor shall appear as a witness in any legal or administrative proceedings to the extent reasonably necessary to satisfy this section.

3.4 Lessee shall design and construct its Improvements to be compatible with Lessor's Campus Master Plan. Lessee shall consult with Lessor regarding the design and signage of its facilities and the location and design of Lessee's vehicle compound

4. Rent

4.1 Rent for the entire Term is \$1.00, and is payable in full not later than the Lease Commencement Date. Lessee shall pay no additional rent to Lessor under this Lease, except as otherwise provided herein, but Lessee shall be responsible for all costs and expenses of whatever kind associated with the Improvements and the Premises, including utilities, maintenance, insurance and taxes.

4.2 Lessee owns and operates an armory located on 6th Street in The Dalles, Oregon (the "**Old Armory**"). Upon completion of Lessee's Improvements, Lessee intends to abandon use of the Old Armory, whereupon title to the Old Armory and the real property on which it is situated will revert by operation of law to Wasco County (the "**County**"). In addition to the rent described in Section 4.1, and as further consideration for the Lease, Lessee shall complete a level II environmental assessment of, and abate any remaining asbestos in, the Old Armory prior to its abandonment, and shall assist the County in demolishing the Old Armory through the contribution of resources available under Lessee's Individual Readiness Training (IRT) program.

5. Use

5.1 The real property of which the Premises form a part is zoned for "College Use." Lessor shall seek rezoning of the Premises to allow Lessee to use the Premises and the Improvements for construction and operation of an armory/training center and for any other lawful purpose not inconsistent with local zoning ordinances or uses of adjacent properties. If Lessor is unsuccessful in having the Premises rezoned to allow Lessee's intended use by July 1,

2008, Lessee may terminate this Lease without further obligation to Lessor.

5.2 Lessee shall not use or occupy, or permit or suffer any part of the Premises or the Easement or the Improvements to be used or occupied:

- a. for any unlawful or illegal business,
- b. in any manner that constitutes a nuisance of any kind,
- c. for any purpose or in any way in violation of the certificate of occupancy, or of any Legal requirements including but not limited to Legal requirements respecting Hazardous Substances, or
- d. for any business use or purpose deemed disreputable.

The term "**Hazardous Substance**" means any hazardous, toxic, or dangerous substance, waste, or material that is the subject of environmental protection Legal requirements, including but not limited to the items listed in the United States Department of Transportation Hazardous Materials Table (49 CFR § 172.101) or designated as hazardous substances by the United States Environmental Protection Agency (40 CFR pt 302). The term "**Legal requirement**" includes, but is not limited to, all present and future laws, ordinances, orders, rules, regulations, and requirements of all federal, state, and municipal governments, departments, commissions, boards, and officers, foreseen or unforeseen, ordinary as well as extraordinary, including without limitation all environmental protection laws such as the Comprehensive Environmental Response, Compensation, and Liability Act (42 USC §§9601— 9675), the Water Pollution Prevention and Control Act (33 USC §§1251-1387), and the Air Pollution Prevention and Control Act (42 USC §§7401-7671q).

5.3 Lessee shall comply with all published conditions and requirements necessary to preserve and extend any rights, licenses, permits (including but not limited to zoning variances, special exceptions, and nonconforming uses), privileges, franchises, and concessions that now apply to the Premises or that have been granted to or contracted for by Lessor or Lessee in connection with any existing or presently contemplated use of the Premises or the Improvements.

5.4 Both parties, without cost to either party, shall execute, acknowledge, and deliver any instrument or document as may be required by any governmental or other public authority or any public utility company to deliver any rights-of-way, easements, or grants in, over, and along any streets or in, over, under, or through the Premises (except any that may run under the Improvements) for the purpose of providing water, gas, steam, electricity, telephone, storm and sanitary sewer, or any other necessary or desirable service or facility for the benefit of the Premises or the Improvements.

5.5 Subject to Lessee's reasonable scheduling requirements, Lessor may use classrooms and the drill floor in the Improvements when not in use by Lessee and subject to reimbursement of Lessee's expenses, as calculated using Lessee's published rate schedules for consumables provided to colleges and similar facilities.

5.6 Lessor shall have non-exclusive use of the parking lot located on the Premises.

5.7 Lessee shall comply with the Lessor's Campus Rules and Regulations as they now

exist or hereafter may be amended, to the extent the Rules and Regulations are compatible with federal Department of Defense and National Guard Bureau regulations and state laws and regulations.

5.8 Lessee and Lessor shall cooperate with the County in efforts to include in the Improvements a county 911 center and emergency operations center (EOC) if County funding is available when Lessee designs and builds its Improvements.

6. Right of First Refusal. Lessor grants to Lessee a right of first refusal to acquire Lessor's fee interest in the Premises upon the following terms:

6.1 If Lessor receives from a third party a bona fide offer to purchase all of Lessor's fee interest in the Premises (an "**Offer**") and Lessor desires to accept the Offer, Lessor shall promptly deliver to Lessee a copy of the Offer at the address provided in the Lease for giving notices.

6.2 Lessee may purchase the Premises on the same terms and conditions proposed in the Offer, including the closing date proposed in the Offer; however, Lessee need not match:

a. any monetary provision that calls for payment of the purchase price over time or after the closing date, as long as the net present value of Lessee's offer is equal to or greater than the net present value of that portion of the Offer allocated to the Premises; or

b. any non-monetary provisions of the Offer (e.g., agreements relating to the use of the Premises or providing benefits to the Lessor in the form of goods or services), except that Lessor may, in its sole discretion, assign a monetary value to such non-monetary provision, in which event Lessee is required to match any such monetary value assigned by the Lessor.

6.3 Lessee shall exercise its right of first refusal by communicating to Lessor in writing, within 30 days after receipt from Lessor of a copy of the Offer, Lessee's willingness to match the Offer as described above.

6.4 If Lessee elects not to match the Offer or fails to exercise its right of first refusal within 30 days of receipt from Lessor of a copy of the Offer, Lessor may accept the Offer without further notice to Lessee.

6.5 Lessee has made known to Lessor Lessee's interest in acquiring Lessor's fee interest in the Premises. Lessor shall consider the advisability of selling Lessor's fee interest to Lessee, and shall provide opportunities to Lessee to discuss and negotiate the purchase of this interest. .

6.6 If Lessee exercises its right of first refusal and acquires Lessor's fee interest in the Premises, Lessor and Lessee shall execute such documents as may be convenient or necessary to convert the Easement to a permanent easement for ingress, egress and utilities in favor of the Property.

7. Liens

7.1 Lessee shall not do any act or make any contract that may create or be the foundation for any lien, mortgage, or other encumbrance on the reversion or other estate of Lessor or on any interest of Lessor in the Premises.

7.2 Nothing in this Lease is to be deemed to be, or may be construed in any way as constituting, the consent or request of Lessor, express or implied, by inference or otherwise, to any person, firm, or corporation to the performance of any labor or the furnishing of any materials for any construction, rebuilding, alteration, or repair of or to the Premises or to the Improvements, or as giving Lessee any right, power, or authority to contract for or permit the rendering of any services or the furnishing of any materials that might in any way give rise to the right to file any lien against Lessor's interest in the Premises or against Lessor's interest, if any, in the Improvements. Lessee is not intended to be an agent of Lessor for the construction of Improvements on the Premises. Lessor shall have the right to post and keep posted at all reasonable times on the Premises and on the Improvements any notices that Lessor shall be required to post for the protection of Lessor and of the Premises and of the Improvements from any such lien. The foregoing is not to be construed to diminish or vitiate any rights of Lessee in this Lease to construct, alter, or add to the Improvements.

8. Taxes and Other Charges

8.1 The Premises are within a local improvement district and are subject to assessments by this district. Lessee shall pay when due all such assessments if directed against the Premises only, and shall promptly reimburse Lessor for that portion of payments made by Lessor and allocable to the Premises if assessments are not imposed on the Premises separately but are imposed on Lessor's property generally. Lessor and Lessee are exempt for most purposes from other federal, state and local taxes. If any real estate taxes, personal property taxes, privilege taxes, excise taxes, business and occupation taxes, gross sales charges or assessments including, but not limited to, assessments for public improvements or benefits (collectively, a "**Tax**" or "**Taxes**") are levied, assessed or imposed against the Premises or the Improvements or any interest of Lessor or Lessee under this Lease, Lessee shall pay and discharge, or cause to be paid and discharged, such Tax or Taxes, before any fine, penalty, interest, or cost may be added for nonpayment, whether or not now customary or within the contemplation of the parties and regardless of whether they are extraordinary or ordinary, general, or special, unforeseen or foreseen, or similar or dissimilar to any of the foregoing which, at any time during the Term, is or becomes due and payable.

8.2 Nothing contained in this Lease requires Lessee to pay any franchise, estate, inheritance, succession, capital levy, or transfer tax of Lessor, or any income, excess profits, or revenue tax, or any other tax, assessment, charge, or levy on rent payable by Lessee under this Lease; however, if at any time during the Term the methods of taxation prevailing at the commencement of the Term are altered so that in lieu of any Tax under this section there is levied, assessed, or imposed a tax, assessment, levy, imposition, or charge, wholly or partially as a capital license fee measured by any rent payable by lessee under this Lease, then all such taxes, assessments, levies, impositions, or charges or the part measured or based, will be deemed to be included within the term "**Tax**" for the purposes of this Lease, to the extent that the Tax would be payable if the Premises were the only property of Lessor subject to the Tax, and Lessee shall pay

and discharge the same as provided in respect to the payment of Taxes.

8.3 If by law any Tax is payable, or may at the option of the taxpayer be paid, in installments, Lessee may pay the Tax in installments as each installment becomes due and payable, whether or not interest would accrue on the unpaid balance, and may pay any accrued interest on any unpaid balance, but in any event shall pay the installment before any fine, penalty, interest, or cost may be added for nonpayment of any installment or interest.

8.4 Any Tax relating to a fiscal period of the taxing authority, a part of which is within the Term and a part of which is before or after the Term, whether or not such Tax is assessed, levied, imposed, or becomes a lien on the Premises or the Improvements, or becomes payable during the Term, must be apportioned and adjusted between Lessor and Lessee so that Lessee shall pay only the portions that correspond with the portion of such fiscal periods included within the Term. With respect to any Tax for public improvements or benefits that by law is payable, or at the option of the taxpayer may be paid, in installments, Lessor shall pay the installments that become due and payable after the Term expires, and Lessee shall pay all such installments which become due and payable at any time during the Term.

8.5 Within 30 days after the last date when any Tax must be paid by Lessee as provided in this section, Lessee shall furnish to Lessor official receipts, if such receipts are then available to Lessee, of the appropriate taxing authority, or other proof satisfactory to Lessor, evidencing payment.

8.6 Lessee may at Lessee's expense contest or review the amount or validity of any Tax or seek a reduction in the assessed valuation on which any Tax is based, by appropriate legal proceedings. Lessee may defer payment of such contested Tax if legal proceedings do not operate to prevent the enforcement of the collection of the Tax so contested and do not prevent the sale of the Premises or the Improvements to satisfy the Tax. Before instituting any such proceedings Lessee shall furnish to Lessor security reasonably satisfactory to Lessor as security for the payment of such Tax, in an amount sufficient to pay such Tax, together with all interest and penalties in connection with such Tax and all charges that might be assessed against the Premises or the Improvements in the legal proceedings.

8.7 Any contest as to the validity or amount of any Tax, or assessed valuation on which such Tax was computed or based, whether before or after payment, may be made by Lessee in the name of Lessor or of Lessee, or both, as Lessee shall determine, and Lessor shall, at Lessee's expense, cooperate with Lessee in any such contest to such extent as Lessee may reasonably request; however, Lessor will not be subject to liability for the payment of any costs or expenses in connection with any proceeding brought by Lessee, and Lessee shall indemnify and save Lessor harmless, to the extent permitted by Article XI, Section 7 of the Oregon Constitution and subject to the limits of the Oregon Tort Claims Act, ORS 30.260 through 30.300, from any such costs or expenses. Lessee is entitled to any refund of any such Tax and penalties or interest that have been paid by Lessee or by Lessor and reimbursed to Lessor by Lessee.

8.8 The parties shall use reasonable efforts to see that all communications from governmental authorities respecting Taxes are sent directly by such authorities to Lessor. Lessor

shall forward any communications to Lessee within 48 hours of Lessor's receipt. The certificate, advice, receipt, or bill of the appropriate official designated by law to make or issue the same or to receive payment of any Tax or nonpayment of such Tax will be prima facie evidence that the Tax is due and unpaid or has been paid at the time of the making or issuance of the certificate, advice, receipt, or bill.

9. Insurance. Lessee is self-insured for its property and liability exposures, subject to the limits of the Oregon Tort Claims Act, ORS 30.260 through 30.300. Lessee shall furnish a Certificate of Self-Insurance to Lessor upon request.

10. Lessor's Right to Perform Lessee's Covenants

10.1 If Lessee at any time fails to pay any Tax in accordance with the provisions of this Lease or fails to make any other payment or perform any other act on its part to be made or performed, then Lessor, after ten days' notice to Lessee (or without notice in case of an emergency) and without waiving or releasing Lessee from any obligation of Lessee contained in this Lease or from any default by Lessee and without waiving Lessor's right to take such action as may be permissible under this Lease as a result of such default, may (but will be under no obligation to):

- a. pay any Tax payable by Lessee under this Lease; or
- b. make any other payment or perform any other act on Lessee's part to be made or performed under this Lease, and may enter the Premises and the Improvements for any such purpose, and take all such action, as may be necessary to perform the act otherwise required to be performed by Lessee.

10.2 All sums paid by Lessor and all costs and expenses incurred by Lessor in connection with the performance of any such act, together with interest from the date of such payment or incurrence by Lessor of such cost and expense until paid, at the annual rate of 8%, if Lessee does not reimburse Lessor within the 30-day period after notice from Lessor, will constitute rent payable by Lessee under this Lease and must be paid by Lessee to Lessor on demand.

11. Compliance with Legal Requirements

11.1 Throughout the Term, Lessee shall promptly comply with all Legal requirements that may apply to the Premises or to the use of the Premises or the Improvements or the owners or users of the Improvements, whether or not the Legal requirements affect the interior or exterior of the Improvements, necessitate structural changes or improvements, or interfere with the use and enjoyment of the Premises or the Improvements, and whether or not compliance with the Legal Requirements is required by reason of any condition or circumstance existing before or after the Term commences. Lessee shall pay costs of compliance with Legal requirements, except that Lessor shall pay all costs of compliance pre-existing requirements for violations discovered after the Lease Commencement Date respecting pre-existing conditions of the land and pre-existing Legal requirements. Lessee may cease occupation or use of the Premises, or may demolish or remove all or any part of the improvements in lieu of compliance with any Legal requirement that may require expenditures on behalf of Lessee for continued use or occupation of the Premises.

11.2 After prior written notice to Lessor, Lessee may contest the validity or application of any Legal Requirement by appropriate legal proceedings, diligently conducted in good faith, in the name of Lessee or Lessor or both without cost or expense to Lessor, subject to the following:

- a. Lessee may delay compliance until the final determination of the proceeding if, by the terms of any Legal Requirement, compliance may legally be delayed pending the prosecution of any such proceeding without the incurrence of any lien, charge, or liability of any kind against all or any part of the Premises or the Improvements and without subjecting Lessee or Lessor to any liability, civil or criminal, for failure to comply; or
- b. if any lien, charge, or civil liability would be incurred by reason of any such delay, Lessee nevertheless may contest the matter and delay compliance, as long as delay would not subject Lessor to criminal liability or fine, and Lessee prosecutes the contest with due diligence.

11.3 Lessor and Lessee shall execute and deliver any appropriate papers that may be necessary or proper to permit Lessee or Lessor, as the case may be, to contest the validity or application of any Legal Requirement.

12. Repairs and Maintenance

12.1 Lessee shall maintain, repair, and replace the Premises and the Improvements as necessary to keep them in good order, condition, and repair throughout the entire Term. Lessee's obligations extend to both structural and nonstructural items and to all maintenance, repair, and replacement work, including but not limited to unforeseen and extraordinary items. Lessee shall be responsible for all aspects of maintaining the parking area, including but not limited to security patrols, landscaping, cleaning, snow and ice removal, and lighting. Lessee and Lessor shall share equally in the cost of maintaining the Easement, except as described in section 3.2.

12.2 Lessor is not required, in its capacity solely as Lessor, to furnish to Lessee any facilities or services of any kind whatsoever during the Term, such as, but not limited to, water, steam heat, gas, hot water, electricity, light, and power. Lessor in no event is required to make any alterations, rebuildings, replacements, changes, additions, improvements, or repairs during the Term.

12.3 Lessor assigns to Lessee, without recourse, such rights, if any, as Lessor may have against any parties causing damage to the Improvements on the Premises to sue for and recover amounts expended by Lessee as a result of such damage.

13. Alterations, Additions, and New Improvements

13.1 Definitions.

- a. "**Modifications**" means any demolition, improvement, alteration, change, or addition, of, in, or to all or any part of the Premises or the Improvements.
- b. "**Minor Modifications**" means any Modifications for which a building permit is not required.
- c. "**Major Modifications**" means any and all Modifications other than Minor Modifications.

13.2 At any time during the Term and at Lessee's own cost and expense, Lessee may make or permit to be made any Minor Modifications, as long as there is no existing and unremedied default on the part of Lessee, of which Lessee has received notice of default, under any of the terms, covenants, and conditions of this Lease. Major Modifications require the prior consent of Lessor, which consent may not unreasonably be withheld. All salvage material in connection with any Modification that Lessee is permitted make will belong to Lessee.

14. Title to Improvements. Title to Improvements shall be and remain in Lessee at all times. On the expiration or sooner termination of the Term, Lessee shall either remove all Improvements or shall abandon the Improvements in place, in which event title to the Improvements shall automatically pass to, vest in, and belong to Lessor without further action on the part of either party and without cost or charge to Lessor. During the Term, Lessee shall be entitled for all taxation purposes to claim cost recovery deductions and the like on the Improvements.

15. No Waste. Lessee shall not do or suffer any waste or damage, disfigurement, or injury to the Premises or the Improvements. Demolition of all or any part of the Improvements done in accordance with the requirements of Section 13 above is not prohibited by the terms of this section.

16. Lessor's and Lessee's Exculpation and Indemnity

16.1 Except as provided in Sections 5.5 and 5.6, Lessee has exclusive control of the Premises and of the Improvements (but not of the Easement), and except for injury or damage arising from Lessor's activities under Section 5.5 or Section 5.6, Lessor is not liable for injury or damage to property or person happening on, in, or about the Premises or the Improvements or injury or damage to the Premises or the Improvements or to any property caused by fire, breakage, leakage, defect, or bad condition in any part or portion of the Premises or of the Improvements, or from steam, gas, electricity, water, rain, or snow that may leak into, issue, or flow from any part of the Premises or the Improvements from any drains, pipes, or plumbing work of the Improvements, or from the street, subsurface, or any place or quarter, or due to the use, misuse, or abuse of the Improvements or from any injury that may arise from any other cause on the Premises or in or on the Improvements, including defects in construction of the Improvements, latent or otherwise. Lessor is responsible, subject to the limits of the Oregon Tort Claims Act, ORS 30.260 through 30.300, for any liability to any third party to the extent such liability arises from Lessor's activities under Section 5.5 or Section 5.6 or Lessor's negligence or other misconduct.

16.2 To the extent permitted by Article XI, Section 7 of the Oregon Constitution and subject to the limits of the Oregon Tort Claims Act, ORS 30.260 through 30.300, Lessee shall indemnify and hold Lessor harmless against and from all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses that may be imposed on or incurred by or asserted against Lessor by reason of any of the following occurrences during the Term:

- a. any work or thing done in, on, or about all or any part of the Premises or the Improvements or the Easement by Lessee or any party other than Lessor;
- b. any use, nonuse, possession, occupation, condition, operation, maintenance, or management by Lessee of all or any part of the Premises or the Improvements or any

adjacent alley, sidewalk, curb, vault, passageway, or space;

c. any negligence on the part of Lessee or any of its agents, contractors, servants, employees, sublessees, licensees, or invitees;

d. any accident, injury, or damage to any person or property occurring in, on, or about the Premises or the Improvements or the Easement, if caused by the negligence of Lessor, but only up to the limits of Lessee's liability self-insurance coverage with respect to any such negligence of Lessor; or

e. any failure on the part of Lessee to perform or comply with any of the covenants, agreements, terms, provisions, conditions, or limitations contained in this Lease.

16.3 If any action or proceeding is brought against Lessor by reason of any such claim, Lessee, at Lessee's expense and upon written notice from Lessor, shall resist or defend such action or proceeding.

16.4 Lessee's liability under this Lease to Lessor for money damages caused by Lessee's breach of this Lease is limited to the lesser of (i) the limits of the Oregon Tort Claims Act, ORS 30.260 through 30.300 or (ii) the amount of any liability resulting from Lessee's breach of Sections 7 (liens), 9 (insurance), 11 (compliance with Legal requirements), 12 (repairs and maintenance), 13 (alterations, additions, and new Improvements), 15 (no waste), 22 (surrender) and 30 (Brokers), it being the intent of the parties that Lessor's recourse for any damages in excess of such amounts be limited to terminating Lessee's interest in the Premises.

16.5 Subject to the limits of the Oregon Tort Claims Act, ORS 30.260 to 30.300, the Lessor shall indemnify and hold Lessee harmless against and from all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses that may be imposed on or incurred by or asserted against Lessee by reason of any accident, injury, or damage to any person or property occurring in, on, or about the Premises if resulting from Lessor's activities under Section 5.5 or Section 5.6 or from the negligence or other misconduct of Lessor and not expressly a part of Lessee's indemnity obligations. If any action or proceeding is brought against Lessee by reason of any such claim, Lessor, at Lessor's expense and upon written notice from Lessee, shall resist or defend such action or proceeding by counsel approved by Lessee in writing, which approval must not be unreasonably withheld.

16.6 By initialing below, Lessor and Lessee indicate that they specifically acknowledge and agree to the foregoing indemnifications and limitations on liability.

Lessor: _____

Lessee: _____

17. Assignment and Subletting

17.1 Lessee shall not sell, assign, or in any other manner transfer this Lease or any interest in this Lease or the estate of Lessee under this Lease without the prior consent of Lessor, which consent must not unreasonably be withheld or delayed.

17.2 Lessee may sublet portions of the Premises or of the Improvements, or both, at any time and from time to time, but only for a term or terms that expires before the expiration of the Term and only for such uses as are compatible with Lessor's use of its adjacent property for

postsecondary educational functions. Each sublease must be in writing and must be subordinate to the rights of Lessor under this Lease.

17.3 Lessee is specifically authorized to sublease all or any portion of the Premises to the United States Government in time of war or national emergency.

18. Transfer of Interest by Lessor. Lessor shall not sell, exchange, assign, transfer, convey, contribute, distribute, or otherwise dispose of any part of its interest in the Premises or this Lease (including but not limited to Lessor's reversion) without the prior consent of Lessee, which consent must not unreasonably be withheld or delayed.

19. Default; Remedies

19.1 The occurrence of any one or more of the following events of default constitutes a breach of this Lease by Lessee:

- a. if Lessee defaults in the payment of any Rent payable by Lessee, and the default continues for 30 days after Lessor has given Lessee a notice of the default; or
- b. if Lessee, whether by action or inaction, is in default of any of its other obligations under this Lease and the default continues, and is not remedied within 60 days after Lessor has given Lessee a notice specifying the default, or, if the default can be cured but not within a period of 60 days if Lessee has not (1) commenced curing the default within the 60-day period, (2) notified Lessor of Lessee's intention to cure the default, and (3) continuously and diligently continued to work to cure the default.

19.2 On the occurrence of an event of default, Lessor may terminate all of Lessee's rights under the Lease and may also exercise any one or more of the following remedies:

- a. immediately, or at any time thereafter, reenter the Premises either by summary eviction proceedings or by any suitable action or proceeding at law, or by force or otherwise, without being liable to indictment, prosecution, or damages, and repossess the same and remove any person from the Premises, to the end that Lessor may have, hold, and enjoy the Premises;
- b. relet the whole or any part of the Premises from time to time, either in the name of Lessor or otherwise, to such Lessees, for such terms ending before, on, or after the expiration date of the Lease Term, at such rentals and on such other conditions (including concessions and free rent) as Lessor may determine to be appropriate, and in doing so make such physical changes to the Premises as Lessor, in its sole discretion, considers advisable and necessary in connection with any such reletting or proposed reletting, without relieving Lessee of any liability under this Lease or otherwise affecting Lessee's liability;
- c. whether or not Lessor retakes possession or relets the Premises, recover Lessor's damages, including without limitation all legal expenses, all costs incurred by Lessor in restoring the Premises or otherwise preparing the Premises for reletting, and all costs incurred by Lessor in reletting the Premises; and
- d. apply for any other remedy available under applicable law or contained in this Lease.

19.3 No failure by Lessor to insist on the strict performance of any agreement, term,

covenant, or condition of this Lease or to exercise any right or remedy consequent on a breach, and no acceptance of full or partial rent during the continuance of any such breach, constitutes a waiver of any such breach or of such agreement, term, covenant, or condition. No agreement, term, covenant, or condition to be performed or complied with by Lessee, and no breach by Lessee, may be waived, altered, or modified except by a written instrument executed by Lessor. No waiver of any breach will affect or alter this Lease, but each and every agreement, term, covenant, and condition of this Lease will continue in full force and effect with respect to any other then-existing or subsequent breach.

19.4 Each right and remedy provided for in this Lease is cumulative and in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by Lessor or Lessee of any one or more of the rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise does not preclude the simultaneous or later exercise by the party in question of any or all other rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise.

20. Lessor's right to Encumber Lessor, during the Term, may encumber, mortgage, pledge, or otherwise hypothecate its fee simple interest in the Premises or the Easement, or both.

21. Quiet Enjoyment Lessor warrants that Lessee, on paying any rent due and observing and keeping all covenants, agreements, and conditions of this Lease on its part to be kept, will quietly have and enjoy the Premises and the Easement during the Term without hindrance or molestation by anyone claiming by, through, or under Lessor as such, subject, however, to the exceptions, reservations, and conditions of this Lease.

22. Surrender

22.1 Except as otherwise provided, on the last day of the Term Lessee shall surrender and deliver up the Premises and all Improvements to the possession and use of Lessor without fraud or delay, free and clear of all lettings and occupancies other than subleases then terminable at the option of Lessor or subleases to which Lessor shall have specifically consented, and free and clear of all liens and encumbrances other than those, if any, presently existing or created or suffered by Lessor, without any payment or allowance whatever by Lessor on account of any Improvements on the Premises.

22.2 When furnished by or at the expense of Lessee or any sublessee, furniture, fixtures, and equipment may be removed by Lessee at or before this Lease terminates, as long as removal will not injure the Premises or the Improvements or the Easement or necessitate changes in or repairs to them. Lessee shall pay or cause to be paid to Lessor the cost of repairing any damage arising from removal of the Improvements and restoration of the Premises and the Easement to its condition before such removal.

22.3 Any personal property of Lessee or any sublessee that remains on the Premises after the termination of this Lease and the removal of Lessee or such sublessee from the Premises will be deemed to have been abandoned by Lessee or such sublessee and may be retained by Lessor

as its property or be disposed of, without accountability, in such manner as Lessor may see fit. If this Lease terminates early for any reason Lessee or any sublessee shall have a reasonable time thereafter to remove its personal property.

22.4 Lessor will not be responsible for any loss or damage occurring to any property owned by Lessee or any sublessee arising under this section.

22.5 The provisions of this section will survive any termination of this Lease.

23. Lessor Representations

23.1 Lessor represents and warrants the truth and accuracy of each of the following statements:

- a. With the exception of existing liens for a local improvement district, which Lessor has disclosed to Lessee, Lessor has no notice of any liens to be assessed against the Premises or the Easement;
- b. Lessor has no notice from any governmental agency of any violation of Legal Requirements relating to the Premises or the Easement;
- c. to the best of Lessor's knowledge, the Premises and the Easement are in compliance with all applicable Legal requirements pertaining to and affecting the Premises and the Easement, including but not limited to all environmental protection Legal Requirements respecting Hazardous Substances as defined in Section 5 above;
- d. the execution, delivery, and performance of this Lease, by Lessor will not result in any breach of, or constitute any default under, or result in the imposition of, any lien or encumbrance on the Premises or the Easement under any agreement or other instrument to which Lessor is a party or by which Lessor or the Premises might be bound;
- e. there are no legal actions, suits, or other legal, or administrative proceedings, including condemnation cases, pending or threatened, against the Premises or the Easement, and Lessor is ~~aets~~ not aware of any fact that might result in any such action, or other proceeding;
- f. Lessor has no information or knowledge of any change contemplated in any applicable Legal requirements, or any action by adjacent landowners, or natural or artificial conditions on the Premises or the Easement that would prevent, limit, impede, or render more costly Lessee's permitted use of the Premises or the Easement;
- g. to the best of Lessor's knowledge, there is no significant adverse fact or condition relating to the Premises or the Easement that has not been specifically disclosed in writing by Lessor to Lessee, and Lessor knows of no fact or condition of any kind or character whatsoever that adversely affects such intended use of the Premises and the Easement by Lessee;
- h. Lessor has no knowledge of any fact, action, or proceeding, whether actual, pending, or threatened, that could result in a failure of the Premises to receive zoning or use approval from local authorities for the use contemplated in this Lease; and
- i. all statements made here are true and correct, and the information provided and to be provided by Lessor to Lessee relating to this Lease does not and will not contain any statement that, at the time and in the light of circumstances under which it is made, is false or misleading with respect to any material fact, or omits to state any material fact (which is known, or in the exercise of reasonable diligence by Lessor, should have been

known) necessary in order to avoid making any statement contained in this section false or misleading in any material respect.

23.2 The representations and warranties in this Lease terminate ten years from the date of this Lease, and such representations or warranties will thereafter be without force or effect, except as to any claim with respect to which notice has been given to Lessor before the expiration date.

23.3 Lessor shall indemnify and hold Lessee harmless from and against any and all damage resulting from any material misrepresentation or breach of warranty.

23.4 If any claim is asserted against Lessee that would give rise to a claim by Lessee against Lessor for indemnification under the provisions of this section, Lessee shall promptly give written notice to Lessor concerning such claim and Lessor shall, at no expense to Lessee, defend the claim.

24. Reserved.

25. Force Majeure If the performance by either of the parties of their respective obligations under this Lease (excluding monetary obligations) is delayed or prevented in whole or in part by any Legal Requirement (and not attributable to an act or omission of the party), or by any acts of God, fire or other casualty, floods, storms, explosions, accidents, epidemics, war, civil disorders, strikes or other labor difficulties, shortage or failure of supply of materials, labor, fuel, power, equipment, supplies or transportation, or by any other cause not reasonably within the party's control, whether or not specifically mentioned, the party will be excused, discharged, and released of performance to the extent such performance or obligation (excluding any monetary obligation) is so limited or prevented by such occurrence without liability of any kind. If such a condition excusing performance of a party continues for more than 30 days, then the other party may terminate this Lease by notice to the excused party.

26. Notices

26.1 Any notice required or permitted by the terms of this Lease will be deemed given if delivered personally to an officer of the party to be notified, or sent by United States registered or certified mail, postage prepaid, return-receipt, and addressed as follows:

If to Lessor: Office of the President
Columbia Gorge Community College
400 East Scenic Drive
The Dalles, Oregon 97058

If to Lessee: OMD Installations Division
P.O. Box 14350
Salem, OR 97309

or such other addresses as may be designated by either party by written notice to the other. Except as otherwise provided in this Lease, every notice, demand, request, or other

communication will be deemed to have been given or served on actual receipt.

26.2 Lessee shall immediately send to Lessor, in the manner prescribed above for giving notice, copies of all notices that it receives with respect to the Premises or Improvements from any government authorities, fire regulatory agencies, and similarly constituted bodies, and copies of its responses to such notices.

27. Reserved.

28. Applicable Law; Venue; Consent to Jurisdiction

28.1 This Lease is to be governed by, and construed in accordance with, the laws of the state of Oregon, without regard to conflict of laws principles.

28.2 Any claim, action, suit or proceeding between the parties that arises from or relates to this Lease must be brought and conducted solely and exclusively in the circuit courts for Wasco County, Oregon; however, if a claim must be brought in a federal forum then it must be brought and conducted solely and exclusively within the United States District Court for the District of Oregon.

28.3 Lessor and Lessee, by execution of this Lease, consent to the personal jurisdiction of the courts named in this section.

29. Invalidity of Particular Provisions If any term or provision of this Lease or the application of the Lease to any person or circumstances is, to any extent, invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, is not to be affected, and each term and provision of this Lease is to be valid and be enforced to the fullest extent permitted by law.

30. Brokers Lessor and Lessee represent to each other that they have not employed any brokers in negotiating and consummating the transaction set forth in this Lease, but have negotiated directly with each other.

31. Covenants to Bind and Benefit Parties Subject to the limitations set forth in Section 16, the covenants and agreements contained in this Lease are intended to bind and inure to the benefit of Lessor, its successors and assigns, and Lessee, its successors and assigns.

32. Recordation of Lease Lessee may elect that a memorandum of this Lease, executed and acknowledged by both parties, be recorded in the public records of Wasco County, Oregon. Lessee shall pay the recording costs.

33. Counterparts; Facsimile Signatures This Lease may be executed in several counterparts, each of which is to be deemed an original, but all of which together constitute one and the same Lease. It is the parties' desire to immediately confirm and communicate their respective signatures on this Lease. A facsimile copy of a signed signature page of a counterpart agreement

evidences and constitutes valid execution of this Lease and is binding on a party to the same extent as the original signature counterpart copy.

Executed by the duly authorized officers of the parties.

LESSOR

Columbia Gorge Community College,
A community college of
the State of Oregon

By: _____

As: _____

LESSEE

The State of Oregon,
acting by and through
the Oregon Military Department

By: _____

As: _____

Attachments:

- Exhibit A – Legal Description of the Premises
- Exhibit B – Map Showing Location of the Premises
- Exhibit C – Legal Description of the Easement
- Exhibit D – Map Showing Location of the Easement

EXHIBIT A
Legal Description of the Premises


LEASE AREA
FROM COLUMBIA GORGE COMMUNITY COLLEGE TO
OREGON MILITARY DEPARTMENT
DECEMBER 7, 2007

A TRACT OF LAND BEING IN A PORTION OF LOT 1, OF PARTITION PLAT 90-0022, LOCATED IN SECTION 4, 5, 9 AND 10, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD LOCATED AT THE SOUTHEAST CORNER OF LOT 1 OF PARTITION PLAT 90-0022 RECORDED IN BOOK 11, PAGE 64, WASCO COUNTY SURVEYOR'S OFFICE; THENCE NORTH 00°20'52" EAST, 320.77 FEET ALONG THE EAST LINE OF SAID LOT 1, TO A POINT ON THE SOUTH LINE OF THE CITY OF THE DALLES CITY LIMITS AND THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE CONTAINING ALONG THE EASTERLY LINE OF SAID LOT 1, OVER THE NEXT THREE (3) COURSES, 1.) NORTH 00°20'52" EAST, 617.31 FEET; 2.) THENCE SOUTH 89°58'50" WEST, 60.03 FEET; 3.) THENCE NORTH 00°03'03" WEST, 18.00 FEET; THENCE NORTH 89°38'38" WEST, 305.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 79.97 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 25°38'44", AN ARC LENGTH OF 35.79 FEET A CHORD THAT BEARS SOUTH 19°40'23" WEST A DISTANCE OF 35.50 FEET; THENCE SOUTH 36°17'01" WEST, 36.60 FEET; THENCE SOUTH 00°15'06" WEST, 270.56 FEET; THENCE SOUTH 37°41'19" WEST, 377.71 FEET; THENCE SOUTH 48°17'32" EAST, 178.23 FEET; THENCE NORTH 76°53'21" EAST, 508.72 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 7.41 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT****

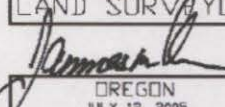
THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION.


JAMES M. KLEIN, P.L.S.
OREGON REGISTRATION NO. 59002

12-27-2007
DATE

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2009

**SURVEY LOCATED IN SECTIONS 4, 9 AND 10,
T. 1N., R. 13E., W.M. CITY OF THE DALLES
WASCO COUNTY, STATE OF OREGON**

 **Klein &
Associates, Inc.**
LAND SURVEYING
1411 SW Third Ave. Ste. 200
Hood River, Oregon 97031
Tel: 360-938-0001

| | |
|-----------|---------------|
| PROJECT: | 07-11-03 |
| FILE NO.: | 071102EDOREV |
| LAYOUT: | LAYOUT |
| SURVEYED: | SURVEYED |
| DESIGN: | DESIGN |
| DRAWN: | CDM |
| REVIEWED: | 12-04-07 |
| DATE: | 12-03-07 |
| SHEET: | 1 OF 2 SHEETS |

EXHIBIT B **Map Showing Location of the Premises**

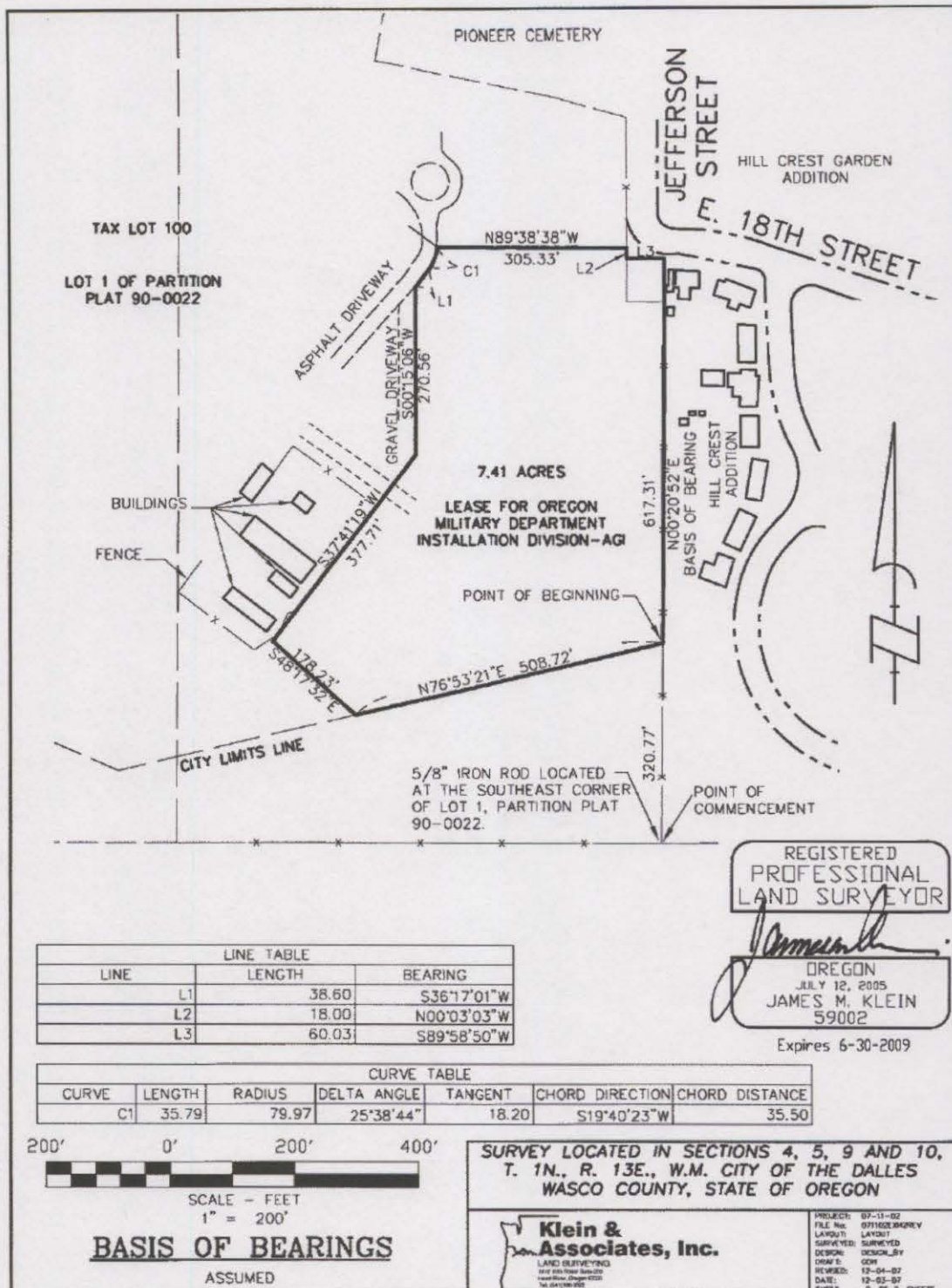


EXHIBIT C
Legal Description of the Easement

**INGRESS, EGRESS & UTILITY EASEMENT
FROM COLUMBIA GORGE COMMUNITY COLLEGE TO
OREGON MILITARY DEPARTMENT
DECEMBER 7, 2007**

ALL THAT PORTION OF THE FOLLOWING DESCRIBED STRIP OF LAND LYING WITHIN A PORTION OF LOT 1 OF PARTITION PLAT 90-0022, LOCATED IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON, SAID STRIP OF LAND BEING OF VARIABLE WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 5/8" IRON ROD LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF PARTITION PLAT 90-0022, RECORDED IN BOOK 11, PAGE 64, WASCO COUNTY SURVEYOR'S OFFICE; THENCE SOUTH 73°38'16" WEST, 163.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCENIC DRIVE AND THE CENTERLINE OF AN ACCESS ROAD WHICH IS THE POINT OF BEGINNING OF THE STRIP OF LAND BEING DESCRIBED; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY AT ENGINEERING STATION 0+00 AND HAVING A RADIUS OF 204.49 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°01'12", AN ARC LENGTH OF 117.85, FEET A CHORD THAT BEARS SOUTH 33°18'23" EAST A DISTANCE OF 116.22 FEET TO A POINT OF TANGENT AT ENGINEERING STATION 1+17.85; THENCE SOUTH 49°11'06" EAST, 42.55 FEET; THENCE SOUTH 56°52'14" EAST, 58.42 FEET; THENCE SOUTH 56°39'03" EAST, 23.77 FEET; THENCE SOUTH 58°24'45" EAST, 18.70 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AT ENGINEERING STATION 2+61.28; AND HAVING A RADIUS OF 58.98 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 60°02'15", AN ARC LENGTH OF 62.86 FEET, A CHORD THAT BEARS SOUTH 29°23'52" EAST, A DISTANCE OF 60.02 FEET TO A POINT OF TANGENT AT ENGINEERING STATION 3+24.13; THENCE SOUTH 00°36'47" WEST, 169.07 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AT ENGINEERING STATION 4+93.20 AND HAVING A RADIUS OF 74.98 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'01", AN ARC LENGTH OF 53.05 FEET, A CHORD THAT BEARS SOUTH 20°52'32" WEST, A DISTANCE OF 51.95 FEET TO A POINT OF TANGENT AT ENGINEERING STATION 5+46.25; THENCE SOUTH 41°08'12" WEST, 84.18 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE; THE SIDE LINE OF SAID STRIP OF LAND TO BE LENGTHEN OR SHORTENED AS NECESSARY TO INTERSECT THE NORTH LINE OF LOT 1, BEING THE SOUTHERLY RIGHT-OF-WAY OF SCENIC DRIVE.

| STATION TO STATION | | WIDTH LEFT OF CENTERLINE |
|--------------------|------------------|---------------------------|
| 0+00 | 1+17.85 | 37 FT DECREASING TO 25 FT |
| 1+17.85 | 3+24.13 | 25 FT |
| 3+24.13 | 4+81.04 | 55 FT |
| 4+81.04 | 5+03.25 | 15 FT |
| 5+03.25 | 5+95.67 TERMINUS | 12.47 FT |

| STATION TO STATION | | WIDTH RIGHT OF CENTERLINE |
|--------------------|------------------|---------------------------|
| 0+00 | 1+17.85 | 37 FT DECREASING TO 25 FT |
| 1+17.85 | 3+24.13 | 25 FT |
| 3+24.13 | 4+81.04 | 50 FT |
| 4+81.04 | 6+30.43 TERMINUS | 25.00 FT |

THE STRIP OF LAND DESCRIBED ABOVE IS A PORTION OF LOT 1 OF PARTITION PLAT 90-0022, LOCATED IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON AND CONTAINS 38,358 SQ. FT. MORE OR LESS. AN EXISTING ACCESS ROAD ON SAID LOT 1 IS LOCATED WITHIN THE DESCRIBED STRIP OF LAND.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

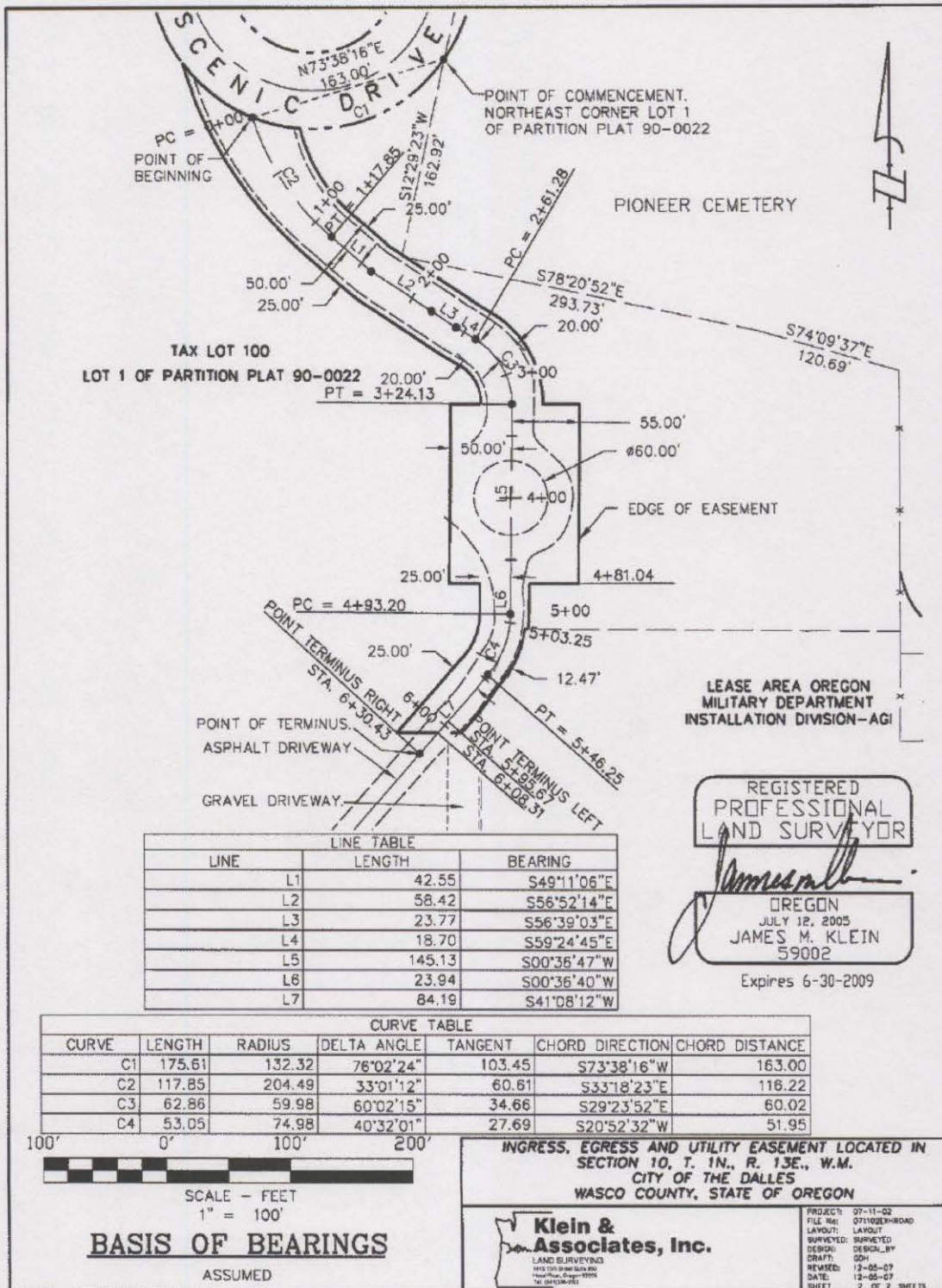
Expires 6-30-2009

INGRESS, EGRESS AND UTILITY EASEMENT LOCATED IN
SECTION 10, T. 1N., R. 13E., W.M.
CITY OF THE DALLES
WASCO COUNTY, STATE OF OREGON

**Klein &
Associates, Inc.**
LAND SURVEYING
4001 SW 10th Avenue
Portland, Oregon 97204
Tel. 503-241-1111

PROJECT: 07-11-02
FILE NO: 071102EHRDAD
LAYOUT: LAYOUT
SURVEYED: SURVEYED
DESIGN: DESIGN BY
DRAFT: CDH
REVISION: 12-05-07
DATE: 12-05-07
SHEET: 1 OF 2 SHEETS

EXHIBIT D **Map Showing Location of the Easement**



FILED
WASCO COUNTY

2011 JAN -3 P 4: 08

Intergovernmental Agreement

KAREN LEBRETON COATS
COUNTY CLERK

Agreement between Columbia Gorge Community College ("College") and Wasco County ("County") regarding development of the National Guard Armory on College property.

WHEREAS, the Oregon National Guard currently occupies facilities located at 6th and Webber in The Dalles ("Current Site") (as shown on attached Exhibit A, incorporated by reference herein; and

WHEREAS, Wasco County holds a reversionary clause on the Current Site that provides that ownership reverts to the County if the National Guard vacates the Property; and

WHEREAS, the National Guard is interested in constructing a new National Guard Training Center at the College; and

WHEREAS, the College and the Guard have negotiated a Lease Agreement for 7.41 acres on the College grounds ("New Site"); and

WHEREAS, the College will have the use of a parking lot, classrooms, and large assembly area at the New Site when not being utilized by the National Guard; and

WHEREAS, the County previously committed a portion of another County property between Webber and Walnut Street for relocation of the National Guard Armory ("Alternative Site"); and

WHEREAS, the County has identified other community needs for the use of the Alternative Site; and

WHEREAS, the National Guard is willing to conduct a Level II Environmental study and to remove any remaining asbestos material and to assist with the demolition of the National Guard structure on the Current Site; and

WHEREAS, the County intends to lease the Current Site for commercial purposes and expects to receive significant revenue from this lease; and

WHEREAS, the College has identified a lease amount for the National Guard site of \$15,000 per year; and

WHEREAS, the National Guard does not have in its budget funds for the lease of the new site; and

WHEREAS, Wasco County is willing to provide \$15,000 per year to the College from rents that it would receive from the Current Site to facilitate the relocation of the Armory to the New Site, thereby freeing up the Current Site for commercial and community uses to the benefit of the County; and

WHEREAS, the College and the County find that such an Agreement provides mutual benefit to the College and the County; and

WHEREAS, this Agreement is authorized pursuant to ORS Chapter 190, et seq.

NOW, THEREFORE, the College and the County agree as follows:

Section 1: Grant by County for National Guard Rent


- 1.1 Wasco County agrees to provide College at the end of each fiscal year (due by July 31 annually) a portion of the rent received from the Current Site up to 100% of the revenue received or \$15,000 whichever is less.
- 1.2 Rent shall not accrue or be payable until such time as part or all of the Current Site is leased and if the first lease commences during a fiscal year, rent shall be calculated on a pro-rated basis for that first year. If rent payments cease during the term of this Agreement due to vacancy or if tenant fails to pay rents due, the County will pay no more in grant payment than what is received in rent for that fiscal year. The County will engage in good-faith efforts to insure the property is leased at all times possible.
- 1.3 It is understood that no tax revenues may be used to pay the obligation agreed to herein. The grant payments may only be paid from revenue from the lease or sale of the current 6th and Webber site. The total maximum payment due under this grant is \$750,000.
- 1.4 It is agreed that the County is not a lessee of the new armory building and has no obligations other than what is set forth in this Agreement.

////

Section 2: Term; Early Termination

- 2.1 This Agreement shall continue along with the payments for 50 years, unless earlier terminated as provided in Sections 2.2, or 2.3.
- 2.2 Wasco County may sell the Current Site identified in Attachment A during the term of this Agreement. At closing, the County will pay the College a lump sum of the net present value (calculated at a rate of 5%) of the grant payments due for the remainder of the term of the first 50 year lease between the National Guard and College. This Agreement shall terminate upon receipt of payment by the College.
- 2.3 This Agreement shall terminate without costs or payment to either party in the following circumstances:
- 2.3.1 If the National Guard vacates the New Site, this Agreement shall terminate on the same date as the termination of National Guard's lease with the College.
- 2.3.2 If the College sells the New Site to the National Guard or otherwise transfers the New Site to a third party, this Agreement shall terminate as of the date of closing.

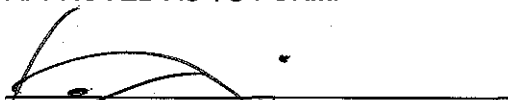
Wasco County, Oregon

By: 
Dan Erickson, Chair of Commission
12/8/10

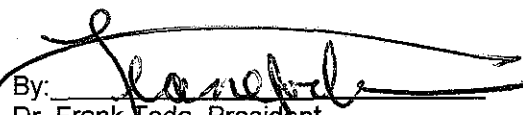
By: 
Sherry Holliday, County Commissioner

By: 
Bill Lennox, County Commissioner


APPROVED AS TO FORM:

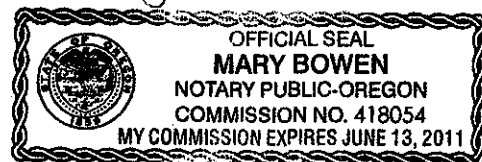

Eric J. Nisley, District Attorney

Columbia Gorge Community College

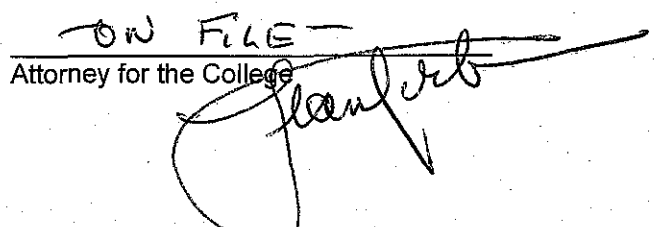
By: 
Dr. Frank Toda, President

ATTEST:





APPROVED AS TO FORM:


Attorney for the College

Agenda Item

Insurance Report

- [Explanatory Email](#)
- [Property and/or Liability Proposal Summary](#)
- [Auto Schedule](#)
- [General Liability Schedule](#)
- [Property Schedule](#)
- [Detailed Claims](#)
- [Retro Plan Flyer](#)
- [Wasco Retro Liability Summary](#)
- [SAIF Summary](#)
- [SAIF Proposal](#)
- [Appraisal Report](#)



Kathy White <kathyw@co.wasco.or.us>

Fwd: 2012 Insurance renewal for inclusion in the June 20, 2012 meeting packet

1 message

Tyler Stone <tylers@co.wasco.or.us>
To: Kathy White <kathyw@co.wasco.or.us>

Wed, Jun 13, 2012 at 8:48 AM

Tyler Stone
Administrative Officer
Wasco County
511 Washington St. Suite 101
The Dalles, OR 97058
541-506-2552
www.co.wasco.or.us

----- Forwarded message -----

From: **Mike Courtney** <mike@courtneyinsure.com>
Date: Tue, Jun 12, 2012 at 4:22 PM
Subject: 2012 Insurance renewal for inclusion in the June 20, 2012 meeting packet
To: Sue Stephens <sues@co.wasco.or.us>
Cc: Tyler Stone <tylers@co.wasco.or.us>

June 12, 2012

Wasco County Commission
511 Washington Street, Ste.201
The Dalles, OR 97058

Re: Property, Liability, Vehicle, and Workers Compensation Insurance Renewals

Commissioners:

PROPERTY/LIABILITY/VEHICLES

First, I will address the Property, Liability and Vehicle insurance package. City County Insurance Service (CIS) continues to be the only viable market, for public entity liability coverages, in Oregon. During the past few years, quality and service, from CIS have continued to improve. Both claims handling, and Loss

Control

services have been quite good. During the current year, we have only one, minor, property damage claim.

This year, CIS contracted for new property appraisals, to determine the current insurable replacement values of county owned structures. A copy of that appraisal is attached, for your review. In most cases, after review with Tyler and Fred, we use the appraised values, because CIS will guarantee the adequacy of insurance protection if those values are used.

This year, we will be insuring 45 properties, with a total (building and contents) insurable replacement value of \$46,480,086. Property deductible is \$5,000, other than Earthquake and Flood, which have a deductible of \$25,000. We do not cover for Flood, those properties that are in special hazard areas.

The vehicle schedule includes 144 vehicle, including trailers, insured for liability, but not physical damage (comprehensive or collision)

General and Automobile Liability limits are \$10,000,000 per occurrence, with an annual aggregate of \$30,000,000. This section includes a Retrospective deductible, which, this year, is \$36,315.00. In exchange for the deductible, premium is credited 25%, or \$24,210.00. (The \$36,315 deductible, if totally used, adds 12.5% to the total cost. Over the past three years, this option has saved Wasco County \$22,245.00.)

Total package cost, this year, is \$155,470.92, subject to the potential bump if we max the above mentioned liability deductible. In that case, total cost could be as much as \$191,785.92.

Attached, you will find the CIS Property/Liability Proposal Summary, the schedule of properties insured, the schedule of vehicles insured, the General Liability exposure schedule, and Wasco County's Retro Liability history, as well as the 2012 property appraisal.

WORKERS COMPENSATION INSURANCE

This year, your Experience Rating Modification is reduced, from the current 1.11 to 1.02, based upon improved injury results. Based upon anticipated payrolls, provided by Finance Director Monica Morris, this year's estimated Standard Premium will be \$153,410. SAIF offers four payment options, each involving different credit levels. I am, again, recommending

that Wasco

County opt for Plan 2, the Annual Prepay plan. This plan involves a 4% discount, for paying the estimated annual premium in advance. Cost of this plan is \$134,957, including the 6.2% DCBS Assessment.

SAIF has, recently, employed a Loss Control Consultant, who has purchased a home in The Dalles. He is

readily available, when needed, in addition to routine consultation. Also, Robb VanCleave is the current Vice

Chair of the SAIF Board of Directors. With these people living in our community/county, we do have SAIF's

ear, when needed.

Attached, you will find a copy of the SAIF complete proposal, a current SAIF Policy Summary Report, and

Wasco County's history of dividends received, from SAIF, in recent years.








Action needed, today, is a motion authorizing me to order the SAIF renewal, and approval of the CIS proposal.

Thank you, for allowing Courtney Insurance Agency, Inc. to continue service as Wasco County's Insurance Agent of Record. I would like, also, to thank your staff, for timely cooperation, in providing me with the necessary data, for this renewal.

Sincerely,

Mike Courtney

11 attachments

-  **CIS Wasco County PL Proposal 2012.pdf12-13.pdf**
142K
-  **AutoScheduleTableFormat.pdf**
85K
-  **GLSchedule.pdf**
38K
-  **PropertySchedule.pdf**
57K
-  **Wasco Co Detailed claims 2012.pdf**
175K
-  **RetroPlan flyer.pdf**
43K
-  **Wasco County Retro Liability Plan Summary 3-31-12..pdf**
77K

Property and/or Liability Proposal Summary



citycounty insurance services

Member

Wasco County
511 Washington St. Room 101
The Dalles, OR 97058

Agent

Courtney Insurance Agency, Inc.
PO Box 580
The Dalles, OR 97058

| Member Number | Effective Date | Termination Date | Proposal Date |
|---------------|----------------|------------------|---------------|
| 20032 | 7/1/2012 | 7/1/2013 | 6/6/2012 |

| Coverage | Description | Amount | Total Due |
|---------------------------------|-----------------------------------|------------------------------------|-------------|
| General Liability (Retro Plan) | Contribution | Limit: \$10,000,000 \$76,232.04 | |
| | Aggregate/Retro Deductible Credit | (\$24,210.00) | |
| | Multi-Line Credit | (\$1,560.66) | |
| | Bonus Program Credits (1)* | (\$520.22) | \$49,941.16 |
| Auto Liability | Contribution | \$20,607.33 | |
| | Multi-Line Credit | (\$618.22) | \$19,989.11 |
| Auto Physical Damage | Contribution | Not Purchased | |
| | Multi-Line Credit | \$0.00 | \$0.00 |
| Property | Contribution | \$83,031.60 | |
| | Multi-Line Credit | (\$2,490.95) | \$80,540.65 |
| Optional Excess Quake | Contribution | \$5,000.00 | \$5,000.00 |
| Optional Excess Flood | Contribution | Not Purchased | \$0.00 |
| Optional Excess Crime | Contribution | Not Purchased | \$0.00 |
| Optional Excess Cyber Liability | Contribution | Not Purchased | \$0.00 |
| Summary | Contribution | \$184,870.97 | |
| | Aggregate/Retro Deductible Credit | (\$24,210.00) | |
| | Multi-Line Credit | (\$4,669.83) | |
| | Bonus Program Credit | (\$520.22) | |

This is not an invoice. Information Only

Total Due: \$155,470.92

CityCounty Insurance Services Liability and Auto Coverage Proposal



citycounty insurance services

Named Member

Wasco County
511 Washington St. Room 101
The Dalles, OR 97058

Agent of Record

Courtney Insurance Agency, Inc.
PO Box 580
The Dalles, OR 970580580

This Proposal Does Not Bind Coverage

Refer to Coverage Forms for terms, conditions, and limitations of coverage

Coverage Period: 7/1/2012 to 7/1/2013

6/6/2012

| Public Entity Liability Coverage Including | Per Occurrence Limit | Annual Aggregate | Per Occurrence Deductible / SIR | Agg/Retro Deductible |
|--|----------------------|-------------------------|---------------------------------|----------------------|
| General Liability | \$10,000,000 | 3x Per Occurrence Limit | None | \$36,315 |
| Employment Practices Liability | Included | Included | None | Included |
| Employee Benefits Admin Liability | Included | Included | None | Included |
| Public Officials Liability | Included | Included | None | Included |
| ADA Liability | Included | Included | None | Included |
| Fair Housing Act Liability | Included | Included | None | Included |
| Law Enforcement Liability | Included | Included | None | Included |
| Pesticide/Herbicide Application | \$50,000 | Included | None | Included |
| Ethics Complaint Defense | \$2,500/\$5,000 | \$5,000 | None | Included |
| Auto Liability | \$10,000,000 | None | None | Included |
| Non-Owned/Hired Auto Liability | Included | None | None | Included |
| Uninsured Motorist | Per Coverage F | None | None | Included |
| Auto Physical Damage | Per Schedule | Per Schedule | Per Schedule | Per Schedule |

Total Contribution: \$52,022.04 General Liability

\$20,607.33 Auto Liability

Auto Physical Damage

To effect coverage, please sign, date and return this form before requested effective date. Fax is acceptable

Accepted by:

Authorized Representative / Agent

Date:

CityCounty Insurance Services Property Proposal



citycounty insurance services

Named Member

Wasco County
511 Washington St. Room 101
The Dalles, OR 97058

Agent of Record

Courtney Insurance Agency, Inc.
PO Box 580
The Dalles, OR 970580580

This Proposal Does Not Bind Coverage

Refer to Coverage Forms for terms, conditions, and limitations of coverage

Coverage Period: 7/1/2012 to 7/1/2013

6/6/2012

Coverage Limits (Per Occurrence):*

| | |
|---|--------------|
| Buildings (per Statement of Values) | \$37,733,971 |
| Contents (per Statement of Values) | \$8,301,515 |
| PIO (per Statement of Values) | \$444,600 |
| Earthquake | \$5,000,000 |
| Excess Earthquake - Coverage applies only if coverage limit is shown. | \$10,000,000 |
| Flood | \$5,000,000 |
| Excess Flood - Coverage applies only if coverage limit is shown. | |
| Combined Loss of Revenue and Rental Value | \$150,000 |
| Combined Extra Expense and Rental Expense | \$250,000 |
| Property in Transit | \$150,000 |
| Hired, Rented or Borrowed Equipment | \$150,000 |
| Restoration/Reproduction of Books, Records, etc. | \$100,000 |
| Electronic Data Restoration/Reproduction | \$250,000 |
| Pollution Cleanup | \$25,000 |
| Crime Coverage | \$50,000 |
| Police Dogs (if scheduled) | \$15,000 |
| Off Premises Service Interruption | \$100,000 |
| Miscellaneous Coverage | \$50,000 |
| Personal Property at Unscheduled Locations | \$15,000 |
| Personal Property of Employees or Volunteers | \$15,000 |
| Unscheduled Fine Arts | \$100,000 |
| Temporary Emergency Shelter Restoration | \$50,000 |

Extra Items (if any):

Locations Covered: Per statement of values on file with CIS

Perils Covered: Risks of Direct Physical Loss subject to the terms, conditions and exclusions of the CIS Property Coverage Agreement

Deductibles: \$5,000 Per occurrence except as noted and as follows (if anything):

Earthquake and Flood: Special deductibles and restrictions per Section 2 of the CIS Property Coverage Agreement

Total Contribution: \$83,031.60 Property
\$5,000.00 Excess Earthquake

To effect coverage, please sign, date and return this form before requested effective date. Fax is acceptable.

Accepted by: _____

Authorized Representative/Agent

Date: _____

CityCounty Insurance Services Equipment Breakdown Proposal



citycounty insurance services

Named Member

Wasco County
511 Washington St. Room 101
The Dalles, OR 97058

Agent of Record

Courtney Insurance Agency, Inc.
PO Box 580
The Dalles, OR 970580580

This Proposal Does Not Bind Coverage

Refer to Coverage Forms for terms, conditions, and limitations of coverage

Coverage Period: 7/1/2012 to 7/1/2013

6/6/2012

Covered Objects: Boiler, pressure vessel, mechanical and electrical objects.

Coverage: Refer to Equipment Breakdown Endorsement for coverage description.

Limits: Property Damage - Per current CityCounty Insurance Services Property Schedule or \$100,000,000, whichever is less.

| | |
|--|--------------------------------------|
| Rental Value/Rental Expense | Included in Property Damage |
| Extra Expense | Included in Property Damage |
| Service Interruption | Included in Property Damage |
| Drying out following a flood | Included in Property Damage |
| Course of Construction | Included in Property Damage |
| Computer Equipment | Included in Property Damage |
| Portable Equipment | Included in Property Damage |
| CFC Refrigerants | Included in Property Damage |
| Hazardous Substance | \$2,000,000 |
| Data Restoration | \$250,000 |
| Perishable Goods | \$2,000,000 |
| Expediting Expense | \$2,000,000 |
| Demolition | \$1,000,000 |
| Ordinance or Law | \$1,000,000 |
| Off Premises Property Damage | \$250,000 |
| Contingent Rental Value/Rental Expense | \$250,000 |
| Newly Acquired Locations | 365 Days/Included in Property Damage |
| Extended Period of Restoration | 30 Days |

Deductible: \$1,000

Limits: Per Statement of Values on file with CIS

Contribution: Included

To effect coverage, please sign, date and return this form before requested effective date. Fax is acceptable

Accepted by:

Authorized Representative / Agent

Date:

Auto Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Auto # | Year | Make/Model | VIN | Department | Auto Code | Equip Code | Comp Ded | Coll Ded | Reported Value | Effective Date | Term. Date |
|--------|------|-------------------------|-------------------|---------------|-----------|------------|----------|----------|----------------|----------------|------------|
| | 2010 | CHEVROLET TAHOE | 1GNUKAE04AR217128 | SHERIFF | 12 | B | | | \$28,145 | 7/1/2012 | 7/1/2013 |
| | 2010 | CHEVROLET TAHOE | 1GNUKAE06AR215817 | SHERIFF | 12 | B | | | \$28,154 | 7/1/2012 | 7/1/2013 |
| | 2011 | DODGE RAM 2500 | 3D7LT2ET0BG545770 | PUBLIC WKS | 20 | C | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2011 | FORD EXPEDITION | 1FMJU1G54BEF31252 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2011 | FORD EXPEDITION | 1FMJU1G56BEF31253 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2011 | FORD EXPEDITION | 1FMJU1G58BEF31254 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2011 | FORD ESCAPE | 1FMCU9DGXBKC05115 | PUBLIC HEALTH | 12 | X | | | \$24,400 | 7/1/2012 | 7/1/2013 |
| | 2012 | FORD EXPEDITION | 1FMJU1G55CEF03249 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2012 | FORD EXPEDITION | 1FMJU1G52CEF29467 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2012 | FORD EXPEDITION | 1FMJU1G59CEF29465 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2012 | FORD EXPEDITION | 1FMJU1G50CEF29466 | SHERIFF | 12 | B | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2012 | DODGE RAM 2500 | 3C6LD5AT9CG181002 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2012 | DODGE RAM 2500 | 3C6LD5AT7CG181001 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2012 | DODGE RAM 2500 | 3C6TD5CT1CG193027 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2001 | DODGE GRAND CARAVAN | 2B8GP44311R237217 | SHERIFF | 14 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 1978 | WHITE 5TH WHEEL TRACTOR | 5QPFHH1018172 | FAIR | 25 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2007 | TOYOTA COROLLA | 1NXBR32E37Z821486 | HEALTH | 11 | X | | | \$15,000 | 7/1/2012 | 7/1/2013 |
| | 1991 | AMERICAN BOAT TRAILER | 1A9DS151XM1A00081 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2004 | HONDA CIVIC | 2HGES16644H520299 | HEALTH | 11 | X | | | \$12,000 | 7/1/2012 | 7/1/2013 |
| | 2006 | HONDA CR-V | JHLRD78856C041779 | HEALTH | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2010 | FORD F350 | 1FDWD3HY0AEB26170 | ROAD | 20 | F | | | \$25,995 | 7/1/2012 | 7/1/2013 |
| | 2008 | PACE UTILITY TRAILER | 5VZFB10188L001192 | HEALTH | 36 | X | | | \$1,300 | 7/1/2012 | 7/1/2013 |
| | 1993 | EZ LOADER BOAT TRAILER | 1ZE1BCT18NAE22264 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2005 | TOYOTA RAV4 | JTEHD20VX50045819 | HEALTH | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2006 | MIRAGE ATV TRAILER | 5M3BE172961023352 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 1978 | TRAC PAC SNOWMOBILE | TP2281301 | SHERIFF | 36 | X | | | \$100 | 7/1/2012 | 7/1/2013 |
| | 2008 | PACE UTILITY TRAILER | 5VZUB14288L002224 | SHERIFF | 36 | X | | | \$6,800 | 7/1/2012 | 7/1/2013 |
| | 2002 | CHEVROLET IMPALA | 2G1WF52E029181598 | HEALTH | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| | 2004 | ZIEMAN TRAILER | 1ZCF220104BB48712 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |

Auto Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Auto # | Year | Make/Model | VIN | Department | Auto Code | Equip Code | Comp Ded | Coll Ded | Reported Value | Effective Date | Term. Date |
|--------|------|---------------------------|-------------------|-------------|-----------|------------|----------|----------|----------------|----------------|------------|
| | 2003 | LOWBOY DAKOTA HEAVY | 1DAF3D9N33M016259 | ROAD | 40 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0002 | 1999 | FORD EXPLORER | 1FMZU34E1XZB66323 | IT | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0004 | 2001 | CHEVROLET S10 | 1GCDT19W618134830 | WEED & PEST | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0008 | 2002 | CHEVROLET IMPALA | 2G1WF55KX29318404 | PLANNING | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0021 | 1994 | PETERBILT 200-30 TRUCK | 1XPMH87X2RM608232 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0022 | 2002 | CHEVROLET C2500HD | 1GCHC24172E221870 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0023 | 2002 | CHEVROLET C2500 SILVERADO | 1GCHC24112E219175 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0024 | 2001 | DODGE RAM 2500 | 3B7KC26671M283440 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0025 | 2001 | DODGE RAM 2500 | 3B7KC26691M283441 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0026 | 2001 | DODGE RAM 2500 | 3B7KC26601M283442 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0029 | 1999 | DODGE RAM 2500 | 3B7KC26Z4XM526866 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0030 | 1999 | DODGE RAM 2500 | 3B7KC26Z6XM526867 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0031 | 1999 | DODGE RAM 2500 | 3B7KC26Z6XM526868 | ROAD | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0035 | 1994 | FORD F250 | 1FTHF25H1RLB07579 | FAIR | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0041 | 1981 | PETERBILT DUMP TRUCK | 1XP9L29XBP142878 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0042 | 1981 | PETERBILT DUMP TRUCK | 1XP9L29X7BP142879 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0043 | 1981 | PETERBILT DUMP TRUCK | 1XP9L29X3BP142880 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0045 | 1988 | FREIGHTLINER DUMP TRUCK | 1FVN1DYB7JH408101 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0046 | 1988 | FREIGHTLINER DUMP TRUCK | 1FVN1DYB9JH408102 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0047 | 1995 | PETERBILT DUMP TRUCK | 1XPALB9X9SD364029 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0048 | 1995 | PETERBILT DUMP TRUCK | 1XPALB9X5SD364030 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0049 | 1995 | PETERBILT DUMP TRUCK | 1XPALB9X7SD364031 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0050 | 2000 | FREIGHTLINER DUMP TRUCK | 1FVX6WEB9YPH17159 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0051 | 2000 | FREIGHTLINER DUMP TRUCK | 1FVX6WEB5YPH17160 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0053 | 1992 | FORD F350 FLATBED | 2FDKF38GXNCA22075 | ROAD | 22 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0054 | 1999 | FORD F350 FLATBED | 1FDWF37S6XED84618 | ROAD | 23 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0056 | 1994 | FORD F SUPER DUTY | 1FDLF47F0REA37591 | ROAD | 22 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0059 | 1974 | INTERNATIONAL F5070 DUMP | A5457DGB12816 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0061 | 1978 | WHITE 5TH WHEEL TRACTOR | 5QPFHH1018170 | ROAD | 25 | X | | | \$0 | 7/1/2012 | 7/1/2013 |

Auto Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Auto # | Year | Make/Model | VIN | Department | Auto Code | Equip Code | Comp Ded | Coll Ded | Reported Value | Effective Date | Term. Date |
|--------|------|--------------------------|-------------------|---------------|-----------|------------|----------|----------|----------------|----------------|------------|
| 0064 | 1974 | INTERNATIONAL F4300 5TH | 43747CYB13812 | ROAD | 25 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0067 | 1993 | FORD 8000 ASPHALT TRUCK | 1FDYH81E5PVA39938 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0068 | 1979 | TRAILCO TRAILER | 790B230 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0070 | 1959 | SCHETKY BOTTOM DUMP | 261 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0071 | 1959 | SCHETKY BOTTOM DUMP | 262 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0072 | 1992 | DAKOTA TILT TRAILER | 1DA12TK67NP010590 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0075 | 1950 | CLOUGH TANK TRAILER | 328 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0076 | 1968 | FREUHAUF TANK TRAILER | OMJ424902 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0077 | 1963 | BEALL OIL TANK TRAILER | PP1T27363 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0078 | 1990 | KITT SHOULDER TRAILER | 2K9S2BB26L1028012 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0079 | 2000 | OLYMPIC TILT BED TRAILER | 1Z9TF1727YT091184 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0080 | 1978 | COLUMBIA PUP TRAILER | 2ED2078192 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0081 | 1978 | COLUMBIA PUP TRAILER | 2ED2078193 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0082 | 1978 | COLUMBIA PUP TRAILER | 2ED2078194 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0083 | 2001 | CHEVROLET BLAZER | 1GNDT13W01K231914 | ROAD | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0086 | 2000 | TRAIL-EZE TILT TRAILER | 1DA13TS44YP015052 | ROAD | 38 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0087 | 1990 | FORD E350 VAN | 1FBJS31H6LHB23638 | WEED & PEST | 13 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0089 | 1997 | FORD F SUPER DUTY | 1FDLF47G6VEC87470 | WEED & PEST | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0090 | 1993 | FORD RANGER | 1FTCR15U8PPA89662 | WEED & PEST | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0092 | 1984 | FORD DUMP TRUCK | 1FDJF37GXEPB51641 | FAIR | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0095 | 1997 | JEEP CHEROKEE | 1J4FJ28S4VL527399 | PUBLIC HEALTH | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0096 | 1996 | JEEP CHEROKEE | 1J4FJ28S9TL249385 | COMM CORR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0099 | 1991 | EZ LOADER BOAT TRAILER | 1ZE1DP42XMAP04829 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0108 | 1991 | VERMEER BRUSH CHIPPER | 1FRC14132M1002147 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0109 | 2003 | FREIGHTLINER DUMP TRUCK | 1FVMAEAS83PK72419 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0110 | 2003 | FREIGHTLINER DUMP TRUCK | 1FVMAEAS43PK72420 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0111 | 1987 | WHITE BOSS VACUUM TRUCK | 1WXAACAD4HN121533 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0112 | 2003 | CHEVROLET PICKUP | 1GCHK24U932175109 | SHERIFF | 15 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0114 | 2003 | DODGE DURANGO | 1D8HS48N63F568941 | ASSESSOR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |

Auto Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Auto # | Year | Make/Model | VIN | Department | Auto Code | Equip Code | Comp Ded | Coll Ded | Reported Value | Effective Date | Term. Date |
|--------|------|--------------------------|-------------------|---------------|-----------|------------|----------|----------|----------------|----------------|------------|
| 0115 | 2003 | DODGE DURANGO | 1D8HS48N43F568940 | ASSESSOR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0116 | 2003 | DODGE DURANGO | 1D8HS48N83F568939 | MAINTENANCE | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0118 | 1990 | PETERBILT SEMI-TRACTOR | 1XPCD89X0LD289955 | ROAD | 25 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0119 | 2003 | INGER LIGHT TRAILER | 338475UGN394 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0120 | 2004 | DODGE DURANGO | 1D8HB48D44F145316 | HEALTH | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0121 | 2004 | DODGE DURANGO | 1D8HB48D64F145317 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0122 | 2004 | DODGE DURANGO | 1D8HB48D04F145314 | SHERIFF/S & R | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0123 | 2004 | FORD CROWN VICTORIA | 2FAHP71W84X132351 | YOUTH SVCS | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0124 | 2004 | DODGE DURANGO | 1D8HB48D24F145315 | ROAD | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0125 | 1996 | FREIGHTLINER TRUCK | 1FV6HLAC4TH724698 | ROAD | 24 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0129 | 2002 | CHEVROLET K1500 SUBURBAN | 1GNFK16T12J203947 | YOUTH SVCS | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0131 | 2004 | FORD TAURUS | 1FAFP55S94G166257 | YOUTH SVCS | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0132 | 2004 | FORD TAURUS | 1FAFP53U44A102621 | PUBLIC HEALTH | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0134 | 2005 | FORD F250 | 1FTSX21Y45EA96181 | FACILITIES | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0135 | 2004 | DODGE RAM 3500 | 3D7LU38C24G281694 | WEED & PEST | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0136 | 2005 | DODGE DURANGO | 1D4HB48D15F551427 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0138 | 2005 | DODGE DURANGO | 1D4HB48DX5F551426 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0139 | 2005 | DODGE DURANGO | 1D4HB48D85F551425 | ASSESSOR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0140 | 2005 | CHEVROLET PICKUP | 1GCHK23UX5F872584 | SHERIFF | 17 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0141 | 2005 | DODGE RAM 2500 | 3D7KS28D95G828885 | ROAD | 20 | X | | | \$20,587 | 7/1/2012 | 7/1/2013 |
| 0142 | 2005 | DODGE RAM 2500 | 3D7KS28D45G858473 | ROAD | 20 | X | | | \$20,587 | 7/1/2012 | 7/1/2013 |
| 0143 | 2005 | FORD TAURUS | 1FAFP53215A119439 | HEALTH | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0145 | 2006 | DODGE DURANGO | 1D4HB38N66F178812 | COMM CORR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0146 | 2006 | DODGE DURANGO | 1D8HB48256F146427 | ASSESSOR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0148 | 2006 | DODGE DURANGO | 1D8HB48236F146426 | PLANNING | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0149 | 2006 | DODGE DURANGO | 1D8HB48276F146428 | COMM CORR | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0152 | 1998 | BIG TEX UTILITY TRAILER | 4K8JX1101W1A25025 | WEED & PEST | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0153 | 1998 | BEARC UTILITY TRAILER | 21098 | ROAD | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0155 | 2004 | MIRAGE 5X8 TRAILER | 5M3BEO81341012764 | SHERIFF | 37 | X | | | \$0 | 7/1/2012 | 7/1/2013 |

Auto Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Auto # | Year | Make/Model | VIN | Department | Auto Code | Equip Code | Comp Ded | Coll Ded | Reported Value | Effective Date | Term. Date |
|--------|------|----------------------------|-------------------|---------------|-----------|------------|----------|----------|----------------|----------------|------------|
| 0156 | 2006 | EAGLE UTILITY TRAILER | 1C9BE26186P694226 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0157 | 2004 | MIRAGE 5X8 TRAILER | 5M3BE101741012235 | SHERIFF | 37 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0158 | 2006 | JEEP CHEROKEE | 1J4GR48K46C340464 | ROAD | 12 | X | | | \$21,640 | 7/1/2012 | 7/1/2013 |
| 0159 | 2006 | CHEVROLET SILVERADO | 1GCHK24U66E228182 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0160 | 2006 | CHEVROLET SILVERADO | 1GCHK24U36E225966 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0161 | 2006 | CHEVROLET SILVERADO | 1GCHK24U16E226159 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0162 | 2006 | CHEVROLET SILVERADO | 1GCHK24U76E228708 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0163 | 2007 | CHEVROLET 3500 | 1GBJK34U57E131164 | ROAD | 21 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0166 | 2006 | INTER VAN TRAILER | 4RACS16236C008250 | SHERIFF | 36 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0167 | 2002 | DODGE RAM 3500 | 3B7MF33662M315970 | DISTRICT | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0168 | 2007 | DODGE DURANGO | 1D8HB48237F536783 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0169 | 2007 | DODGE DURANGO | 1D8HB48257F536784 | WEED & PEST | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0170 | 2007 | FORD RANGER | 1FTZR45E47PA66481 | SHERIFF | 15 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0172 | 2008 | FORD F250 | 1FTSX21588EA62951 | MAINTENANCE | 18 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0173 | 2003 | FORD RANGER | 1FTZR45E03PB03715 | SHERIFF | 16 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0174 | 2007 | FORD TAURUS | 1FAFP53U57A193421 | SHERIFF | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0176 | 2001 | STARCRAFT E350 CHASSIS BUS | 1FDWE35L91HB26193 | SHERIFF | 34 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0177 | 2008 | FORD F250 | 1FTSX215X8ED00038 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0178 | 2008 | DODGE DURANGO | 1D8HB48238F126793 | YOUTH SRVCS | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0179 | 2008 | DODGE DURANGO | 1D8HB48258F126794 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0180 | 2008 | DODGE DURANGO | 1D8HB48278F126795 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0181 | 2008 | TOYOTA PRIUS | JTDKB20U283395553 | HEALTH | 11 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0182 | 2008 | FORD F350 | 1FDWF37568ED23698 | ROAD | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0183 | 2009 | DODGE RAM 2500 | 3D7KS29T39G529663 | SHERIFF | 20 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0184 | 2009 | DODGE DURANGO | 1D8HB38P19F714182 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0185 | 2009 | DODGE DURANGO | 1D8HB38P39F714183 | SHERIFF | 12 | X | | | \$0 | 7/1/2012 | 7/1/2013 |
| 0186 | 2010 | DODGE CHARGER | 2B3AA4CVXAH199282 | SHERIFF/S & R | 11 | B | | | \$20,982 | 7/1/2012 | 7/1/2013 |
| 0187 | 2010 | DODGE CHARGER | 2B3AA4CV1AH199283 | SHERIFF | 11 | B | | | \$20,982 | 7/1/2012 | 7/1/2013 |

Vehicles: AL (144) APD (0)

Auto Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

View/Hide Department Summary

View/Hide Auto Code Descriptions

View/Hide Equipment Code Descriptions

| Department | Vehicles | Reported Value |
|-------------------|------------|------------------|
| ASSESSOR | 4 | \$0 |
| COMM CORR | 3 | \$0 |
| DISTRICT ATTORNEY | 1 | \$0 |
| FACILITIES | 1 | \$0 |
| FAIR | 3 | \$0 |
| HEALTH | 4 | \$28,300 |
| IT | 1 | \$0 |
| MAINTENANCE | 2 | \$0 |
| PLANNING | 2 | \$0 |
| PUBLIC HEALTH | 3 | \$24,400 |
| PUBLIC WKS | 1 | \$0 |
| ROAD | 61 | \$88,809 |
| SHERIFF | 23 | \$84,181 |
| SHERIFF/S & R | 2 | \$20,982 |
| WEED & PEST | 7 | \$0 |
| YOUTH SRVCS | 1 | \$0 |
| YOUTH SVCS | 3 | \$0 |
| Total | 116 | \$246,672 |

General Liability Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Question | Response |
|--|---------------|
| 1 Do you own or operate any airports or aircraft? - NO COVERAGE UNDER OUR PROGRAM | 0.00 |
| 2 Are member owned vehicles frequently taken out of state? | 1.00 |
| 3 Number of dams/dikes/levees owned or operated that are classified as "High Hazard" | 0.00 |
| 4 FAIRGROUNDS - TOTAL ANNUAL RECEIPTS FROM ALL USES | 200,000.00 |
| 5 Number of events with Liquor sales by member - NOT CONTRACTED OUT (Liquor Liability App required) | 0.00 |
| 6 Fireworks Displays - NOT CONTRACTED OUT | 0.00 |
| 7 Motor Sports of any kind sponsored by entity | 0.00 |
| 8 Firefighters - Paid - total number | 0.00 |
| 9 Firefighters - Non-Paid - total number | 0.00 |
| 10 Total Personal Services for last year - ATTACH LB-1and UR-1 if applicable or Budget Summary page | 10,700,064.00 |
| 11 Total Materials and Services for last year - ATTACH LB-1and UR-1 if applicable or Budget Summary page | 11,541,730.00 |
| 12 PREMISES - OWNED OR OCCUPIED BY MEMBER, INCLUDING JAILS - TOTAL SQUARE FEET | 246,491.00 |
| 13 Storm and sanitary sewer systems - total number of miles | 2.00 |
| 14 Water department - millions of gallons delivered annually | 0.00 |
| 15 Streets and roads - total miles of paved & unpaved | 677.50 |
| 16 Conduct blasting operations? | 0.00 |
| 17 Any chemical spraying - pesticide/herbicide | 1.00 |
| 18 EMTs or First Responders - total number | 0.00 |
| 19 Hospital exposures, i.e. Nursing Homes, Inpatient/Residential Care Facilities, Group Homes/Shelters - NO COVERAGE UNDER OUR PROGRAM | 0.00 |
| 20 Medical Doctors (employed or contracted services) - total number | 2.00 |
| 21 Nurses (employed or contracted services) - total number | 8.00 |
| 22 Health Care Professionals/ALL OTHER including Clinicians & Mental Health Professionals (employed or contracted) - total number | 2.00 |
| 23 Jails - total number of beds | 0.00 |
| 24 Law enforcement officers - Paid - total number FTE | 16.00 |
| 25 Any other public safety officers/reserves/volunteers - total number | 47.00 |
| 26 Marinas - total number of slips | 0.00 |
| 27 Watercraft over 25 HP and/or over 26 ft - owned, rented or leased by member | 1.00 |
| 28 Parks and playgrounds - total area (acres) | 62.00 |
| 29 Bridges over 300 ft in length | 0.00 |
| 30 Grandstands and/or stadiums - total seats | 1,480.00 |
| 31 Own or operate ski facilities? | 0.00 |
| 32 Amusement parks, devices/zoos/carnivals? | 1.00 |
| 33 Golf courses - NOT CONTRACTED OUT | 0.00 |
| 34 Public transportation operations? | 0.00 |
| 35 Own or operate ferry or water taxi? | 0.00 |
| 36 Cable access/internet provider | 0.00 |
| 37 Electric, gas, or alternate energy (geothermal/solar/wind) utility provider? | 0.00 |
| 38 Railroads or trolley lines | 0.00 |
| 39 Any Preschool/Day care/Day camp/Youth programs: If yes, approximate number of children enrolled | 0.00 |

Property Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Code | Location | Address | Bldg Val | Cont Val | PIO Val | Is Vcnt | Year Built | Area | CC / FPC | Ded | Building Value | Content Value | PIO Value | TIV* | Eff Date | Term Date |
|--------|---|-----------------------------------|----------|----------|---------|---------|------------|-------|----------|---------|----------------|---------------|-----------|--------------|----------|-----------|
| 001.01 | COURTHOUSE (W/PIO VALUE) | 511 WASHINGTON ST - (THE DALLES) | HRV | GRV | GRV | N | 1912 | 42220 | C - 5/6 | \$5,000 | \$13,050,200 | \$2,082,550 | \$21,500 | \$15,154,250 | 7/1/12 | 7/1/13 |
| 002.01 | ANNEX C - LA CLINICA/HEALTH/911 (W/PIO VALUE) | 425 E 7TH ST - (THE DALLES) | FRV | GRV | GRV | N | 1937 | 12360 | C - 5/6 | \$5,000 | \$2,300,000 | \$3,000,000 | \$34,300 | \$5,334,300 | 7/1/12 | 7/1/13 |
| 002.02 | ANNEX B - PAROLE & PROBATION | 421 E 7TH ST - (THE DALLES) | FRV | GRV | N/A | N | 1937 | 7215 | C - 5/6 | \$5,000 | \$1,260,000 | \$481,850 | \$0 | \$1,741,850 | 7/1/12 | 7/1/13 |
| 002.03 | ANNEX A - HEALTH DEPT./MENTAL HEALTH | 419 E 7TH ST - (THE DALLES) | FRV | GRV | N/A | N | 1929 | 13880 | C - 5/6 | \$5,000 | \$2,472,600 | \$216,500 | \$0 | \$2,689,100 | 7/1/12 | 7/1/13 |
| 004.01 | YOUTH SERVICES/JUVENILE OFFICES | 202 E 5TH ST - (THE DALLES) | FRV | GRV | N/A | N | 1898 | 3850 | D - 5/6 | \$5,000 | \$420,000 | \$96,000 | \$0 | \$516,000 | 7/1/12 | 7/1/13 |
| 004.02 | YOUTH AUTHORITY OFFICE | 606 COURT ST - (THE DALLES) | FRV | GRV | N/A | N | 1910 | 2046 | D - 5/6 | \$5,000 | \$197,000 | \$45,000 | \$0 | \$242,000 | 7/1/12 | 7/1/13 |
| 004.03 | COMMISSION ON CHILDREN & FAMILIES | 610 COURT ST - (THE DALLES) | FRV | GRV | N/A | N | 1910 | 2007 | D - 5/6 | \$5,000 | \$190,500 | \$106,200 | \$0 | \$296,700 | 7/1/12 | 7/1/13 |
| 004.04 | CHILDREN & FAMILIES GARAGE | 610 COURT ST - (THE DALLES) | GRV | GRV | N/A | N | 1960 | 783 | D - 5/6 | \$5,000 | \$47,966 | \$10,302 | \$0 | \$58,268 | 7/1/12 | 7/1/13 |
| 007.01 | ANIMAL CONTROL BUILDING | 200 RIVER RD - (THE DALLES) | GRV | GRV | N/A | N | 1975 | 3256 | C - 5/6 | \$5,000 | \$402,000 | \$62,923 | \$0 | \$464,923 | 7/1/12 | 7/1/13 |
| 008.01 | PUBLIC WORKS OFFICES/SHOPS | 2705 E 2ND ST - (THE DALLES) | GRV | GRV | N/A | N | 1980 | 23412 | C - 5/6 | \$5,000 | \$2,930,000 | \$1,265,380 | \$0 | \$4,195,380 | 7/1/12 | 7/1/13 |
| 008.02 | LUBE BUILDING | 2705 E 2ND ST - (THE DALLES) | RV | RV | N/A | N | 1990 | 680 | D - 5/6 | \$5,000 | \$46,312 | \$7,770 | \$0 | \$54,082 | 7/1/12 | 7/1/13 |
| 008.03 | EQUIPMENT SHELTER | 2705 E 2ND ST - (THE DALLES) | GRV | GRV | N/A | N | 1990 | 7200 | B - 5/6 | \$5,000 | \$190,000 | \$15,000 | \$0 | \$205,000 | 7/1/12 | 7/1/13 |
| 008.04 | VEHICLE SHELTER | 2705 E 2ND ST - (THE DALLES) | RV | N/A | N/A | N | 1990 | 7200 | D - 5/6 | \$5,000 | \$163,200 | \$0 | \$0 | \$163,200 | 7/1/12 | 7/1/13 |
| 008.05 | LAND IMPROVEMENTS | 2705 E 2ND ST - (THE DALLES) | N/A | N/A | RV | N | 1990 | 0 | D - 5/6 | \$5,000 | \$0 | \$0 | \$174,100 | \$174,100 | 7/1/12 | 7/1/13 |
| 008.06 | SIGN BUILDING | 2705 E 2ND ST - (THE DALLES) | GRV | GRV | N/A | N | 2006 | 2700 | D - 5/6 | \$5,000 | \$124,500 | \$35,000 | \$0 | \$159,500 | 7/1/12 | 7/1/13 |
| 009.01 | STORAGE BARN | W 10TH & WALNUT - (THE DALLES) | N/A | RV | N/A | N | 1950 | 7224 | D - 5/6 | \$5,000 | \$0 | \$309,060 | \$0 | \$309,060 | 7/1/12 | 7/1/13 |
| 009.02 | STORAGE UNITS | W 10TH ST & WALNUT - (THE DALLES) | GRV | GRV | N/A | N | 1970 | 6000 | B - 5/6 | \$5,000 | \$270,700 | \$111,500 | \$0 | \$382,200 | 7/1/12 | 7/1/13 |

Property Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Code | Location | Address | Bldg Val | Cont Val | PIO Val | Is Vcnt | Year Built | Area | CC / FPC | Ded | Building Value | Content Value | PIO Value | TIV* | Eff Date | Term Date |
|--------|----------------------------------|--------------------------------------|----------|----------|---------|---------|------------|-------|-----------|---------|----------------|---------------|-----------|-------------|----------|-----------|
| 010.01 | MOSIER ROAD SHOP (W/PIO VALUE) | STATE RD - (MOSIER) | GRV | GRV | RV | N | 1950 | 1272 | C - 5/6 | \$5,000 | \$102,000 | \$44,100 | \$33,300 | \$179,400 | 7/1/12 | 7/1/13 |
| 011.01 | DUFUR ROAD SHOP (W/PIO VALUE) | 60 HEIMRICH ST - (DUFUR) | GRV | GRV | RV | N | 1950 | 1164 | D - 5/6 | \$5,000 | \$120,000 | \$40,400 | \$40,500 | \$200,900 | 7/1/12 | 7/1/13 |
| 011.02 | TRUCK/EQUIPMENT SHOP | 60 HEIMRICH ST - (DUFUR) | GRV | GRV | N/A | N | 2000 | 1164 | D - 5/6 | \$5,000 | \$70,000 | \$15,000 | \$0 | \$85,000 | 7/1/12 | 7/1/13 |
| 012.01 | WAMIC ROAD SHOP (W/PIO VALUE) | 56801 WAMIC MARKET RD - (WAMIC) | GRV | GRV | RV | N | 1950 | 2028 | D - 9/10 | \$5,000 | \$125,500 | \$41,820 | \$62,000 | \$229,320 | 7/1/12 | 7/1/13 |
| 013.01 | ANTELOPE ROAD SHOP (W/PIO VALUE) | NE OF 293 & 218 - (ANTELOPE) | GRV | GRV | RV | N | 1950 | 1680 | D - 5/6 | \$5,000 | \$130,000 | \$58,300 | \$30,200 | \$218,500 | 7/1/12 | 7/1/13 |
| 014.01 | NURSING HOME (W/PIO VALUE) | 1015 WEBBER ST - (THE DALLES) | GRV | N/A | GRV | N | 1964 | 40667 | D - 5/6 | \$5,000 | \$9,300,000 | \$0 | \$42,600 | \$9,342,600 | 7/1/12 | 7/1/13 |
| 014.02 | SHOP | 1015 WEBBER ST - (THE DALLES) | GRV | N/A | N/A | N | 1990 | 1800 | C - 5/6 | \$5,000 | \$150,000 | \$0 | \$0 | \$150,000 | 7/1/12 | 7/1/13 |
| 015.02 | DEW DROP INN CAFE | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1975 | 1314 | DF - 9/10 | \$5,000 | \$125,000 | \$33,660 | \$0 | \$158,660 | 7/1/12 | 7/1/13 |
| 015.03 | RESTROOM/SHOWER #1 | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | N/A | N/A | N | 1980 | 1155 | CF - 9/10 | \$5,000 | \$200,300 | \$0 | \$0 | \$200,300 | 7/1/12 | 7/1/13 |
| 015.04 | RESTROOM/SHOWER #2 | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | N/A | N/A | N | 1995 | 1440 | CF - 9/10 | \$5,000 | \$249,700 | \$0 | \$0 | \$249,700 | 7/1/12 | 7/1/13 |
| 015.05 | GRANDSTANDS | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | N/A | N/A | N | 1960 | 3700 | B - 9/10 | \$5,000 | \$275,000 | \$0 | \$0 | \$275,000 | 7/1/12 | 7/1/13 |
| 015.06 | COMMERCIAL DISPLAY BUILDING | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1980 | 5000 | B - 9/10 | \$5,000 | \$375,000 | \$75,000 | \$0 | \$450,000 | 7/1/12 | 7/1/13 |
| 015.07 | TEXTILES & CRAFTS BUILDING | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1975 | 1984 | B - 9/10 | \$5,000 | \$102,000 | \$15,000 | \$0 | \$117,000 | 7/1/12 | 7/1/13 |
| 015.08 | 4-H EXHIBIT BUILDING | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | FRV | GRV | N/A | N | 1940 | 3120 | DF - 9/10 | \$5,000 | \$245,000 | \$15,000 | \$0 | \$260,000 | 7/1/12 | 7/1/13 |

Property Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Code | Location | Address | Bldg Val | Cont Val | PIO Val | Is Vcnt | Year Built | Area | CC / FPC | Ded | Building Value | Content Value | PIO Value | TIV* | Eff Date | Term Date |
|--------|----------------------------------|--------------------------------------|----------|----------|---------|---------|------------|-------|-----------|---------|----------------|---------------|-----------|-----------|----------|-----------|
| 015.09 | OPEN CLASS EXHIBIT BUILDING | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | FRV | GRV | N/A | N | 1940 | 3120 | DF - 9/10 | \$5,000 | \$245,000 | \$15,000 | \$0 | \$260,000 | 7/1/12 | 7/1/13 |
| 015.10 | SHEEP & CATTLE SHELTER | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | N/A | N/A | N | 1950 | 10200 | DF - 9/10 | \$5,000 | \$326,500 | \$0 | \$0 | \$326,500 | 7/1/12 | 7/1/13 |
| 015.11 | POULTRY/RABBIT BARN | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1950 | 3400 | DF - 9/10 | \$5,000 | \$238,000 | \$10,000 | \$0 | \$248,000 | 7/1/12 | 7/1/13 |
| 015.12 | GOAT BARN | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1950 | 3400 | DF - 9/10 | \$5,000 | \$238,000 | \$20,000 | \$0 | \$258,000 | 7/1/12 | 7/1/13 |
| 015.13 | SWINE BARN | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1950 | 3400 | DF - 9/10 | \$5,000 | \$238,000 | \$20,000 | \$0 | \$258,000 | 7/1/12 | 7/1/13 |
| 015.14 | SHEEP ARENA | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | | N/A | N | 1970 | 2760 | DF - 9/10 | \$5,000 | \$79,943 | \$0 | \$0 | \$79,943 | 7/1/12 | 7/1/13 |
| 015.15 | SWINE ARENA | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | | N/A | N | 1960 | 1610 | DF - 9/10 | \$5,000 | \$50,097 | \$0 | \$0 | \$50,097 | 7/1/12 | 7/1/13 |
| 015.16 | FAIR OFFICE | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1975 | 672 | DF - 9/10 | \$5,000 | \$63,954 | \$20,200 | \$0 | \$84,154 | 7/1/12 | 7/1/13 |
| 015.23 | PHOTOGRAPHY & FINE ARTS BUILDING | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1980 | 3200 | DF - 9/10 | \$5,000 | \$208,000 | \$8,000 | \$0 | \$216,000 | 7/1/12 | 7/1/13 |
| 015.24 | CARETAKER'S MANUFACTURED HOME | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | N/A | N/A | N | 1990 | 1344 | D - 9/10 | \$5,000 | \$100,800 | \$0 | \$0 | \$100,800 | 7/1/12 | 7/1/13 |
| 015.25 | CARETAKER'S GARAGE | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 1980 | 720 | D - 9/10 | \$5,000 | \$27,500 | \$20,000 | \$0 | \$47,500 | 7/1/12 | 7/1/13 |
| 015.26 | KEN WEBB MEMORIAL KITCHEN | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | GRV | N/A | N | 2011 | 612 | DF - 9/10 | \$5,000 | \$53,000 | \$5,000 | \$0 | \$58,000 | 7/1/12 | 7/1/13 |
| 015.27 | PUMP HOUSE | 81849 FAIRGROUNDS RD - (TYGH VALLEY) | GRV | N/A | N/A | N | 1997 | 132 | DF - 9/10 | \$5,000 | \$25,700 | \$0 | \$0 | \$25,700 | 7/1/12 | 7/1/13 |

Property Schedule

Wasco County

Policy # PL-WASC-2012-0 (7/1/2012 To 7/1/2013)

Agent: Courtney Insurance Agency, Inc.



citycounty insurance services

| Code | Location | Address | Bldg Val | Cont Val | PIO Val | Is Vcnt | Year Built | Area | CC / FPC | Ded | Building Value | Content Value | PIO Value | TIV* | Eff Date | Term Date |
|----------------|------------------------|-------------------------------|----------|----------|---------|---------|------------|------|----------|---------|----------------|---------------|-----------|--------------|----------|-----------|
| 016.01 | DWELLING (W/PIO VALUE) | 1915 W 10TH ST - (THE DALLES) | FRV | N/A | GRV | N | 1925 | 2400 | D - 5/6 | \$5,000 | \$205,000 | \$0 | \$6,100 | \$211,100 | 7/1/12 | 7/1/13 |
| Properties: 45 | | | | | | | | | | | \$37,733,971 | \$8,301,515 | \$444,600 | \$46,480,086 | | |

View/Hide Legends

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| | | | | |
|---------------------|------------------------|-------------------|----------|----------|
| Claim Number | Open/Closed | Department | | |
| Coverage | Claim Status | Litigation | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category |

| RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |

Fiscal Year: 2004-2005

| | | | |
|------------------|-----------------------------|---|------------------|
| GCWASC2005040024 | Closed 01/23/2006 | Sheriff | Pendergrass, Lee |
| GL | Denied | No | |
| 06/01/2005 | Law Enforcement (Sworn Pers | | |
| 10/28/2005 (149) | County sheriff | | |
| Stansbury | Intervention wrongful | The claimant alleges civil rights violations because he was required to register as a sex offender. | |

No Financials To Report

FY 2004-2005
Category Totals:

| | | | | | | | | | |
|-----------------|------|------|------|------|------|------|------|------|------|
| Personal Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

FY 2004-2005
Open/Closed Totals:

| Claims | | | | | | | | | |
|---------|---|------|------|------|------|------|------|------|------|
| Closed | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals: | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

FY 2004-2005
Coverage Totals:

| Claims | | | | | | | | | |
|-------------------|---|------|------|------|------|------|------|------|------|
| General Liability | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals: | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| Claim Number | Open/Closed | Department | | | | | | | | | | |
|---------------------|------------------------|-------------------|----------|----------|--|--|--|--|--|--|--|--|
| Coverage | Claim Status | Litigation | | | | | | | | | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | | | | | | | | |

RESERVES

Change
in Period

Reserved
To Date

PAYMENTS

Change
in Period

Paid
To Date

COLLECTIONS

Change
in Period

Collected
To Date

TOTAL INCURRED

Change
in Period

Incurred
To Date

Fiscal Year: 2005-2006

| | | | | | | | | | | | | |
|------------------|-------------------------------|--|--------------|-----------------|------|------|------|--------|------|------|------|--------|
| GCWASC2005039373 | Closed 08/10/2005 | Public Works/Roads | Earl, Harley | | | | | | | | | |
| GL | Accepted | No | | Property Damage | 0.00 | 0.00 | 0.00 | 331.95 | 0.00 | 0.00 | 0.00 | 331.95 |
| 07/28/2005 | Vehicle Operation (Non-Transi | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 331.95 | 0.00 | 0.00 | 0.00 | 331.95 |
| 08/04/2005 (7) | Vehicle operation | | | | | | | | | | | |
| Espinosa | Driver hazards | Rock fell off insured truck and broke claimant's windshield. | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|------------------------------------|--|--------------|---------------|------|------|------|--------|------|------|------|--------|
| GCWASC2005040503 | Closed 05/02/2006 | Public Works/Roads | Dixon, Scott | | | | | | | | | |
| GL | Denied | No | | Expense | 0.00 | 0.00 | 0.00 | 934.07 | 0.00 | 0.00 | 0.00 | 934.07 |
| 12/31/2005 | Utilities | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 934.07 | 0.00 | 0.00 | 0.00 | 934.07 |
| 01/10/2006 (10) | Storm control | | | | | | | | | | | |
| Ford | Culverts, storm lines and channels | The claimant alleges property damage as a result of water running down his driveway from the neighbors property. | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|---------------------------------|--|-----------------|--|--|--|--|--|--|--|--|--|
| GCWASC2005041156 | Closed 08/05/2006 | Other | Murray, Richard | | | | | | | | | |
| GL | Denied | No | | | | | | | | | | |
| 10/01/2005 | Elected and Appointed Official: | | | | | | | | | | | |
| 04/05/2006 (186) | Chief Counsel: Atty Gen, Distri | | | | | | | | | | | |
| Stansbury | Misfeasance (accidental error) | Claimant alleges his Civil Rights were violated when the County did not prosecute a legal action he was involved in. | | | | | | | | | | |

No Financials To Report

| | | | | | | | | | | | | |
|------------------|-------------------------|---|------------------------|-----------------|------|------|------|--------|------|------|------|--------|
| GCWASC2005042130 | Closed 12/11/2006 | Public Works/Roads | Larvik, Ronald & Chloe | | | | | | | | | |
| GL | Denied | No | | Property Damage | 0.00 | 0.00 | 0.00 | 666.94 | 0.00 | 0.00 | 0.00 | 666.94 |
| 09/16/2005 | Premises and Facilities | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 666.94 | 0.00 | 0.00 | 0.00 | 666.94 |
| 07/31/2006 (318) | Buildings and grounds | | | | | | | | | | | |
| Stouffer | Environmental hazards | Claimants allege bodily injury and property damage after allegedly being exposed to vector control spraying of the pesticide Malathion. | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|-------------------|--|----------------------------|--|--|--|--|--|--|--|--|--|
| GCWASC2006041649 | Closed 09/15/2006 | Sheriff | Ferrell, Estate of Chester | | | | | | | | | |
| GL | Denied | No | | | | | | | | | | |
| 02/07/2006 | Corrections | | | | | | | | | | | |
| 03/13/2006 (34) | Jails | | | | | | | | | | | |
| Stansbury | Medical care | Lentz Ferrell, Chester's son has filed tort notice alleging improper medical treatment while at NORCOR contributed to his death. | | | | | | | | | | |

No Financials To Report

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| Claim Number | Open/Closed | Department | Claimant | Category |
|---------------------|------------------------|-------------------|----------|----------|
| Coverage | Claim Status | Litigation | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | | |

| RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |

Fiscal Year: 2005-2006

| | | | | | | | | | | | |
|------------------|-------------------------|---|-------------------------|-------------------------|--|--|--|--|--|--|--|
| GCWASC2006041894 | Closed 10/19/2006 | Health Department | Anderson, Minor Michael | No Financials To Report | | | | | | | |
| GL | Not Applicable | No | | | | | | | | | |
| 06/12/2006 | Premises and Facilities | | | | | | | | | | |
| 07/13/2006 (31) | Buildings and grounds | | | | | | | | | | |
| Hunt | Structural hazards | Child pulled over pole and sustained cut to his forehead. | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|-------------------------------|--|---------------|-----------------|------|------|------|--------|------|------|------|--------|
| VAWASC2005039181 | Closed 07/12/2005 | Sheriff | Webb, Barbara | Property Damage | 0.00 | 0.00 | 0.00 | 537.01 | 0.00 | 0.00 | 0.00 | 537.01 |
| AL-PD | Not Applicable | No | | Claim Totals: | 0.00 | 0.00 | 0.00 | 537.01 | 0.00 | 0.00 | 0.00 | 537.01 |
| 07/02/2005 | Vehicle Operation (Non-Transi | | | | | | | | | | | |
| 07/08/2005 (6) | Vehicle operation | | | | | | | | | | | |
| Swanson | Backing unsafe | Deputy backed into parked car in Sheriff's parking lot. Minor damage to PD vehicle only. | | | | | | | | | | |

FY 2005-2006
Category Totals:

| | | | | | | | | | |
|-----------------|------|------|------|----------|------|------|------|----------|------|
| Bodily Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 0.00 | 0.00 | 934.07 | 0.00 | 0.00 | 0.00 | 934.07 | 0.00 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Medical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 1,535.90 | 0.00 | 0.00 | 0.00 | 1,535.90 | 0.00 |
| Totals: | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 |

FY 2005-2006
Open/Closed Totals:

| | | | | | | | | | | | |
|---------|---|------|------|------|----------|------|------|------|----------|------|------|
| Claims | | | | | | | | | | | |
| Closed | 7 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 |
| Totals: | 7 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 |

FY 2005-2006
Coverage Totals:

| | | | | | | | | | | | |
|-------------------|---|------|------|------|----------|------|------|------|----------|------|------|
| Claims | | | | | | | | | | | |
| Auto Liability | 1 | 0.00 | 0.00 | 0.00 | 537.01 | 0.00 | 0.00 | 0.00 | 537.01 | 0.00 | 0.00 |
| General Liability | 6 | 0.00 | 0.00 | 0.00 | 1,932.96 | 0.00 | 0.00 | 0.00 | 1,932.96 | 0.00 | 0.00 |
| Totals: | 7 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 | 0.00 | 2,469.97 | 0.00 | 0.00 |



| Claim Number | Open/Closed | Department | | | | | | | | | | |
|---------------------|------------------------|-------------------|----------|----------|--|--|--|--|--|--|--|--|
| Coverage | Claim Status | Litigation | | | | | | | | | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | | | | | | | | |

RESERVES

| | |
|------------------|------------------|
| Change in Period | Reserved To Date |
|------------------|------------------|

PAYMENTS

| | |
|------------------|--------------|
| Change in Period | Paid To Date |
|------------------|--------------|

COLLECTIONS

| | |
|------------------|-------------------|
| Change in Period | Collected To Date |
|------------------|-------------------|

TOTAL INCURRED

| | |
|------------------|------------------|
| Change in Period | Incurred To Date |
|------------------|------------------|

Fiscal Year: 2006-2007

| | | | | | | | | | | | | |
|------------------|-----------------------------|---|-----------------------------|----------------------|-------------|-------------|-------------|-----------------|-------------|-------------|-------------|-----------------|
| GLWASC2007043954 | Closed 04/24/2007 | Public Works/Roads | Cruz's Tree Services | | | | | | | | | |
| GL | Accepted | No | | Property Damage | 0.00 | 0.00 | 0.00 | 1,950.44 | 0.00 | 0.00 | 0.00 | 1,950.44 |
| 04/16/2007 | Roadways, Walkways, Bridges | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 1,950.44 | 0.00 | 0.00 | 0.00 | 1,950.44 |
| 04/16/2007 (0) | Roadways | | | | | | | | | | | |
| Swanson | Maintenance | County employee operating a grader, rolled back into claimant's vehicle, minor damage to pick up. | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|-----------------------------|--|---------------------|--|--|--|--|--|--|--|--|--|
| GLWASC2007044058 | Closed 07/20/2007 | Sheriff | Rose, Robert | | | | | | | | | |
| GL | Denied | No | | | | | | | | | | |
| 03/28/2007 | Law Enforcement (Sworn Pers | | | | | | | | | | | |
| 05/03/2007 (36) | County sheriff | | | | | | | | | | | |
| Hunt | Excessive force | The claimant alleges damages after his dog was shot by a County Deputy. The dog attacked the Officer while on the claimant property. | | | | | | | | | | |

No Financials To Report

| | | | | | | | | | | | | |
|------------------|-----------------------------|---|--------------------------------|--|--|--|--|--|--|--|--|--|
| GLWASC2007044356 | Closed 07/13/2007 | Sheriff | DeCanditis, Terry Lynne | | | | | | | | | |
| GL | Not Applicable | No | | | | | | | | | | |
| 06/17/2007 | Law Enforcement (Sworn Pers | | | | | | | | | | | |
| 06/18/2007 (1) | County sheriff | | | | | | | | | | | |
| Stouffer | Excessive force | Claimant alleges that a deputy hit her with a flashlight on the back of the head. | | | | | | | | | | |

No Financials To Report

| | | | | | | | | | | | | |
|------------------|-------------------------|---|--------------------------|--|--|--|--|--|--|--|--|--|
| GLWASC2007044463 | Closed 09/20/2007 | Administration | Miller, Carmelita | | | | | | | | | |
| GL | | No | | | | | | | | | | |
| 05/28/2007 | Premises and Facilities | | | | | | | | | | | |
| 06/28/2007 (31) | Buildings and grounds | | | | | | | | | | | |
| Ford | Pedestrian hazards | The claimant alleges bodily injury after she fell at the Cemetery. Claimant fell for unknown reason. She may have passed out. | | | | | | | | | | |

No Financials To Report

| | | | | | | | | | | | | |
|------------------|-----------------------------|--|-----------------------|--|--|--|--|--|--|--|--|--|
| GLWASC2007045264 | Closed 01/10/2008 | Sheriff | Poirier, Blain | | | | | | | | | |
| GL | Not Applicable | No | | | | | | | | | | |
| 06/01/2007 | Law Enforcement (Sworn Pers | | | | | | | | | | | |
| 10/09/2007 (130) | County sheriff | | | | | | | | | | | |
| Stouffer | Excessive force | Claimant alleges injury during arrest. | | | | | | | | | | |

No Financials To Report



| Claim Number | Open/Closed | Department | | | | | | | | | | |
|---------------------|------------------------|-------------------|----------|----------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | | | | | | | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
| | | | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |

Fiscal Year: 2006-2007

| | | | | | | | | | | | | | |
|-------------------|---------|------------|---|--------------|-----------------|------|------|------|-----------|------|------|------|-----------|
| PRPWASC2007043933 | Closed | 08/31/2007 | Administration | Wasco County | Property Damage | 0.00 | 0.00 | 0.00 | 78,369.16 | 0.00 | 0.00 | 0.00 | 78,369.16 |
| PRP | Settled | | No | | Claim Totals: | 0.00 | 0.00 | 0.00 | 78,369.16 | 0.00 | 0.00 | 0.00 | 78,369.16 |
| 04/11/2007 | | | | | | | | | | | | | |
| 04/11/2007 | (0) | | | | | | | | | | | | |
| Hunt | | | Water leak at Courthouse caused damage to the server. | | | | | | | | | | |

| | | | | | | | | | | | | | |
|------------------|------------------------|--------------------|---|-----------------|-----------------|------|------|------|--------|------|------|------|--------|
| VAWASC2007044568 | Closed | 07/23/2007 | Public Works/Roads | Milender, Jamie | Property Damage | 0.00 | 0.00 | 0.00 | 234.56 | 0.00 | 0.00 | 0.00 | 234.56 |
| AL-PD | Settled | No | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 234.56 | 0.00 | 0.00 | 0.00 | 234.56 |
| 06/18/2007 | Vehicle | Dump Truck / 72420 | | | | | | | | | | | |
| 07/16/2007 | (28) | Vehicle load | | | | | | | | | | | |
| Hunt | Object fell on vehicle | | Claimant alleges a rock from a County truck damaged her windshield. | | | | | | | | | | |

FY 2006-2007
Category Totals:

| | | | | | | | | | |
|-----------------|------|------|------|-----------|------|------|------|-----------|------|
| Bodily Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Medical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| No financial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 |
| Totals: | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 |

FY 2006-2007
Open/Closed Totals:

| | | | | | | | | | | | | | |
|---------|---|--------|------|------|-----------|------|------|------|-----------|------|------|------|-----------|
| | | Claims | | | | | | | | | | | |
| Closed | 7 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 |
| Totals: | 7 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 |

FY 2006-2007
Coverage Totals:

| | | | | | | | | | | | | | |
|-------------------|---|--------|------|------|-----------|------|------|------|-----------|------|------|------|-----------|
| | | Claims | | | | | | | | | | | |
| Auto Liability | 1 | 0.00 | 0.00 | 0.00 | 234.56 | 0.00 | 0.00 | 0.00 | 234.56 | 0.00 | 0.00 | 0.00 | 234.56 |
| General Liability | 5 | 0.00 | 0.00 | 0.00 | 1,950.44 | 0.00 | 0.00 | 0.00 | 1,950.44 | 0.00 | 0.00 | 0.00 | 1,950.44 |
| Property | 1 | 0.00 | 0.00 | 0.00 | 78,369.16 | 0.00 | 0.00 | 0.00 | 78,369.16 | 0.00 | 0.00 | 0.00 | 78,369.16 |
| Totals: | 7 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 | 0.00 | 0.00 | 0.00 | 80,554.16 |



| Claim Number | Open/Closed | Department | Claimant | Category | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|---------------------|------------------------|-------------------|----------|----------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | | | | | | | | | | |

Fiscal Year: 2007-2008

| | | | | | | | | | | | | |
|-------------------------|-----------------------------|--|-------------------|-----------------|------|------|------|-----------|------|------|------|-----------|
| GLWASC2007045465 | Closed 01/14/2008 | Administration | Washburn, Eric | | | | | | | | | |
| GL | Not Applicable | No | | | | | | | | | | |
| 07/24/2007 | Law Enforcement (Sworn Pers | | | | | | | | | | | |
| 11/07/2007 (106) | County sheriff | | | | | | | | | | | |
| Stouffer | False arrest | Claimant was wrongfully arrested on warrant that was issued by the Circuit Court by mistake. | | | | | | | | | | |
| No Financials To Report | | | | | | | | | | | | |
| GLWASC2007045600 | Closed 02/13/2008 | Public Works/Roads | Marsh, Sheila | | | | | | | | | |
| GL | Not Applicable | No | | Expense | 0.00 | 0.00 | 0.00 | 506.77 | 0.00 | 0.00 | 0.00 | 506.77 |
| 09/22/2007 | Roadways, Walkways, Bridges | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 506.77 | 0.00 | 0.00 | 0.00 | 506.77 |
| 11/29/2007 (68) | Bridges | | | | | | | | | | | |
| Stouffer | Surface | Claimant rolled over her vehicle and attributes the accident to County, alleging failure to warn her of recently applied oil and gravel on a road near | | | | | | | | | | |
| GLWASC2008048019 | Closed 11/20/2008 | Sheriff | McDonald, Michael | | | | | | | | | |
| GL | Not Applicable | No | | | | | | | | | | |
| 03/30/2008 | Law Enforcement (Sworn Pers | | | | | | | | | | | |
| 09/19/2008 (173) | County sheriff | | | | | | | | | | | |
| Stouffer | Excessive force | Claimant alleges use of excessive force by Wasco County deputies. | | | | | | | | | | |
| No Financials To Report | | | | | | | | | | | | |
| PRPWASC2008046597 | Closed 06/15/2011 | Public Works/Roads | Halton Company | | | | | | | | | |
| PRP | Denied | No | | Property Damage | 0.00 | 0.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 30,000.00 |
| 03/13/2008 | | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 30,000.00 |
| 03/14/2008 (1) | | | | | | | | | | | | |
| Rocheleau | | Hal Ton Company wanted to sell the County a new road grader and dropped one off for them to try. This was unsolicited by the County. The | | | | | | | | | | |
| VAWASC2007045391 | Closed 11/13/2007 | Sheriff | Wasco County | | | | | | | | | |
| APD-CO | Denied | No | | | | | | | | | | |
| 10/28/2007 | | durango / 51427 | | | | | | | | | | |
| 10/29/2007 (1) | | | | | | | | | | | | |
| Swanson | | Claimant on motorcycle drove into the side of the deputy sheriff's vehicle. | | | | | | | | | | |

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| Claim Number | Open/Closed | Department | | | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|---------------------|------------------------|-------------------|----------|----------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | | | | | | | | |

FY 2007-2008
Category Totals:

| | | | | | | | | | | | | |
|-----------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| Bodily Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 0.00 | 0.00 | 506.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 506.77 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| No financial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,000.00 |
| Totals: | 0.00 | 0.00 | 0.00 | 30,506.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,506.77 |

FY 2007-2008
Open/Closed Totals:

| | | | | | | | | | | | | |
|----------------|----------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| Claims | | | | | | | | | | | | |
| Closed | 5 | 0.00 | 0.00 | 0.00 | 30,506.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,506.77 |
| Totals: | 5 | 0.00 | 0.00 | 0.00 | 30,506.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,506.77 |

FY 2007-2008
Coverage Totals:

| | | | | | | | | | | | | |
|----------------------|----------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| Claims | | | | | | | | | | | | |
| Auto Physical Damage | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| General Liability | 3 | 0.00 | 0.00 | 0.00 | 506.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 506.77 |
| Property | 1 | 0.00 | 0.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,000.00 |
| Totals: | 5 | 0.00 | 0.00 | 0.00 | 30,506.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30,506.77 |



| Claim Number | Open/Closed | Department | Claimant | Category |
|---------------------|------------------------|-------------------|----------|----------|
| Coverage | Claim Status | Litigation | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | | |

| RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |

Fiscal Year: 2008-2009

| | | | |
|------------------|-----------------------------|---|-----------------------|
| GLWASC2008049366 | Closed 04/03/2009 | Transit Authority | Burgess, April |
| GL | Not Applicable | No | |
| 12/17/2008 | Roadways, Walkways, Bridges | | |
| 03/13/2009 (86) | Roadways | | |
| Stouffer | Safety devices | Claimant alleges County failed to provide notice of road hazards. | |

No Financials To Report

| | | | |
|------------------|-----------------------------|---|--------------------------|
| GLWASC2008049636 | Closed 04/01/2011 | Sheriff | Mendoza, Angelica |
| GL | Settled | Yes | |
| 11/12/2008 | Administration | | |
| 05/12/2009 (181) | Personnel & Employment Prac | | |
| Stouffer | Harassment/discrimination | Claimant makes allegation of sexual harrassment while working for county. | |

| | | | | | | | | |
|----------------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|------------------|
| Expense | 0.00 | 0.00 | 0.00 | 111.75 | 0.00 | 0.00 | 0.00 | 111.75 |
| Legal | 0.00 | 0.00 | 0.00 | 34,069.76 | 0.00 | 0.00 | 0.00 | 34,069.76 |
| Personal Injury | 0.00 | 0.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 30,000.00 |
| Claim Totals: | 0.00 | 0.00 | 0.00 | 64,181.51 | 0.00 | 0.00 | 0.00 | 64,181.51 |

| | | | |
|------------------|-----------------------------|--|----------------------|
| GLWASC2008049913 | Closed 05/30/2012 | Other | Larry, Robert |
| GL | Litigated | Yes | |
| 07/30/2008 | Law Enforcement (Sworn Pers | | |
| 06/22/2009 (327) | County sheriff | | |
| Stouffer | Intervention wrongful | Claimant alleges that he was maliciously prosecuted by the County. | |

| | | | | | | | | |
|----------------------|------------------|-------------|---------------|------------------|-------------|-------------|------------------|------------------|
| Legal | -2,334.79 | 0.00 | 774.10 | 23,439.31 | 0.00 | 0.00 | -1,560.69 | 23,439.31 |
| Personal Injury | -1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -1,000.00 | 0.00 |
| Claim Totals: | -3,334.79 | 0.00 | 774.10 | 23,439.31 | 0.00 | 0.00 | -2,560.69 | 23,439.31 |

| | | | |
|------------------|-------------------------|------------------------------------|-----------------------|
| GLWASC2009049246 | Closed 03/24/2009 | Public Works/Roads | Minson, Janice |
| GL | Not Applicable | No | |
| 01/28/2009 | Premises and Facilities | | |
| 03/12/2009 (43) | Buildings and grounds | | |
| Stouffer | Pedestrian hazards | Claimant fell on courthouse steps. | |

No Financials To Report

| | | | |
|------------------|------------------------|--|----------------------|
| VAWASC2008048213 | Closed 12/03/2008 | Sheriff | O'Dell, Floyd |
| AL-PD | Settled | No | |
| 10/22/2008 | Vehicle | | |
| 10/27/2008 (5) | Collision: side impact | | |
| Ford | Lane change, unsafe | The claimant alleges property damages to his vehicle. Our passing vehicle collided with the claimant who was attempting to make a turn using | |

| | | | | | | | | |
|----------------------|-------------|-------------|-------------|-----------------|-------------|-------------|-------------|-----------------|
| Property Damage | 0.00 | 0.00 | 0.00 | 4,570.58 | 0.00 | 0.00 | 0.00 | 4,570.58 |
| Claim Totals: | 0.00 | 0.00 | 0.00 | 4,570.58 | 0.00 | 0.00 | 0.00 | 4,570.58 |

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| Claim Number | Open/Closed | Department | | | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|---------------------|------------------------|-------------------|----------|----------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | | | | | | | | |

FY 2008-2009
Category Totals:

| | | | | | | | | | | | | |
|-----------------|------------------|-------------|---------------|------------------|-------------|-------------|------------------|------------------|-------------|-------------|------------------|------------------|
| Bodily Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 0.00 | 0.00 | 111.75 | 0.00 | 0.00 | 111.75 | 0.00 | 0.00 | 0.00 | 0.00 | 111.75 |
| Legal | -2,334.79 | 0.00 | 774.10 | 57,509.07 | 0.00 | 0.00 | -1,560.69 | 57,509.07 | 0.00 | 0.00 | -1,560.69 | 57,509.07 |
| Medical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| No financial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | -1,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | -1,000.00 | 30,000.00 | 0.00 | 0.00 | -1,000.00 | 30,000.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 4,570.58 | 0.00 | 0.00 | 0.00 | 4,570.58 | 0.00 | 0.00 | 0.00 | 4,570.58 |
| Totals: | -3,334.79 | 0.00 | 774.10 | 92,191.40 | 0.00 | 0.00 | -2,560.69 | 92,191.40 | 0.00 | 0.00 | -2,560.69 | 92,191.40 |

FY 2008-2009
Open/Closed Totals:

| | | | | | | | | | | | | |
|----------------|----------|------------------|-------------|---------------|------------------|-------------|-------------|------------------|------------------|-------------|-------------|------------------|
| Claims | | | | | | | | | | | | |
| Closed | 5 | -3,334.79 | 0.00 | 774.10 | 92,191.40 | 0.00 | 0.00 | -2,560.69 | 92,191.40 | 0.00 | 0.00 | 92,191.40 |
| Totals: | 5 | -3,334.79 | 0.00 | 774.10 | 92,191.40 | 0.00 | 0.00 | -2,560.69 | 92,191.40 | 0.00 | 0.00 | 92,191.40 |

FY 2008-2009
Coverage Totals:

| | | | | | | | | | | | | |
|-------------------|----------|------------------|-------------|---------------|------------------|-------------|-------------|------------------|------------------|-------------|-------------|------------------|
| Claims | | | | | | | | | | | | |
| Auto Liability | 1 | 0.00 | 0.00 | 0.00 | 4,570.58 | 0.00 | 0.00 | 0.00 | 4,570.58 | 0.00 | 0.00 | 4,570.58 |
| General Liability | 4 | -3,334.79 | 0.00 | 774.10 | 87,620.82 | 0.00 | 0.00 | -2,560.69 | 87,620.82 | 0.00 | 0.00 | 87,620.82 |
| Totals: | 5 | -3,334.79 | 0.00 | 774.10 | 92,191.40 | 0.00 | 0.00 | -2,560.69 | 92,191.40 | 0.00 | 0.00 | 92,191.40 |



| Claim Number | Open/Closed | Department | Claimant | Category |
|---------------------|------------------------|-------------------|----------|----------|
| Coverage | Claim Status | Litigation | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | | |

RESERVES

| | |
|------------------|------------------|
| Change in Period | Reserved To Date |
|------------------|------------------|

PAYMENTS

| | |
|------------------|--------------|
| Change in Period | Paid To Date |
|------------------|--------------|

COLLECTIONS

| | |
|------------------|-------------------|
| Change in Period | Collected To Date |
|------------------|-------------------|

TOTAL INCURRED

| | |
|------------------|------------------|
| Change in Period | Incurred To Date |
|------------------|------------------|

Fiscal Year: 2009-2010

| | | | |
|------------------|-----------------------------|--------------------------------|--------------------|
| GLWASC2009051302 | Closed 03/09/2010 | Sheriff | Schechtel, Timothy |
| GL | Not Applicable | No | |
| 08/15/2009 | Law Enforcement (Sworn Pers | | |
| 12/15/2009 (122) | Municipal police | | |
| Stouffer | False arrest | Claimant alleges false arrest. | |

No Financials To Report

| | | | |
|------------------|-----------------------------|---|-------------------|
| GLWASC2009052407 | Closed 07/13/2010 | Sheriff | Moorehouse, Clyde |
| GL | Not Applicable | No | |
| 12/26/2009 | Law Enforcement (Sworn Pers | | |
| 05/27/2010 (152) | County sheriff | | |
| Stouffer | Search and seizure | Claimant alleges that his property was illegally seized by OSP. | |

No Financials To Report

| | | | |
|------------------|-----------------------------|--|---------------|
| GLWASC2010054571 | Closed 12/21/2011 | Sheriff | Lewis, Virgil |
| GL | Not Applicable | No | |
| 04/30/2010 | Law Enforcement (Sworn Pers | | |
| 03/28/2011 (332) | County sheriff | | |
| Stouffer | Intervention wrongful | Claimant alleges negligent infliction of emotional distress due to alleged mistreatment of his daughter's remains. | |

No Financials To Report

| | | | | | | | | | | | | |
|------------------|-------------------|---|---------------|----------------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|------------------|
| PRPWAS2009052332 | Closed 11/17/2010 | Administration | Wasco County, | Expense | 0.00 | 0.00 | 0.00 | 865.31 | 0.00 | 0.00 | 0.00 | 865.31 |
| PRP | Settled | No | | Property Damage | 0.00 | 0.00 | 0.00 | 24,219.72 | 0.00 | 0.00 | 0.00 | 24,219.72 |
| 12/01/2009 | | | | | | | | | | | | |
| 05/21/2010 (171) | | Insured Premises / Ice/Freeze Damage | | Claim Totals: | 0.00 | 0.00 | 0.00 | 25,085.03 | 0.00 | 0.00 | 0.00 | 25,085.03 |
| Ford | | The County reports property damages to a building at the fairgrounds from a possible frozen water pipe. | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|--------------------|---|----------------|----------------------|-------------|-------------|-------------|-----------------|-------------|-------------|-------------|-----------------|
| VAWASC2009050510 | Closed 12/03/2009 | Public Works/Roads | Rowan, Jaunita | Expense | 0.00 | 0.00 | 0.00 | 160.00 | 0.00 | 0.00 | 0.00 | 160.00 |
| AL-PD | Not Applicable | No | | Property Damage | 0.00 | 0.00 | 0.00 | 8,027.00 | 0.00 | 0.00 | 0.00 | 8,027.00 |
| 08/31/2009 | Vehicle | | | | | | | | | | | |
| 09/02/2009 (2) | Collision: head-on | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 8,187.00 | 0.00 | 0.00 | 0.00 | 8,187.00 |
| Stouffer | Collision: head-on | Public works truck pulled out in front of claimant vehicle. | | | | | | | | | | |



| Claim Number | Open/Closed | Department | Claimant | Category |
|---------------------|------------------------|-------------------|----------|----------|
| Coverage | Claim Status | Litigation | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | | |

| RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |

Fiscal Year: 2009-2010

| | | | |
|------------------|---------------------------------|--|--------------|
| VAWASC2009050930 | Closed 12/22/2009 | Public Works/Roads | Pizzola, Rod |
| AL-PD | Not Applicable | No | |
| 10/23/2009 | Vehicle | F250 / 62951 | |
| 10/27/2009 (4) | Sideswipe | | |
| Rocheleau | Sideswipe: vehicle being passed | Insured and claimant hit each others door mirrors when passing each other on a two lane street in the Dalles, Oregon. No injuries. | |

No Financials To Report

| | | | | | | | | | | | | |
|------------------|---|---|---------------------------|-----------------|------|------|------|----------|------|------|------|----------|
| VAWASC2009050987 | Closed 11/25/2009 | Sheriff | Bureau of Land Management | Property Damage | 0.00 | 0.00 | 0.00 | 1,314.42 | 0.00 | 0.00 | 0.00 | 1,314.42 |
| AL-PD | Not Applicable | No | | Claim Totals: | 0.00 | 0.00 | 0.00 | 1,314.42 | 0.00 | 0.00 | 0.00 | 1,314.42 |
| 07/25/2009 | Vehicle | | | | | | | | | | | |
| 11/05/2009 (103) | Sideswipe | | | | | | | | | | | |
| Rocheleau | Sideswipe: public vehicle scrapes other vehicle | Insured had borrowed a 2009 Ford F150 owned by Deschutes County who are self insured, to help with a river rescue. The insured was towing | | | | | | | | | | |

FY 2009-2010
Category Totals:

| | | | | | | | | | |
|-----------------|------|------|------|-----------|------|------|------|-----------|------|
| Bodily Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 0.00 | 0.00 | 1,025.31 | 0.00 | 0.00 | 0.00 | 1,025.31 | 0.00 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Medical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 33,561.14 | 0.00 | 0.00 | 0.00 | 33,561.14 | 0.00 |
| Totals: | 0.00 | 0.00 | 0.00 | 34,586.45 | 0.00 | 0.00 | 0.00 | 34,586.45 | 0.00 |

FY 2009-2010
Open/Closed Totals:

| Claims | | | | | | | | | |
|---------|---|------|------|------|-----------|------|------|------|-----------|
| Closed | 7 | 0.00 | 0.00 | 0.00 | 34,586.45 | 0.00 | 0.00 | 0.00 | 34,586.45 |
| Totals: | 7 | 0.00 | 0.00 | 0.00 | 34,586.45 | 0.00 | 0.00 | 0.00 | 34,586.45 |

FY 2009-2010
Coverage Totals:

| Claims | | | | | | | | | |
|-------------------|---|------|------|------|-----------|------|------|------|-----------|
| Auto Liability | 3 | 0.00 | 0.00 | 0.00 | 9,501.42 | 0.00 | 0.00 | 0.00 | 9,501.42 |
| General Liability | 3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property | 1 | 0.00 | 0.00 | 0.00 | 25,085.03 | 0.00 | 0.00 | 0.00 | 25,085.03 |
| Totals: | 7 | 0.00 | 0.00 | 0.00 | 34,586.45 | 0.00 | 0.00 | 0.00 | 34,586.45 |



| Claim Number | Open/Closed | Department | | | | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|---------------------|------------------------|-------------------|----------|----------|--|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | | | | | | | | | |

Fiscal Year: 2010-2011

| | | | | | | | | | | | | | |
|------------------|-----------------------------|--|---------------|----------------------|-------------|------------------|--|-------------|--------------|-------------|-------------|-------------|------------------|
| GLWASC2010053023 | Open | Sheriff | Geary, Morgan | | | | | | | | | | |
| GL | Not Applicable | No | | Bodily Injury | 0.00 | 20,000.00 | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| 08/20/2010 | Law Enforcement (Sworn Pers | | | Expense | 0.00 | 75.00 | | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| 08/24/2010 (4) | County sheriff | | | Claim Totals: | 0.00 | 20,075.00 | | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 20,100.00 |
| Stouffer | Intervention wrongful | A horse ridden by a member of the Sheriff's Department Volunteer Mounted Posse kicked a spectator at the fair. | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|------------------|-----------------------------|--------------------------------------|-------------------|----------------------|-------------------|------------------|--|-----------------|-----------------|-------------|-------------|-------------------|------------------|
| GLWASC2010053994 | RE-Oper | Sheriff | Meyers, Danny Jay | | | | | | | | | | |
| GL | Litigated | Yes | | Legal | -1,329.20 | 21,414.56 | | 1,329.20 | 3,585.44 | 0.00 | 0.00 | 0.00 | 25,000.00 |
| 07/30/2010 | Law Enforcement (Sworn Pers | | | Personal Injury | -29,500.00 | 2,500.00 | | 0.00 | 0.00 | 0.00 | 0.00 | -29,500.00 | 2,500.00 |
| 01/03/2011 (157) | County sheriff | | | Claim Totals: | -30,829.20 | 23,914.56 | | 1,329.20 | 3,585.44 | 0.00 | 0.00 | -29,500.00 | 27,500.00 |
| Stouffer | False imprisonment | Claimant alleges false imprisonment. | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|------------------|-----------------------------|---|-----------------|--------------------------------|--|--|--|--|--|--|--|--|--|
| GLWASC2011054623 | Closed 05/05/2011 | Public Works/Roads | Overlees, Henry | | | | | | | | | | |
| GL | Denied | No | | <i>No Financials To Report</i> | | | | | | | | | |
| 03/30/2011 | Roadways, Walkways, Bridges | | | | | | | | | | | | |
| 03/30/2011 (0) | Roadways | | | | | | | | | | | | |
| Hoyt | Surface | Rock from roadway was kicked up and damaged claimant vehicle. | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|------------------|---|---|------------------------------|----------------------|-------------|-------------|--|-------------|-----------------|-------------|-------------|-------------|-----------------|
| VAWASC2010053837 | Closed 12/24/2010 | Sheriff | Bob Stone Freeway Autocenter | | | | | | | | | | |
| AL-PD | Not Applicable | No | | Property Damage | 0.00 | 0.00 | | 0.00 | 1,375.97 | 0.00 | 0.00 | 0.00 | 1,375.97 |
| 12/10/2010 | Vehicle | Tahoe / 17128 | | Claim Totals: | 0.00 | 0.00 | | 0.00 | 1,375.97 | 0.00 | 0.00 | 0.00 | 1,375.97 |
| 12/14/2010 (4) | Collision: with stationary object | | | | | | | | | | | | |
| Rocheleau | Backing into traffic, roadway or from parking | The insured backed into a new parked 2011 Subaru at a car dealership. | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|------------------|-------------------------------------|---|---------------|--------------------------------|--|--|--|--|--|--|--|--|--|
| VAWASC2010054748 | Closed 05/12/2011 | Sheriff | Wilcox, James | | | | | | | | | | |
| AL-PD | Not Applicable | No | | <i>No Financials To Report</i> | | | | | | | | | |
| 10/05/2010 | Vehicle | | | | | | | | | | | | |
| 04/20/2011 (197) | Emergency vehicle operation - | | | | | | | | | | | | |
| Rocheleau | Emergency Vehicle: Backing Accident | The insured was in a pursuit while in code 3. The insured unit was stopped while other units passed. The claimant drove up behind the | | | | | | | | | | | |

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| Claim Number | Open/Closed | Department | | | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
|---------------------|------------------------|-------------------|----------|----------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | | | | | | | | |

Fiscal Year: 2010-2011

| | | | | | | | | | | | | |
|------------------|---|--|-------------|----------------------|-------------|-------------|-------------|-----------------|-------------|-------------|-------------|-----------------|
| VAWASC2011054579 | Closed 02/02/2012 | Public Works/Roads | Lundy, Sara | Property Damage | 0.00 | 0.00 | 0.00 | 1,095.85 | 0.00 | 0.00 | 0.00 | 1,095.85 |
| AL-PD | Settled | No | | Claim Totals: | 0.00 | 0.00 | 0.00 | 1,095.85 | 0.00 | 0.00 | 0.00 | 1,095.85 |
| 03/22/2011 | Vehicle | | | | | | | | | | | |
| 03/28/2011 (6) | Collision: on-coming traffic | | | | | | | | | | | |
| Hoyt | Backing into traffic, roadway or from parking | Insured driver was backing out of a parking space and was hit by oncoming vehicle. | | | | | | | | | | |

FY 2010-2011
Category Totals:

| | | | | | | | |
|-----------------|-------------------|------------------|-----------------|-----------------|-------------|-------------|-------------------|
| Bodily Injury | 0.00 | 20,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 75.00 | 0.00 | 25.00 | 0.00 | 0.00 | 100.00 |
| Legal | -1,329.20 | 21,414.56 | 1,329.20 | 3,585.44 | 0.00 | 0.00 | 25,000.00 |
| Medical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | -29,500.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | -29,500.00 | 2,500.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 2,471.82 | 0.00 | 0.00 | 2,471.82 |
| Totals: | -30,829.20 | 43,989.56 | 1,329.20 | 6,082.26 | 0.00 | 0.00 | -29,500.00 |

FY 2010-2011
Open/Closed Totals:

| Claims | | | | | | | | | |
|-----------|---|------------|-----------|----------|----------|------|------|------------|-----------|
| RE-Opened | 1 | -30,829.20 | 23,914.56 | 1,329.20 | 3,585.44 | 0.00 | 0.00 | -29,500.00 | 27,500.00 |
| Open | 1 | 0.00 | 20,075.00 | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 20,100.00 |
| Closed | 4 | 0.00 | 0.00 | 0.00 | 2,471.82 | 0.00 | 0.00 | 0.00 | 2,471.82 |
| Totals: | 6 | -30,829.20 | 43,989.56 | 1,329.20 | 6,082.26 | 0.00 | 0.00 | -29,500.00 | 50,071.82 |

FY 2010-2011
Coverage Totals:

| | Claims | | | | | | | | |
|-------------------|----------|-------------------|------------------|-----------------|-----------------|-------------|-------------|-------------------|------------------|
| Auto Liability | 3 | 0.00 | 0.00 | 0.00 | 2,471.82 | 0.00 | 0.00 | 0.00 | 2,471.82 |
| General Liability | 3 | -30,829.20 | 43,989.56 | 1,329.20 | 3,610.44 | 0.00 | 0.00 | -29,500.00 | 47,600.00 |
| Totals: | 6 | -30,829.20 | 43,989.56 | 1,329.20 | 6,082.26 | 0.00 | 0.00 | -29,500.00 | 50,071.82 |

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

| Claim Number | Open/Closed | Department | | | | | | | | | | |
|---------------------|------------------------|-------------------|----------|----------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|
| Coverage | Claim Status | Litigation | | | | | | | | | | |
| Accident Date | PRDP 1 (Claim Type) | Veh. Model / VIN | | | | | | | | | | |
| Date Reported (Lag) | PRDP 2 (Source) | Location / Cause | | | | | | | | | | |
| Adjuster | PRDP 3 (Accident Type) | Event Description | Claimant | Category | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | |
| | | | | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date |

Fiscal Year: 2011-2012

| | | | | | | | | | | | | |
|------------------|-------------------------|--|--------------------------|-----------------|------|------|------|----------|------|------|------|----------|
| GLWASC2011056030 | Closed 12/08/2011 | Public Works/Roads | Perkins, Linda and James | | | | | | | | | |
| GL | Settled | No | | Property Damage | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 |
| 10/07/2011 | Premises and Facilities | | | Claim Totals: | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 |
| 10/20/2011 (13) | Buildings and grounds | | | | | | | | | | | |
| Hoyt | Maintenance | During a landscape operation a rock was thrown by a mower, causing damage to claimant's vehicle. | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|------------------------|--|-----------------|--|--|--|--|--|--|--|--|--|
| VAWASC2012056574 | Closed 02/06/2012 | Public Works/Roads | LaDouceur, Kris | | | | | | | | | |
| AL-PD | Not Applicable | No | | | | | | | | | | |
| 01/03/2012 | Vehicle | | | | | | | | | | | |
| 01/04/2012 (1) | Vehicle load | | | | | | | | | | | |
| Paola | Failure to secure load | Claimant alleges Wasco County sanding truck failed to shut off sander and sprayed claimant's vehicle with rocks. | | | | | | | | | | |

No Financials To Report

FY 2011-2012
Category Totals:

| | | | | | | | | | |
|-----------------|------|------|------|----------|------|------|------|----------|------|
| Bodily Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Injury | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Property Damage | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 | |
| Totals: | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 | |

FY 2011-2012
Open/Closed Totals:

| | | | | | | | | | |
|---------|--------|------|------|------|----------|------|------|------|----------|
| | | | | | | | | | |
| | Claims | | | | | | | | |
| Closed | 2 | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 |
| Totals: | 2 | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 |

FY 2011-2012
Coverage Totals:

| | | | | | | | | | |
|-------------------|--------|------|------|------|----------|------|------|------|----------|
| | | | | | | | | | |
| | Claims | | | | | | | | |
| Auto Liability | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| General Liability | 1 | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 |
| Totals: | 2 | 0.00 | 0.00 | 0.00 | 1,289.87 | 0.00 | 0.00 | 0.00 | 1,289.87 |

AL / APD / GL / PR
Detailed Loss Run



citycounty insurance services

Grand Totals

| | | RESERVES | | PAYMENTS | | COLLECTIONS | | TOTAL INCURRED | | |
|----------|----------------------|------------------|------------------|------------------|--------------|------------------|-------------------|------------------|------------------|------------|
| | | Change in Period | Reserved To Date | Change in Period | Paid To Date | Change in Period | Collected To Date | Change in Period | Incurred To Date | |
| Category | | | | | | | | | | |
| | Bodily Injury | 0.00 | 20,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | |
| | Collision | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Comprehensive | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Excess Payments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Expense | 0.00 | 75.00 | 0.00 | 2,602.90 | 0.00 | 0.00 | 0.00 | 2,677.90 | |
| | Legal | -3,663.99 | 21,414.56 | 2,103.30 | 61,094.51 | 0.00 | 0.00 | -1,560.69 | 82,509.07 | |
| | Medical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | No financial | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Personal Injury | -30,500.00 | 2,500.00 | 0.00 | 30,000.00 | 0.00 | 0.00 | -30,500.00 | 32,500.00 | |
| | Property Damage | 0.00 | 0.00 | 0.00 | 153,983.47 | 0.00 | 0.00 | 0.00 | 153,983.47 | |
| | Totals: | -34,163.99 | 43,989.56 | 2,103.30 | 247,680.88 | 0.00 | 0.00 | -32,060.69 | 291,670.44 | |
| | | | | | | | | | | |
| Claims | | | | | | | | | | |
| | RE-Opened | 1 | -30,829.20 | 23,914.56 | 1,329.20 | 3,585.44 | 0.00 | 0.00 | -29,500.00 | 27,500.00 |
| | Open | 1 | 0.00 | 20,075.00 | 0.00 | 25.00 | 0.00 | 0.00 | 0.00 | 20,100.00 |
| | Closed | 38 | -3,334.79 | 0.00 | 774.10 | 244,070.44 | 0.00 | 0.00 | -2,560.69 | 244,070.44 |
| | Totals: | 40 | -34,163.99 | 43,989.56 | 2,103.30 | 247,680.88 | 0.00 | 0.00 | -32,060.69 | 291,670.44 |
| | | | | | | | | | | |
| Claims | | | | | | | | | | |
| | Auto Liability | 10 | 0.00 | 0.00 | 0.00 | 17,315.39 | 0.00 | 0.00 | 0.00 | 17,315.39 |
| | Auto Physical Damage | 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | General Liability | 26 | -34,163.99 | 43,989.56 | 2,103.30 | 96,911.30 | 0.00 | 0.00 | -32,060.69 | 140,900.86 |
| | Property | 3 | 0.00 | 0.00 | 0.00 | 133,454.19 | 0.00 | 0.00 | 0.00 | 133,454.19 |
| | Totals: | 40 | -34,163.99 | 43,989.56 | 2,103.30 | 247,680.88 | 0.00 | 0.00 | -32,060.69 | 291,670.44 |



Liability Retro Financing Plan

The CIS Board of Trustees has introduced for 2008-09 a new option for General Liability/Auto Liability (GL/AL) and Property (PR) program members. Medium-sized and larger members who participate in both Property and Liability coverages can take advantage of an innovative pricing approach that allows them to save money while capping their risk and protecting the financial integrity of the Trust.

Members selecting this option must commit to continue their membership in the CIS Trust for three years.

Liability Retro Financing Plan – for medium and larger members

The Liability Retro Financing Plan gives members with combined GL/AL contributions of more than \$40,000 the opportunity to retain a significant share of contributions that would otherwise be paid to the Trust if they participated in the standard Guaranteed Cost plan. They also will assume a greater, but capped, share of their own risk, up to a defined maximum. Between the minimum and maximum amount, what they actually pay will depend on the actual cost of claims paid on their behalf (claims they incur).

The minimum/maximum contribution will depend on the size of the member's GL/AL contribution if they were to remain in the Guaranteed Cost plan. We have enclosed a display showing your options under this program.

Members who wish to pursue this option must commit, via a resolution passed by the governing body, to a minimum three year property and liability renewal in the program. Participants would have the option to leave early only if the Trust increased base liability program rates in excess of 10% in any one year of the three year period. Members may elect to participate or withdraw from this program only on a full year basis. Mid year entry or withdrawal from this program is not an option.

In overview, the program is similar to a Workers' Compensation Retrospective program. It is also similar to the current liability aggregate deductible, however, the new program's calculations are based upon the member's gross liability contribution amount provided in the current year's renewal or proposal rather than the amount of the member's deductible. The chart enclosed compares the new program with the current liability aggregate deductible plan.

As we do currently with our retrospective and aggregate deductible plans, we would bill quarterly for paid losses, including indemnity and allocated loss expenses. To provide even greater pricing flexibility and minimize budget disruption, participating members are (would be) given the option of deferring any amounts billed during the year which aggregate to exceed their 100% guaranteed cost amount for the current year into the next budget year, to then be billed along with that year's renewal contribution. Because of the long tail on liability claims members who have not done so already may need to establish insurance reserve accounts and be able to manage multi-year payments.

Best cost, best coverage, best partnership

We believe this risk financing program provides CIS members a best cost option while still protecting the Trust's ability to offer them the best coverage and become an even more valued partner in their risk management program.

| | Liability Aggregate Deductible | Liability Retro Financing Plan |
|---|--|---|
| What is it: | A way for eligible members to take additional risk in the form of a claims deductible, in return for a reduced contribution to the Trust. The member is responsible for the cost of claims and loss expenses up to the amount of the deductible. | A way for eligible members to take additional risk in exchange for reduced contributions. The member pays a significantly reduced minimum contribution, but is responsible for the cost of claims and loss expenses above the minimum, up to a maximum amount. |
| Who's eligible for this program: | Members with a total General Liability/Auto Liability contribution of \$40,000 or more. | Members with a total General Liability/Auto Liability contribution of \$40,000 or more. |
| Level of participation: | Members may elect an aggregate deductible in an amount up to 25% of their GL/AL contribution. For example, a member with a \$100,000 contribution is eligible to elect up to a \$25,000 aggregate deductible. | The program has four levels of participation. Member eligibility for each level depends on the size of the member's GL/AL contribution. The larger the member, the greater the variability allowed in the program from year to year. |
| Aggregate contribution credit calculation: | The credit for this deductible equals 75% of the deductible elected. For example, a member with a \$100,000 contribution that elected a \$25,000 aggregate deductible would receive a credit of \$18,750 (75% of \$25,000). | Does not apply. |
| Minimum and maximum contribution calculation: | Does not apply. | Minimum and maximum contributions are based on what the member would have paid under the Guaranteed Cost program. For example, a member with a \$100,000 Guaranteed Cost contribution would be eligible for a minimum contribution of \$75,000 (75% of \$100,000) and a maximum payment of \$112,500 (12.5% above the \$100,000). |
| Close out date: | There is no "close out" date required or offered. The member is responsible for all amounts up to the amount of the deductible. | There is no "close out" date required or offered. The member is responsible for all claims above the minimum, up to the maximum amount. |
| How amounts due are billed: | Members are billed quarterly for amounts paid during the quarter. | Members are billed quarterly for amounts paid during the quarter. |
| Billing carry-over: | Amounts billed are due under normal Trust billing terms. | Amounts billed are due under normal Trust billing terms. However, amounts billed in one fiscal year that exceed the guaranteed cost contribution for that year may be carried forward and paid no later than July 31 of the following fiscal year. |
| Coverage terms: | Coverage terms are described in the Trust GL and AL Coverage Agreement under Section 3 (page 3), "Aggregate/Retrospective Deductible". | Coverage terms are described in the Trust GL and AL Coverage Agreement under Section 3 (page 3), "Aggregate/Retrospective Deductible". |
| Member obligation: | This program is elected on an annual basis. No ongoing commitment to the Trust is required. | Requests for participation in this program must be accompanied by a resolution from the member's governing body making a three year commitment to the Trust. |
| How to apply: | Qualifying members can request this option in the renewal application, or through an e-mail request. This election is only available at renewal or for new members, and cannot be a mid-term change. | Qualifying members can request this option in the renewal application, or through an e-mail request. This election is only available at renewal or for new members, and cannot be a mid-term change. |

CIS
Wasco County
Retro Liability Plan Summary as of March 31, 2012

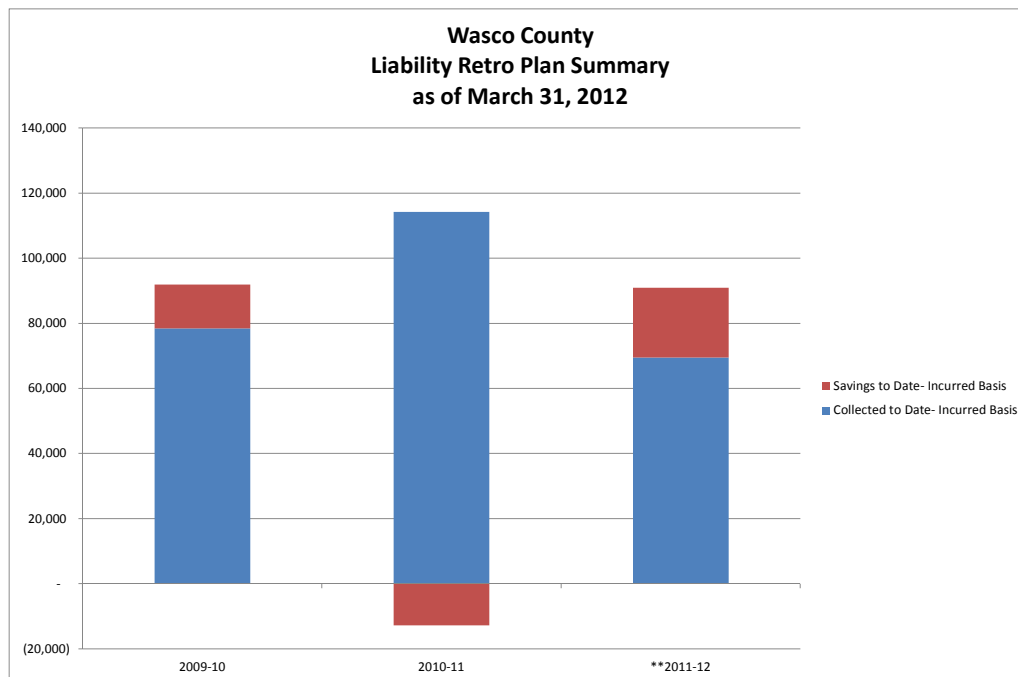
| Year | Contribution | | Claims | | | Member Costs | | Member | Remaining | *Savings | |
|-----------|-----------------|----------------|-------------|-----------------|-----------------------|--------------|------------------|------------------|------------------------|-----------------------|------|
| | Standard (a) | Initial (b) | Paid (c) | Reserves (d) | Incurred (e)=(c-d) | Paid (f) | *Incurred (g) | Liability (h) | Liability (i)=(h-c) | Incurred Basis (j) | (k) |
| 2009-10 | 91,920 | 68,940 | 9,501 | - | 9,501 | 78,442 | 78,442 | 34,470 | 24,969 | 13,479 | 15% |
| 2010-11 | 101,585 | 76,189 | 4,753 | 45,019 | 49,772 | 80,942 | 114,283 | 38,094 | 33,341 | (12,698) | -12% |
| **2011-12 | 91,014 | 68,260 | 1,290 | - | 1,290 | 69,550 | 69,550 | 34,130 | 32,840 | 21,464 | 24% |
| Totals | 284,519 | 213,389 | 15,544 | 45,019 | 60,563 | 228,933 | 262,274 | 106,694 | 91,150 | 22,245 | 8% |

Definitions

- (a) Guaranteed Cost Option Contribution: Fully insured cost with no Member liability (and no savings opportunity.)
- (b) Initial costs contributed by Member under Retro plan.
- (c) Claims payments to date.
- (d) Estimated amounts remaining to be paid on known claims.
- (e) Claims payments plus reserves on known claims.
- (f) Initial contribution plus claims costs paid by Member.
- (g) Initial contribution plus claims costs paid by Member, plus estimate of remaining costs to be paid by Member.
- (h) Total layer of liability assumed by Member.
- (i) Maximum liability remaining based on paid claims.
- (j) Difference in cost between fully insured plan and costs to date under Retro Plan.
- (k) Percent difference of costs to date compared to fully insured option.

**Assumes reserves are ultimately paid as currently estimated and includes no adverse development factor or contingency for discovery of additional claims from these coverage periods; neither of which are uncommon in liability coverage. Potential for claims development or emerging new claims is greater in recent years, especially in 2011-12, with three months remaining in the base coverage period as of the report date.*

***Base coverage period not yet complete.*



Policy Summary Report



Policy: 482892 - Wasco County

Legal Name: Wasco County

Policy Details

Status: Active
Market Type: Voluntary
Relation Type:
Rate Acct:
Orig Cov Date: 07/01/1991
Cont Cov Date: 07/01/1991
Business Type: Executive and Legislative Combined
Entity: Political Subdivision: County
WCD Number: 5630009
NCCI Number: 360237842
EIN: 93-6002315
Principal Class: 7720
SIC Code: 9131

Last Audit

Audit Period: 07/01/2010 - 07/01/2011
Audit Result: 251.36
Pct of Change: 0.20%
Auditor: Northwest Audit - Joe Rick

Policy Period History

Data as of: 06/11/2012

| Policy Year | Mod | Payroll | Claim Freq | Std Prem | Tier |
|-------------|------|-----------|------------|----------|------|
| 2011 | 1.11 | 7,295,487 | .10 | 159,128 | E |
| 2010 | 1.05 | 6,825,944 | .09 | 125,951 | D |
| 2009 | 1.10 | 6,859,658 | .13 | 141,682 | D |
| 2008 | .91 | 6,864,133 | .12 | 131,653 | D |
| 2007 | .94 | 6,598,008 | .15 | 149,264 | E |

Policy Performance History

Data as of: 06/11/2012

| Policy Year | Prorated Premium | Paid Losses | Incurred Losses | Paid/Std | Inc/Std | Clm Count | Exp Clm Count | Paid TL | Paid Med | ND Reimb | TL Count | Exp TL Count | TL Day |
|-------------|------------------|-------------|-----------------|----------|---------|-----------|---------------|---------|----------|----------|----------|--------------|--------|
| 2011 | 150,853 | 2,174 | 19,422 | 1% | 13% | 7 | 8.83 | 0 | 2,174 | (736) | 1 | 2.04 | 0 |
| 2010 | 125,951 | 112,589 | 231,981 | 89% | 184% | 6 | 8.86 | 42,673 | 65,035 | (1,616) | 2 | 1.95 | 452 |
| 2009 | 141,682 | 50,652 | 50,652 | 36% | 36% | 9 | 9.61 | 1,749 | 40,897 | (1,740) | 3 | 2.11 | 137 |
| 2008 | 131,653 | 52,368 | 52,368 | 40% | 40% | 8 | 10.54 | 2,389 | 19,274 | (3,344) | 2 | 2.44 | 85 |
| 2007 | 149,264 | 161,461 | 185,636 | 108% | 124% | 10 | 10.98 | 5,417 | 59,075 | (3,084) | 6 | 2.43 | 404 |

Policy Addresses and Contacts

| Type | Address | County | Phone | Fax | | |
|--------------------|---|------------|--------------|--------------|-------|-------|
| Mailing | 511 Washington St #207 the Dalles, Or 97058-2237 | Wasco | 541.296.2276 | 541.296.3769 | | |
| Principal Business | 511 Washington St #207 the Dalles, Or 97058-2237 | Wasco | 541.296.2276 | | | |
| | Type | First Name | Last Name | Title | Phone | Email |
| | CON | Hope | Vance | | | |
| Business | 202 E 5th the Dalles, Or 97058-2220 | Wasco | | | | |

Current Policy Period Details

Period Status: Open
Effective Date: 07/01/2011
Expiration Date: 07/01/2012
Cancel Date:
ARD: 07/01/2011
Period Length/Suffix: 366/158
Source / Financial: WCIS/WCIS
Sales Plan: Guaranteed Cost
Prepay Type: Annually
ELCB Limits: 500,000/500,000/500,000
ND Reimb: 07/01/2011 - 07/01/2012
Group Name:
Group Type:
Rating Plan: ERP - 1.11
Tier: E - 1.22
S/ARAP:
OCCPAP:
Standard Premium 159,128
Rpt Freq/Pmt Pln: Annually / RGN PPAY GC - A

No Other States Coverage

No Gaps in Coverage

Policy Summary Report



Policy: 482892 - Wasco County

Legal Name: Wasco County

| Policy Addresses and Contacts | | | | | |
|-------------------------------|--|-----------|-------|-------|-------|
| Type | Address | County | Phone | Fax | |
| Business | Wasco-Sherman Public Health 419 E 7th St the Dalles, Or 97058-2676 | Wasco | | | |
| Business | 2705 E 2nd the Dalles, Or 97058-4052 | Wasco | | | |
| Business | 419 E 5th St the Dalles, Or 97058-2673 | Wasco | | | |
| Business | River Rd the Dalles, Or 97058 | Wasco | | | |
| Business | 203 A E 4th St the Dalles, Or 97058-2205 | Wasco | | | |
| Business | 421 E 7th St the Dalles, Or 97058-2607 | Wasco | | | |
| Business | 400 E 5th St the Dalles, Or 97058-2674 | Wasco | | | |
| Business | 606 Court St the Dalles, Or 97058-2242 | Wasco | | | |
| Claims | 511 Washington St #207 the Dalles, Or 97058-2237 | Wasco | | | |
| Type | First Name | Last Name | Title | Phone | Email |
| CLM | Tyler | Stone | | | |

No Assumed Business Names

Interested Parties

| Name | Title | Owner % | Director | Eff Date | Exp Date |
|--------------|----------|---------|----------|------------|----------|
| Stone, Tyler | Director | .00 | N | 11/29/2007 | |

No Officer Exemptions

Preferred Workers

| WCD Number | Name | Eff Date | Exp Date |
|------------|------------------------|------------|------------|
| H841253 | Ringo, Marjorie L | 10/20/1997 | 10/20/2000 |
| F471337 | Mountainchief, Rebecca | 09/14/1990 | 09/13/1993 |

Classes

| Class | Description | Type | Eff Date | Exp Date | Base Rate | Est Payroll | Man Premium |
|-----------|-------------------------------------|------|------------|------------|-----------|-------------|-------------|
| 0050 11 | Weed Control Incl Dr | EM | 07/01/2011 | 12/31/2011 | 6.44 | 53,210 | 3,427 |
| 5506 11 | Street/Rd Const-Fnl Grad/Pve/Rep/Dr | EM | 07/01/2011 | 12/31/2011 | 8.06 | 366,974 | 29,578 |
| 7024 03 M | Vessels-Noc-State Act | EM | 07/01/2011 | 12/31/2011 | 6.86 | 16,682 | 1,144 |
| 7720 11 | Police Officers & Dr | EM | 07/01/2011 | 12/31/2011 | 3.12 | 444,087 | 13,856 |
| 7720 13 | Police Matrons/Juvenile Officers/Dr | EM | 07/01/2011 | 12/31/2011 | 3.12 | 231,063 | 7,209 |
| 8380 13 | City/County-Veh/Equip Repr Shop-Dr | EM | 07/01/2011 | 12/31/2011 | 3.23 | 48,086 | 1,553 |

Policy Summary Report



Policy: 482892 - Wasco County

Legal Name: Wasco County

| Classes | | | | | | | |
|-----------|---------------------------------------|-------|------------|------------|-----------|-------------|-------------|
| Class | Description | Type | Eff Date | Exp Date | Base Rate | Est Payroll | Man Premium |
| 8601 14 | Architect Or Engineer Firm-Sales/Dr | EM | 07/01/2011 | 12/31/2011 | .76 | 98,445 | 748 |
| 8742 06 | Field Representatives | EM | 07/01/2011 | 12/31/2011 | .31 | 159,090 | 493 |
| 8810 03 | Office Clerical | EM | 07/01/2011 | 12/31/2011 | .17 | 955,485 | 1,624 |
| 8820 01 | Attorney & Cler/Messenger/Dr | EM | 07/01/2011 | 12/31/2011 | .13 | 158,690 | 206 |
| 8831 02 | Dog Pounds-Incl Dog Catcher/Dr | EM | 07/01/2011 | 12/31/2011 | 1.38 | 24,710 | 341 |
| 8832 03 | Physician & Clerical | EM | 07/01/2011 | 12/31/2011 | .40 | 460,067 | 1,840 |
| 8835 03 | Nurse-Home Health/Public-Trvl-Al Emp | EM | 07/01/2011 | 12/31/2011 | 3.60 | 28,648 | 1,031 |
| 9015 21 | Building-Oper By Owner/Lessee-Dr | EM | 07/01/2011 | 12/31/2011 | 3.28 | 96,521 | 3,166 |
| 9016 10 | County Fairs/Dr | EM | 07/01/2011 | 12/31/2011 | 2.84 | 6,673 | 190 |
| 9102 01 | Park Noc-All Employees & Dr | EM | 07/01/2011 | 12/31/2011 | 3.88 | 4,448 | 173 |
| 9410 03 | Municipal/Twn/Cnty/State Emp-Noc | EM | 07/01/2011 | 12/31/2011 | 1.65 | 514,798 | 8,494 |
| 0042 03 | Street/Rd Beautificatn Incl Dr | IFANY | 07/01/2011 | 12/31/2011 | 5.01 | 0 | 0 |
| 5213 01 | Concrete Construction Noc | IFANY | 07/01/2011 | 12/31/2011 | 6.84 | 0 | 0 |
| 5507 01 | Street/Rd Const-Rdbed/Subase-Dr | IFANY | 07/01/2011 | 12/31/2011 | 4.61 | 0 | 0 |
| 5508 03 | Street/Rd Const-Rock Excav-Dr | IFANY | 07/01/2011 | 12/31/2011 | 13.20 | 0 | 0 |
| 5606 01 | Contractor-Executive Supervisor | IFANY | 07/01/2011 | 12/31/2011 | .90 | 0 | 0 |
| 7720 27 | County Search And Rescue-Volunteer | IFANY | 07/01/2011 | 12/31/2011 | 3.12 | 0 | 0 |
| 7720 EE | Inmates @7.25/Hr Ea | IFANY | 07/01/2011 | 12/31/2011 | 3.12 | 0 | 0 |
| 8411 KE | Vol Dpty Sheriff @3400/Mo Ea | IFANY | 07/01/2011 | 12/31/2011 | .78 | 0 | 0 |
| 9101 03 | College/Schools-Al Other Emp | IFANY | 07/01/2011 | 12/31/2011 | 3.64 | 0 | 0 |
| 9402 05 | Highwy Oper/Snow Remvl Only/Dr | IFANY | 07/01/2011 | 12/31/2011 | 5.82 | 0 | 0 |
| 7720 DR | Vol Emergency Management \$7.25 hour | VH | 07/01/2011 | 12/31/2011 | 3.12 | 0 | 0 |
| 7720 EG | Vol Explorer Scouts \$7.25 hour | VH | 07/01/2011 | 12/31/2011 | 3.12 | 0 | 0 |
| 7720 EH | Vol Police Cadet \$7.25 hour | VH | 07/01/2011 | 12/31/2011 | 3.12 | 0 | 0 |
| 8810 AO | Vol Election Poll Workers \$7.25 hour | VH | 07/01/2011 | 12/31/2011 | .17 | 0 | 0 |
| 8835 AG | Vol Health Care Workers \$7.25 hour | VH | 07/01/2011 | 12/31/2011 | 3.60 | 0 | 0 |
| 0050 11 | Weed Control Incl Dr | EM | 01/01/2012 | 06/30/2012 | 6.44 | 52,631 | 3,389 |
| 5506 11 | Street/Rd Const-Fnl Grad/Pve/Rep/Dr | EM | 01/01/2012 | 06/30/2012 | 8.06 | 362,985 | 29,257 |
| 7024 03 M | Vessels-Noc-State Act | EM | 01/01/2012 | 06/30/2012 | 6.86 | 16,501 | 1,132 |
| 7720 11 | Police Officers & Dr | EM | 01/01/2012 | 06/30/2012 | 3.12 | 439,259 | 13,705 |
| 7720 13 | Police Matrons/Juvenile Officers/Dr | EM | 01/01/2012 | 06/30/2012 | 3.12 | 228,552 | 7,131 |
| 8380 13 | City/County-Veh/Equip Repr Shop-Dr | EM | 01/01/2012 | 06/30/2012 | 3.23 | 47,563 | 1,536 |
| 8601 14 | Architect Or Engineer Firm-Sales/Dr | EM | 01/01/2012 | 06/30/2012 | .76 | 97,374 | 740 |
| 8742 06 | Field Representatives | EM | 01/01/2012 | 06/30/2012 | .31 | 157,361 | 488 |
| 8810 03 | Office Clerical | EM | 01/01/2012 | 06/30/2012 | .17 | 945,100 | 1,607 |
| 8820 01 | Attorney & Cler/Messenger/Dr | EM | 01/01/2012 | 06/30/2012 | .13 | 156,965 | 204 |
| 8831 02 | Dog Pounds-Incl Dog Catcher/Dr | EM | 01/01/2012 | 06/30/2012 | 1.38 | 24,442 | 337 |
| 8832 03 | Physician & Clerical | EM | 01/01/2012 | 06/30/2012 | .40 | 455,066 | 1,820 |
| 8835 03 | Nurse-Home Health/Public-Trvl-Al Emp | EM | 01/01/2012 | 06/30/2012 | 3.60 | 28,337 | 1,020 |
| 9015 21 | Building-Oper By Owner/Lessee-Dr | EM | 01/01/2012 | 06/30/2012 | 3.28 | 95,472 | 3,131 |
| 9016 10 | County Fairs/Dr | EM | 01/01/2012 | 06/30/2012 | 2.84 | 6,600 | 187 |
| 9102 01 | Park Noc-All Employees & Dr | EM | 01/01/2012 | 06/30/2012 | 3.88 | 4,400 | 171 |

Policy Summary Report



Policy: 482892 - Wasco County

Legal Name: Wasco County

| Classes | | | | | | | |
|---------|---------------------------------------|-------|------------|------------|-----------|-------------|-------------|
| Class | Description | Type | Eff Date | Exp Date | Base Rate | Est Payroll | Man Premium |
| 9410 03 | Municipal/Twn/Cnty/State Emp-Noc | EM | 01/01/2012 | 06/30/2012 | 1.65 | 509,202 | 8,402 |
| 0042 03 | Street/Rd Beautificatn Incl Dr | IFANY | 01/01/2012 | 06/30/2012 | 5.01 | 0 | 0 |
| 5213 01 | Concrete Construction Noc | IFANY | 01/01/2012 | 06/30/2012 | 6.84 | 0 | 0 |
| 5507 01 | Street/Rd Const-Rdbed/Subase-Dr | IFANY | 01/01/2012 | 06/30/2012 | 4.61 | 0 | 0 |
| 5508 03 | Street/Rd Const-Rock Excav-Dr | IFANY | 01/01/2012 | 06/30/2012 | 13.20 | 0 | 0 |
| 5606 01 | Contractor-Executive Supervisor | IFANY | 01/01/2012 | 06/30/2012 | .90 | 0 | 0 |
| 7720 27 | County Search And Rescue-Volunteer | IFANY | 01/01/2012 | 06/30/2012 | 3.12 | 0 | 0 |
| 7720 EE | Inmates @7.25/Hr Ea | IFANY | 01/01/2012 | 06/30/2012 | 3.12 | 0 | 0 |
| 8411 KE | Vol Dpty Sheriff @3400/Mo Ea | IFANY | 01/01/2012 | 06/30/2012 | .78 | 0 | 0 |
| 9101 03 | College/Schools-Al Other Emp | IFANY | 01/01/2012 | 06/30/2012 | 3.64 | 0 | 0 |
| 9402 05 | Highwy Oper/Snow Remvl Only/Dr | IFANY | 01/01/2012 | 06/30/2012 | 5.82 | 0 | 0 |
| 7720 DR | Vol Emergency Management \$7.25 hour | VH | 01/01/2012 | 06/30/2012 | 3.12 | 0 | 0 |
| 7720 EG | Vol Explorer Scouts \$7.25 hour | VH | 01/01/2012 | 06/30/2012 | 3.12 | 0 | 0 |
| 7720 EH | Vol Police Cadet \$7.25 hour | VH | 01/01/2012 | 06/30/2012 | 3.12 | 0 | 0 |
| 8810 AO | Vol Election Poll Workers \$7.25 hour | VH | 01/01/2012 | 06/30/2012 | .17 | 0 | 0 |
| 8835 AG | Vol Health Care Workers \$7.25 hour | VH | 01/01/2012 | 06/30/2012 | 3.60 | 0 | 0 |

| Policy Endorsements | | | |
|---------------------|--|------------|------------|
| Code | Description | Eff Date | Exp Date |
| 434 | Voluntary Compensation Maritime Coverage Endorsement | 07/01/2011 | 07/01/2012 |
| 401 | Maritime Coverage Endorsement | 07/01/2011 | 07/01/2012 |
| 217 | Premium Payment Rating Plan Endorsement | 07/01/2011 | 07/01/2012 |
| 350 | City or County Inmates Performing Authorized Employment | 07/01/2011 | |
| 346 | Municipal Volunteers | 07/01/2011 | |
| 356 | Political Subdivision Volunteers | 07/01/2010 | |
| 356 | Political Subdivision Volunteers | 07/01/2010 | |
| 356 | Political Subdivision Volunteers | 07/01/2010 | |
| 356 | Political Subdivision Volunteers | 07/01/2010 | |
| 356 | Political Subdivision Volunteers | 07/01/2010 | |
| 218 | Premium Discount Endorsement | 07/01/2010 | |
| 210A | Oregon Cancellation Endorsement | 07/01/2010 | |
| 315 | Personal Election Cancellation Endorsement | 01/01/2010 | |
| 212A | Terrorism Risk Insurance Prog Reauthorization Act Disclosure End | 07/01/2009 | |
| 211B | Catastrophe (other than Certified Acts of Terrorism) Premium End | 07/01/2009 | |
| 444 | Confidentiality Endorsement | 07/01/2006 | |
| 235 | Premium Due Date Endorsement | 07/01/2004 | |
| 440 | Oregon Unsafe Equipment Exclusion Endorsement | 07/01/2004 | |
| 208 | Oregon Contracting Classification Premium Adjustment Endorsement | 07/01/2004 | |
| 213 | Notification of Change in Ownership Endorsement | 07/01/2004 | |

No Waivers of Subrogation

| Federal Limits | | | |
|--------------------|---------|------------|------------|
| Coverage Type | Limits | Adj Factor | Eff Date |
| Maritime/Jones Act | 500,000 | 1.75 | 07/01/2011 |

Policy Summary Report



Policy: 482892 - Wasco County

Legal Name: Wasco County

MCO Information

| MCO Name | Eff Date | Exp Date |
|--------------------------------|------------|------------|
| Caremark Comp - GSA 1,4,5 & 10 | 07/01/1996 | |
| Caremark Comp - GSA 1,4,5 & 10 | 07/01/1996 | 08/17/2007 |

Team Assignment

| Function | Name | Phone |
|------------------------------|-------------------------------|--------------|
| Office | Hermiston/Pendleton | |
| Customer Service Team | Baker City/Pendleton | |
| Agency | Courtney Insurance Agency Inc | 541.296.4604 |
| Producer | Mike Courtney | 541.296.4604 |
| Retention Mkt Rep | Rand F Rietmann | 541.383.2048 |
| Underwriter | Deserie R Staats | 503.373.8833 |
| Customer Billing Rep | Cindy A Nye | 503.373.8407 |
| Credit/Collections Rep | Kathy A Hamilton | 503.373.8459 |
| Assistant Underwriter | Elaine M Marco-Bassett | 503.373.8485 |
| Return to Work Consultant | Tracy R Stephens | 541.383.2166 |
| Safety Management Consultant | Luke W Betts | 503.856.7200 |
| EAIP Specialist | Jennifer G Rincon | 503.373.8062 |

No Affiliations



**Workers' compensation insurance proposal for
WASCO COUNTY**

MIKE COURTNEY
COURTNEY INSURANCE AGENCY INC
P: 541.296.4604
F: 541.298.5351
mike@courtneyinsure.com



June 08, 2012

MIKE COURTNEY
PO BOX 580
THE DALLES, OR 97058-0580

Re: WASCO COUNTY

Policy: 482892

Dear MIKE COURTNEY:

This business's workers' compensation policy with SAIF Corporation renews on 07/01/2012. I authorized the rates and plan(s) shown on the enclosed premium estimate(s).

To elect coverage

Sign and return the *Notice of Election* before the effective date of 07/01/2012.

To elect a premium prepayment discount

Remit the first payment to SAIF by 07/10/2012 along with the enclosed prepay installment form. If the payment is received after this date, the business will not receive the prepayment credit.

SAIF Corporation strives to provide our customers with the best services available at the lowest possible cost. We appreciate your confidence in us and look forward to working with you and our mutual customers to achieve this goal. Please feel free to contact me whenever you need assistance.

Sincerely,

Deserie Staats
Underwriter
P: 503.373.8833 or 800.285.8525
F: 503.584.8833
dessta@saif.com

WASCO COUNTY

Premium estimate for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 1

| Class | Description | Payroll | Rate | Premium |
|--------|---|-------------|-------|----------|
| 0050 | Weed Control Incl Dr | \$94,741 | 7.42 | \$7,030 |
| 5506 | Street/Rd Const-Fnl Grad/Pve/Rep/Dr | \$710,458 | 7.92 | \$56,268 |
| 7024 M | Vessels-Noc-State Act | \$33,681 | 6.21 | \$2,092 |
| 7720 | Police Officers & Dr | \$1,139,187 | 3.38 | \$38,505 |
| 7720 | Police Matrons/Juvenile Officers/Dr | \$191,606 | 3.38 | \$6,476 |
| 8380 | City/County-Veh/Equip Repr Shop-Dr | \$97,084 | 3.36 | \$3,262 |
| 8601 | Architect Or Engineer Firm-Sales/Dr | \$198,756 | .66 | \$1,312 |
| 8742 | Field Representatives | \$321,198 | .29 | \$931 |
| 8810 | Office Clerical | \$1,929,094 | .17 | \$3,279 |
| 8820 | Attorney & Cler/Messenger/Dr | \$320,390 | .13 | \$417 |
| 8831 | Dog Pounds-Incl Dog Catcher/Dr | \$0 | 1.53 | \$0 |
| 8832 | Physician & Clerical | \$928,860 | .39 | \$3,623 |
| 8835 | Nurse-Home Health/Publ-Trvl-Al Emp | \$0 | 3.65 | \$0 |
| 9015 | Buildings-Ops By Owner/Lessee & Drivers | \$194,873 | 3.68 | \$7,171 |
| 9016 | County Fairs/Dr | \$13,472 | 3.11 | \$419 |
| 9102 | Park Noc-All Employees & Dr | \$8,981 | 3.97 | \$357 |
| 9410 | Municipal/Twn/Cnty/State Emp-Noc | \$1,039,360 | 1.65 | \$17,149 |
| 0042 | Street/Rd Beautificatn Incl Dr | \$0 | 5.01 | \$0 |
| 5213 | Concrete Construction Noc | \$0 | 6.55 | \$0 |
| 5507 | Street/Rd Const-Rdbed/Subase-Dr | \$0 | 4.34 | \$0 |
| 5508 | Street/Rd Const-Rock Excav-Dr | \$0 | 13.04 | \$0 |
| 5606 | Contractor-Executive Supervisor | \$0 | .94 | \$0 |
| 7720 | County Search And Rescue- Volunteer | \$0 | 3.38 | \$0 |
| 7720 | Inmates @ 8.50/Hr Ea | \$0 | 3.38 | \$0 |
| 8411 | Vol Dpty Sheriff @3400/Mo Ea | \$0 | .82 | \$0 |
| 9101 | College/Schools-Al Other Emp | \$0 | 4.07 | \$0 |
| 9402 | Highwy Oper/Snow Remvl Only/Dr | \$0 | 6.47 | \$0 |
| 7720 | Vol Emergency Management VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 7720 | Vol Explorer Scouts VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 7720 | Vol Police Cadet VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 8810 | Vol Election Poll Workers VOL@\$8.50/hour | \$0 | .17 | \$0 |
| 8835 | Vol Health Care Workers VOL@\$8.50/hour | \$57,840 | 3.65 | \$2,111 |

Total Payroll \$7,279,581

Manual Premium \$150,402

Experience Rating Modification x 1.02

Standard Premium \$153,410

Premium Discount - \$22,563

Discounted Premium \$130,847

Terrorism Premium + \$728

Catastrophe Premium + \$728



WASCO COUNTY

Premium estimate for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 1

DCBS Premium Assessment @ 6.2% + \$8,090

Total Premiums and Assessments \$140,393

Premium discount schedule

| | | |
|-------|-----------|-------|
| First | \$3,500 | 0.0% |
| Next | \$14,500 | 10.0% |
| Next | \$82,000 | 15.0% |
| Over | \$100,000 | 16.5% |

Maritime coverage at limit of \$500,000 with \$276 minimum premium.

Terrorism premium = total payroll / 100 x .01

Catastrophe premium = total payroll / 100 x .01

DCBS Premium Assessment excludes federal premium.

Premium and rating factors will change on your anniversary rating date to those in effect at that time.

Your policy premium is based on your current estimated premium and may be prorated for policies issued for less than a full year or adjusted based on actual payroll by classification.



WASCO COUNTY

Premium estimate for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 2

| Class | Description | Payroll | Rate | Premium |
|--------|---|-------------|-------|----------|
| 0050 | Weed Control Incl Dr | \$94,741 | 7.42 | \$7,030 |
| 5506 | Street/Rd Const-Fnl Grad/Pve/Rep/Dr | \$710,458 | 7.92 | \$56,268 |
| 7024 M | Vessels-Noc-State Act | \$33,681 | 6.21 | \$2,092 |
| 7720 | Police Officers & Dr | \$1,139,187 | 3.38 | \$38,505 |
| 7720 | Police Matrons/Juvenile Officers/Dr | \$191,606 | 3.38 | \$6,476 |
| 8380 | City/County-Veh/Equip Repr Shop-Dr | \$97,084 | 3.36 | \$3,262 |
| 8601 | Architect Or Engineer Firm-Sales/Dr | \$198,756 | .66 | \$1,312 |
| 8742 | Field Representatives | \$321,198 | .29 | \$931 |
| 8810 | Office Clerical | \$1,929,094 | .17 | \$3,279 |
| 8820 | Attorney & Cler/Messenger/Dr | \$320,390 | .13 | \$417 |
| 8831 | Dog Pounds-Incl Dog Catcher/Dr | \$0 | 1.53 | \$0 |
| 8832 | Physician & Clerical | \$928,860 | .39 | \$3,623 |
| 8835 | Nurse-Home Health/Publ-Trvl-Al Emp | \$0 | 3.65 | \$0 |
| 9015 | Buildings-Ops By Owner/Lessee & Drivers | \$194,873 | 3.68 | \$7,171 |
| 9016 | County Fairs/Dr | \$13,472 | 3.11 | \$419 |
| 9102 | Park Noc-All Employees & Dr | \$8,981 | 3.97 | \$357 |
| 9410 | Municipal/Twn/Cnty/State Emp-Noc | \$1,039,360 | 1.65 | \$17,149 |
| 0042 | Street/Rd Beautificatn Incl Dr | \$0 | 5.01 | \$0 |
| 5213 | Concrete Construction Noc | \$0 | 6.55 | \$0 |
| 5507 | Street/Rd Const-Rdbed/Subase-Dr | \$0 | 4.34 | \$0 |
| 5508 | Street/Rd Const-Rock Excav-Dr | \$0 | 13.04 | \$0 |
| 5606 | Contractor-Executive Supervisor | \$0 | .94 | \$0 |
| 7720 | County Search And Rescue- Volunteer | \$0 | 3.38 | \$0 |
| 7720 | Inmates @ 8.50/Hr Ea | \$0 | 3.38 | \$0 |
| 8411 | Vol Dpty Sheriff @3400/Mo Ea | \$0 | .82 | \$0 |
| 9101 | College/Schools-Al Other Emp | \$0 | 4.07 | \$0 |
| 9402 | Highwy Oper/Snow Remvl Only/Dr | \$0 | 6.47 | \$0 |
| 7720 | Vol Emergency Management VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 7720 | Vol Explorer Scouts VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 7720 | Vol Police Cadet VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 8810 | Vol Election Poll Workers VOL@\$8.50/hour | \$0 | .17 | \$0 |
| 8835 | Vol Health Care Workers VOL@\$8.50/hour | \$57,840 | 3.65 | \$2,111 |

Total Payroll \$7,279,581

Manual Premium \$150,402

Experience Rating Modification x 1.02
Modified Premium \$153,410

Annual Prepay Discount (4.0%) - \$6,135
Standard Premium \$147,275

Premium Discount - \$21,550
Discounted Premium \$125,725



WASCO COUNTY

Premium estimate for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 2

| | | |
|---------------------------------------|---|----------------|
| Terrorism Premium | + | \$728 |
| Catastrophe Premium | + | \$728 |
| DCBS Premium Assessment @ 6.2% | + | <u>\$7,776</u> |
| Total Premiums and Assessments | | \$134,957 |
| Annual Prepay Installment | | \$134,957 |

Premium discount schedule

| | | |
|-------|-----------|-------|
| First | \$3,500 | 0.0% |
| Next | \$14,500 | 10.0% |
| Next | \$82,000 | 15.0% |
| Over | \$100,000 | 16.5% |

Maritime coverage at limit of \$500,000 with \$276 minimum premium.

Terrorism premium = total payroll / 100 x .01

Catastrophe premium = total payroll / 100 x .01

DCBS Premium Assessment excludes federal premium.

Premium and rating factors will change on your anniversary rating date to those in effect at that time.

Your policy premium is based on your current estimated premium and may be prorated for policies issued for less than a full year or adjusted based on actual payroll by classification.

WASCO COUNTY

Premium estimate for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 3

| Class | Description | Payroll | Rate | Premium |
|--------|---|-------------|-------|----------|
| 0050 | Weed Control Incl Dr | \$94,741 | 7.42 | \$7,030 |
| 5506 | Street/Rd Const-Fnl Grad/Pve/Rep/Dr | \$710,458 | 7.92 | \$56,268 |
| 7024 M | Vessels-Noc-State Act | \$33,681 | 6.21 | \$2,092 |
| 7720 | Police Officers & Dr | \$1,139,187 | 3.38 | \$38,505 |
| 7720 | Police Matrons/Juvenile Officers/Dr | \$191,606 | 3.38 | \$6,476 |
| 8380 | City/County-Veh/Equip Repr Shop-Dr | \$97,084 | 3.36 | \$3,262 |
| 8601 | Architect Or Engineer Firm-Sales/Dr | \$198,756 | .66 | \$1,312 |
| 8742 | Field Representatives | \$321,198 | .29 | \$931 |
| 8810 | Office Clerical | \$1,929,094 | .17 | \$3,279 |
| 8820 | Attorney & Cler/Messenger/Dr | \$320,390 | .13 | \$417 |
| 8831 | Dog Pounds-Incl Dog Catcher/Dr | \$0 | 1.53 | \$0 |
| 8832 | Physician & Clerical | \$928,860 | .39 | \$3,623 |
| 8835 | Nurse-Home Health/Publ-Trvl-Al Emp | \$0 | 3.65 | \$0 |
| 9015 | Buildings-Ops By Owner/Lessee & Drivers | \$194,873 | 3.68 | \$7,171 |
| 9016 | County Fairs/Dr | \$13,472 | 3.11 | \$419 |
| 9102 | Park Noc-All Employees & Dr | \$8,981 | 3.97 | \$357 |
| 9410 | Municipal/Twn/Cnty/State Emp-Noc | \$1,039,360 | 1.65 | \$17,149 |
| 0042 | Street/Rd Beautificatn Incl Dr | \$0 | 5.01 | \$0 |
| 5213 | Concrete Construction Noc | \$0 | 6.55 | \$0 |
| 5507 | Street/Rd Const-Rdbed/Subase-Dr | \$0 | 4.34 | \$0 |
| 5508 | Street/Rd Const-Rock Excav-Dr | \$0 | 13.04 | \$0 |
| 5606 | Contractor-Executive Supervisor | \$0 | .94 | \$0 |
| 7720 | County Search And Rescue- Volunteer | \$0 | 3.38 | \$0 |
| 7720 | Inmates @ 8.50/Hr Ea | \$0 | 3.38 | \$0 |
| 8411 | Vol Dpty Sheriff @3400/Mo Ea | \$0 | .82 | \$0 |
| 9101 | College/Schools-Al Other Emp | \$0 | 4.07 | \$0 |
| 9402 | Highwy Oper/Snow Remvl Only/Dr | \$0 | 6.47 | \$0 |
| 7720 | Vol Emergency Management VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 7720 | Vol Explorer Scouts VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 7720 | Vol Police Cadet VOL@\$8.50/hour | \$0 | 3.38 | \$0 |
| 8810 | Vol Election Poll Workers VOL@\$8.50/hour | \$0 | .17 | \$0 |
| 8835 | Vol Health Care Workers VOL@\$8.50/hour | \$57,840 | 3.65 | \$2,111 |

Total Payroll \$7,279,581

Manual Premium \$150,402

Experience Rating Modification x 1.02
Modified Premium \$153,410

Quarterly Prepay Discount (2.5%) - \$3,835

Standard Premium \$149,575

Premium Discount - \$21,930

Discounted Premium \$127,645



WASCO COUNTY

Premium estimate for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 3

| | | |
|---------------------------------------|---|------------------|
| Terrorism Premium | + | \$728 |
| Catastrophe Premium | + | \$728 |
| DCBS Premium Assessment @ 6.2% | + | <u>\$7,894</u> |
| Total Premiums and Assessments | | \$136,995 |
| Quarterly Prepay Installment | | \$34,249 |

Premium discount schedule

| | | |
|-------|-----------|-------|
| First | \$3,500 | 0.0% |
| Next | \$14,500 | 10.0% |
| Next | \$82,000 | 15.0% |
| Over | \$100,000 | 16.5% |

Maritime coverage at limit of \$500,000 with \$276 minimum premium.

Terrorism premium = total payroll / 100 x .01

Catastrophe premium = total payroll / 100 x .01

DCBS Premium Assessment excludes federal premium.

Premium and rating factors will change on your anniversary rating date to those in effect at that time.

Your policy premium is based on your current estimated premium and may be prorated for policies issued for less than a full year or adjusted based on actual payroll by classification.



WASCO COUNTY

Notice of Election for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 1

Agency: COURTNEY INSURANCE AGENCY INC

Producer: MIKE COURTNEY

Premium Estimate:

| | |
|--------------------------------|-----------|
| Standard premium | \$153,410 |
| Premium discount | \$22,563 |
| Total premiums and assessments | \$140,393 |

Payroll reporting frequency: Monthly

Please visit saif.com and choose *I am: An Employer* for information about safety, reporting payroll, paying online, filing and managing a claim, and coverage.

I, the undersigned, as a legal representative of the company listed above, do hereby authorize SAIF Corporation to issue the policy and determine workers' compensation premiums according to the plan selection on this form. I have read, understand, and agree to the terms and conditions of this plan as set forth in the proposal.

Authorized signature of insured

Date signed



WASCO COUNTY

Notice of Election for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 2

Agency: COURTNEY INSURANCE AGENCY INC

Producer: MIKE COURTNEY

Premium Estimate:

| | |
|--------------------------------|-----------|
| Modified premium | \$153,410 |
| Annual prepay discount (4.0%) | \$6,135 |
| Standard premium | \$147,275 |
| Premium discount | \$21,550 |
| Total premiums and assessments | \$134,957 |

Payroll reporting frequency: Annual

Please visit saif.com and choose *I am: An Employer* for information about safety, reporting payroll, paying online, filing and managing a claim, and coverage.

I, the undersigned, as a legal representative of the company listed above, do hereby authorize SAIF Corporation to issue the policy and determine workers' compensation premiums according to the plan selection on this form. I have read, understand, and agree to the terms and conditions of this plan as set forth in the proposal.

Authorized signature of insured

Date signed



WASCO COUNTY

Prepay Installment

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 2

Please return this page with remittance.

Annual prepay installment due by **07/10/2012: \$134,957**

Write the quote or policy number indicated in this document on your check. Make check or money order payable to:

SAIF CORPORATION
400 High St SE
Salem, OR 97312-1000

SAIF use only

| | | |
|---------------------|-----------------------|-----------------|
| Date received _____ | Amount received _____ | DESSTA |
| Bond Company _____ | Bond no. _____ | Check no. _____ |



WASCO COUNTY

Notice of Election for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 3

Agency: COURTNEY INSURANCE AGENCY INC

Producer: MIKE COURTNEY

Premium Estimate:

| | |
|----------------------------------|-----------|
| Modified premium | \$153,410 |
| Quarterly prepay discount (2.5%) | \$3,835 |
| Standard premium | \$149,575 |
| Premium discount | \$21,930 |
| Total premiums and assessments | \$136,995 |

Payroll reporting frequency: Annual

Please visit saif.com and choose *I am: An Employer* for information about safety, reporting payroll, paying online, filing and managing a claim, and coverage.

I, the undersigned, as a legal representative of the company listed above, do hereby authorize SAIF Corporation to issue the policy and determine workers' compensation premiums according to the plan selection on this form. I have read, understand, and agree to the terms and conditions of this plan as set forth in the proposal.

Authorized signature of insured

Date signed



WASCO COUNTY

Prepay Installment

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Plan: 3

Please return this page with remittance.

Quarterly prepay installment due by **07/10/2012: \$34,249**

Write the quote or policy number indicated in this document on your check. Make check or money order payable to:

SAIF CORPORATION
400 High St SE
Salem, OR 97312-1000

SAIF use only

| | | |
|---------------------|-----------------------|-----------------|
| Date received _____ | Amount received _____ | DESSTA |
| Bond Company _____ | Bond no. _____ | Check no. _____ |

WASCO COUNTY

Plan description for Guaranteed Cost Plan

Period: 07/01/2012 - 07/01/2013

Policy: 482892

Guaranteed Cost Plan

SAIF Corporation's Guaranteed Cost Plan is a simple, no-risk plan that allows purchasers to know their insurance costs throughout the policy period. It may provide a premium discount based on volume.

Premium payment terms – Plan 1

We will send a payroll report to you at the end of each reporting period. Return the completed payroll report to us by the indicated due date or you may go to **saif.com** to submit payroll figures online where SAIF makes it easy by doing all the calculations for you.

Your premium, including the terrorism premium, catastrophe premium, and the Department of Consumer and Business Services premium assessment, is payable with each payroll report.

SAIF adds interest at the rate of one percent per month to any past due balance.

The Prepay advantage and payment terms - Plan 2, 3

SAIF Corporation offers additional savings in exchange for paying premiums in advance. A 4 percent discount is offered for annual prepay plans and a 2.5 percent discount is offered for quarterly prepay plans.

SAIF uses estimated premium paid in advance during the policy year to calculate the prepay discount even when your standard premium changes during the policy period.

The terrorism premium, catastrophe premium, and the Department of Consumer and Business Services (DCBS) premium assessment will also be estimated and paid with your prepay installments. The prepay discount does not apply to the terrorism premiums or the DCBS premium assessment.

If SAIF does not receive your first installment in our office on or before the 10th day of the new policy period, the prepay discount plan is void. SAIF does not use postmark dates in determining date received.

If you choose a quarterly prepay, the estimated premium will be billed in four equal installments. Subsequent quarterly installments are due by the 25th day following the bill date of the installment.

Because the prepayment installments are based on estimated payroll and premium, your final premium, including terrorism and catastrophe premiums and DCBS premium assessment, cannot be determined until you report the actual subject payroll. A payroll report will be sent to you at the end of the policy year. SAIF must receive your completed payroll report by the indicated due date or you may go to **saif.com** to submit your payroll online. We will calculate the premium and assessment amounts and compare them to the payments you made based on the estimate. We will then send you a reconciliation statement showing the difference in these two amounts.

SAIF adds interest at the rate of one percent per month to any past due balance.

Appraisal Report for
Wasco County
The Dalles, Oregon

Insurance As of
December 31, 2011

Produced by



Innovative Solutions. Accurate Valuations.

February 14, 2012

Mr. Tyler Stone
Administrative Officer
Wasco County
511 Washington Street, Rm. 101
The Dalles, OR 97058

Dear Mr. Stone:

We are pleased to submit our summary appraisal report for certain designated property of interest to CityCounty Insurance Services (CIS).

The purpose of our appraisal investigation was to express our opinion of the cost of reproduction new for insurance purposes. The scope of our investigation, as well as value definitions, methodologies employed, value conclusions and other related information is included in this report.

The intended client for this engagement is CityCounty Insurance Services (CIS), the insurance risk pool administrator, focusing on properties owned by Wasco County, the insured. The intended use is to establish property insurance premiums paid to CIS by Members in coordination with equitable distribution of premiums amongst CIS Members.

The appraisal report includes the following:

- This letter, which summarized the appraisal procedures applied in the appraisal process;
- The following appraisal reports:
 - Insurance Summary Report
 - Variance Report
 - Insurance Detail Report with Color Photographs
- A schedule showing assigned code numbers utilized and corresponding nomenclatures;
- A statement of assumptions and limiting conditions

Property Appraised

Our appraisal investigation included the following:

Buildings and their related service systems
Contents (modeling concept)
Land Improvements



Excluded from our consideration were the following:

Land
Infrastructure
Licensed Vehicles

Also excluded were assets of an intangible nature, records and drawings, inventory items, personal property of employees and leased property.

The contents of each building were valued utilizing a modeling concept, which matched each building's occupancy with a similar model in our database of previously appraised buildings contents. The occupancy of the building generates a value index used in coordination with the gross square footage of the building, results in a modeled content value.

The values generated by the system not only reflect the cost of all standard type furniture and equipment found within a particular building, but also include all computer equipment, machinery, business machines, consumables, spare parts, supplies, software and other existing physical assets.

Each building has been physically inspected. A description of each building was developed and recorded, showing construction type and materials used. Square footage for each building was generated based on a review of blueprints, as-built drawings, or by physically measuring each building. Major construction components and building features were identified and valued. Building plans and photographs were prepared for each site to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

Land improvement assets are those assets located outside of a building and particular to a parcel of land including, but not limited to, paving, curbing, underground utilities, fencing and lighting. All assets within this classification have been physically inspected and included in this report.

Premise of Value

Replacement Cost New is the amount required to reproduce property in like utility and function, in accordance with current market prices for materials, labor, equipment, contractor's overhead, profit and fees, but with no provisions for overtime or bonuses for labor and premiums for material or equipment, based upon replacing the entire property at one time.

Cost of Reproduction New (For Select Historical Properties) is the amount required to reproduce a duplicate or replica of the entire property at one time in like kind and materials, in accordance with current market prices for materials, labor and manufactured equipment, contractor's overhead, profit, and fees, but with no provisions for overtime, bonuses for labor, or premiums for material.

Actual Cash Value is the Replacement Cost New less accumulated depreciation.



In estimating the replacement cost new and cost of reproduction new, we did consider costs associated with conforming to state ordinances (Little Davis-Bacon) but not with local ordinances or other legal restrictions, the cost of demolition in connection with reconstruction, or the cost to remove destroyed property.

All three recognized approaches to value were considered for this project (Cost, Sales Comparison and Income Approaches). The three approaches, as defined by the American Society of Appraisers are:

Cost Approach – This approach is based on the proposition that the informed purchaser would pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. It considers that the maximum value of a property to a knowledgeable buyer would be the amount currently required to construct or purchase a new asset of equal utility. When the subject asset is not new, the current cost new for the subject must be adjusted for all forms of depreciation and obsolescence as of the effective date of the appraisal.

Sales Comparison Approach – This approach involves the comparison of comparable recent sales (or offerings) of similar assets to the subject. If the comparable sales are not exactly like the subject, adjustments must be made to the price of the comparable sales (or offerings). The adjustments may be either up or down in order to estimate what the comparable would have sold for if it had the same characteristics as the subject. This approach leads to an indication of the most probable selling price for the assets being appraised.

Income Approach – This approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

In considering the Sales Approach to value, we determined that, while there is an active market for some of the many assets included in the scope of this mass appraisal, the process of identifying a comparable property for every asset and adjusting the comparable costs is not practical or cost effective. Additionally, there is no active market for infrastructure assets. For these reasons, we did not use the Sales Approach.

In considering the Income Approach, we concluded that there is no way to accurately determine the income associated with each asset included in our mass appraisal. For this reason, we did not use the Income Approach.

The most reliable data available for the type of assets included in the scope of our mass appraisal includes historical cost and replacement cost information. Sources for this information include, but are not limited to client historical costs, purchase orders, recent contracts, files, databases, past inventories, manufacturer's suggested retail price lists, manufacturers price quotes, bluebooks (Orion, Kelly), industry price guides (Marshall & Swift, Means) and retail equipment catalogs. For this reason, we decided to employ the Cost Approach.



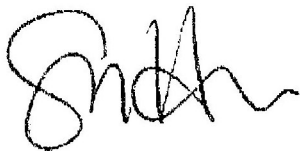
Based upon the original appraisal investigation and analysis, and the premises outlined above, it is our opinion that as of December 31, 2011, the Cost of Replacement New is as follows:

| | |
|----------------------|--------------|
| Replacement Cost New | \$38,033,000 |
| Contents Value | \$ 7,878,260 |
| Land Improvements | \$ 837,100 |
| Actual Cash Value | \$22,404,400 |

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the properties that are the subject of this report, excluding items as previously noted in the report.
- Daniel Auchard provided significant mass appraisal assistance to the person signing this certification.

Respectfully submitted,
AssetWorks, Inc.



Sandra L. Hou, ASA
Responsible Appraiser



ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions:

1. It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.
2. Building areas discussed have been calculated in accordance with standards developed by the American Institute of Architects as included in AIA Document D101 "Methods of Calculating Areas and Volumes of Buildings".
3. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
4. All engineering and architecture is assumed to be correct.
5. We have assumed that the property is free from insect infestation, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
6. It is assumed that all applicable zoning and land use regulations have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
10. The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
11. All assets shown on any data files, maps, blueprints or inventory lists provided by the client are assumed to be owned, operated, and maintained by the client with no shared interest by another entity. No land surveys, title searches or legal determination of ownership has been conducted.
12. Any blueprints, maps or plans provided to AssetWorks, Inc. are assumed to be "as-Built" plans.
13. Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
14. Liability of AssetWorks, Inc., and its employees for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.

All services provided by AssetWorks, Inc. are performed in accordance with the Uniform Standards of Professional Appraisal Practice. We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. All files, work papers or documents developed during the course of the assignment shall be our property. We will retain these data for at least five years.



Tables:
Various Table Listings
Codes and Corresponding Descriptions



| Client Information | As Of |
|---|------------|
| Wasco County 511 Washington Street The Dalles, OR 97058 | 12/31/2011 |

Wasco County
Building Table Listing

| | | Code | Description |
|---------|------|-----------------|--|
| Entity: | WASC | WASCO COUNTY | |
| Site: | 001 | COURTHOUSE | |
| | | 001.01 | COURTHOUSE 511 WASHINGTON ST THE DALLES, OR 97058 |
| Site: | 002 | ANNEX BUILDINGS | |
| | | 002.01 | ANNEX C - LA CLINICA/HEALTH/911 425 E 7TH ST THE DALLES, OR 97058 |
| | | 002.02 | ANNEX B - PAROLE & PROBATION 421 E 7TH ST THE DALLES, OR 97058 |
| | | 002.03 | ANNEX A - HEALTH DEPT./MENTAL HEALTH 419 E 7TH ST THE DALLES, OR 97058 |
| Site: | 004 | YOUTH SERVICES | |
| | | 004.01 | YOUTH SERVICES/JUVENILE OFFICES 202 E 5TH ST THE DALLES, OR 97058 |
| | | 004.02 | YOUTH AUTHORITY OFFICE 606 COURT ST THE DALLES, OR 97058 |
| | | 004.03 | COMMISSION ON CHILDREN & FAMILIES 610 COURT ST THE DALLES, OR 97058 |
| Site: | 007 | ANIMAL CONTROL | |
| | | 007.01 | ANIMAL CONTROL BUILDING 200 RIVER RD THE DALLES, OR 97058 |
| Site: | 008 | PUBLIC WORKS | |
| | | 008.01 | PUBLIC WORKS OFFICES/SHOPS 2705 E 2ND ST THE DALLES, OR 97058 |
| | | 008.03 | EQUIPMENT SHELTER 2705 E 2ND ST THE DALLES, OR 97058 |
| | | 008.05 | LAND IMPROVEMENTS 2705 E 2ND ST THE DALLES, OR 97058 |
| | | 008.06 | SIGN BUILDING |

Wasco County
Building Table Listing

| Code | | Description |
|-------|--------|---|
| | | 2705 E 2ND ST THE DALLES, OR 97058 |
| Site: | 009 | STORAGE UNITS |
| | 009.02 | STORAGE UNITS W 10TH ST & WALNUT THE DALLES, OR 97058 |
| Site: | 010 | MOSIER ROAD SHOP |
| | 010.01 | MOSIER ROAD SHOP STATE RD MOSIER, OR 97040 |
| Site: | 011 | DUFUR ROAD SHOPS |
| | 011.01 | DUFUR ROAD SHOP 60 HEIMRICH ST DUFUR, OR 97021 |
| | 011.02 | TRUCK/EQUIPMENT SHOP 60 HEIMRICH ST DUFUR, OR 97021 |
| Site: | 012 | WAMIC ROAD SHOP |
| | 012.01 | WAMIC ROAD SHOP 56801 WAMIC MARKET RD WAMIC, OR 97063 |
| Site: | 013 | ANTELOPE ROAD SHOP |
| | 013.01 | ANTELOPE ROAD SHOP NE OF 293 & 218 ANTELOPE, OR 97001 |
| Site: | 014 | NURSING HOME |
| | 014.01 | NURSING HOME 1015 WEBBER ST THE DALLES, OR 97058 |
| | 014.02 | SHOP 1015 WEBBER ST THE DALLES, OR 97058 |
| Site: | 015 | FAIRGROUNDS |
| | 015.02 | DEW DROP INN CAFE 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| | 015.03 | RESTROOM/SHOWER #1 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |

Wasco County
Building Table Listing

| Code | Description |
|-------------|---|
| 015.04 | RESTROOM/SHOWER #2 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.05 | GRANDSTANDS 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.06 | COMMERCIAL DISPLAY BUILDING 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.07 | TEXTILES & CRAFTS BUILDING 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.08 | 4-H EXHIBIT BUILDING 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.09 | OPEN CLASS EXHIBIT BUILDING 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.10 | SHEEP & CATTLE SHELTER 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.11 | POULTRY/RABBIT BARN 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.12 | GOAT BARN 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.13 | SWINE BARN 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.23 | PHOTOGRAPHY & FINE ARTS BUILDING 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.24 | CARETAKER'S MANUFACTURED HOME 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.25 | CARETAKER'S GARAGE 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.26 | KEN WEBB MEMORIAL KITCHEN 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| 015.27 | PUMP HOUSE 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |

| | | Code | Description |
|-------|-----|--------|--|
| | | 015.28 | LAND IMPROVEMENTS 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 |
| Site: | 016 | | DWELLING |
| | | 016.01 | DWELLING 1915 W 10TH ST THE DALLES, OR 97058 |
| Site: | 018 | | FORT DALLES MUSEUM |
| | | 018.01 | FORT DALLES MUSEUM 500 W 15TH ST THE DALLES, OR 97058 |
| | | 018.02 | ANDERSON HOME 500 W 15TH ST THE DALLES, OR 97058 |
| | | 018.03 | ANTIQUE VEHICLE SHOP 500 W 15TH ST THE DALLES, OR 97058 |

| Code | Description |
|-------------|--|
| HAZARD CODE | EXPLANATION |
| A | PREMISES GENERAL HOUSEKEEPING |
| A1 | HOUSEKEEPING IN PREMISES ONLY |
| A2 | HOUSEKEEPING OUTSIDE AND/OR SURROUNDING ONLY |
| B | ROOF |
| C | BUILDING CONDITION (REPAIR OR MAINTENANCE) |
| D | PRESENCE OF HIGH HAZARD OCCUPANCE |
| E | PRESENCE OF HIGH ADJACENT AREA HAZARD |
| V | VACANT BUILDING |
| W | EXPOSED WIRING |
| F | OPEN FLAMMABLES |
| L | LEAKAGE |
| M | MOLD |
| H | HAZARDOUS MATERIAL |
| U | UNEVEN/UNSTABLE FLOORING |
| S | NON-FUNCTIONING SYSTEM |
| X | CODE VIOLATION |

Insurance Report:
Summary By Building



As of: 12/31/2011
Page: 1

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value |
|---------------------------|--|----------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|
| Entity: WASC WASCO COUNTY | | | | | | | | |
| Site: 001 COURTHOUSE | | | | | | | | |
| 001.01 | COURTHOUSE | | 42,220 | 13,050,200 | 2,082,550 | 21,500 | 15,154,250 | 6,525,100 |
| | 511 WASHINGTON ST | THE DALLES, OR 97058 | | | | | | |
| Notes: | C/O HISTORIC 3-STORY CLASSIC REVIVAL STYLE COURTHOUSE W/ FINISHED BASEMENT, COMPLETED IN 1914, BLOND BRICK, TERRA COTTA & GRANITE EXTERIOR WALLS, INTERIOR FINISHED W/ TERRAZZO, MARBLE & OAK, PARTIAL SPRINKLERS (BASEMENT), COUNTY OFFICES, SHERIFF'S OFFICES, OLD JAIL AREA, 2ND FLOOR W/ (12) COLUMNS, COURT ROOMS, OFFICES, 3RD FLOOR W/ COURT ROOMS, OFFICES. REPRODUCTION COST IS PROVIDED FOR THIS BUILDING. THE BUILDING REPLACEMENT COST NEW FOR CIS' USE IS \$11,870,000. | | | | | | | |
| | LAND IMPROVEMENTS: | | | | | | | |
| | 25' STEEL FLAGPOLE = \$3,500 | | | | | | | |
| | 45KW GENERAC GENERATOR = \$18,000 | | | | | | | |
| Site total for 001: | | | Asset Count 1 | 42,220 | 13,050,200 | 2,082,550 | 21,500 | 15,154,250 |
| | | | | | | | | 6,525,100 |
| Site: 002 ANNEX BUILDINGS | | | | | | | | |
| 002.01 | ANNEX C - LA CLINICA/HEALTH/911 | | 12,360 | 2,300,000 | 3,000,000 | 34,300 | 5,334,300 | 1,219,000 |
| | 425 E 7TH ST | THE DALLES, OR 97058 | | | | | | |
| Notes: | C/O 2-STORY BLDG. W/ PARTIAL BASEMENT (FINISHED), HEALTH CLINIC W/ MEDICAL/DENTAL ROOMS, OFFICES, 911 CENTER W/ EMERGENCY COMM. BACKUP ROOM, CONFERENCE ROOM, CALL CENTER W/ 24 HR. OCCUPANCY, (24) MONITORS, (4) WORK STATIONS, 60KW KOLHER GENERATOR (INTERIOR, YR. 2010), CALL BOXES, 911 SERVER ROOM, CLINIC SERVER ROOM, SOLAR PANELS-25KW, 1960 ADDITION, PARTIAL LEASED SPACE | | | | | | | |
| | LAND IMPROVEMENTS: | | | | | | | |
| | (1) 25' WOOD LIGHT POLE W/ (1) LIGHT = \$2,300 | | | | | | | |
| | (2) 4' STEEL LIGHT POLES = \$2,400 | | | | | | | |
| | 5' CL FENCE X 350 LF = \$5,200 | | | | | | | |
| | 3' CL FENCE X 40 LF = \$400 | | | | | | | |
| | 60KW CAT GENERATOR (EXT.) = \$24,000 | | | | | | | |
| 002.02 | ANNEX B - PAROLE & PROBATION | | 7,215 | 1,260,000 | 481,850 | 0 | 1,741,850 | 667,800 |
| | 421 E 7TH ST | THE DALLES, OR 97058 | | | | | | |
| Notes: | C/O 2-STORY BLDG. W/ PARTIAL BASEMENT (FINISHED), CONCRETE ROOF, PAROLE & PROBATION OFFICES, KITCHEN/CONFERENCE ROOM, 2ND FLOOR VACANT, 10KW GENERATOR ON ROOF | | | | | | | |
| 002.03 | ANNEX A - HEALTH DEPT./MENTAL HEALTH | | 13,880 | 2,472,600 | 216,500 | 0 | 2,689,100 | 1,236,300 |
| | 419 E 7TH ST | THE DALLES, OR 97058 | | | | | | |
| Notes: | C/O 2-STORY BLDG. W/ PARTIAL BASEMENT (SHOP), 1ST FLOOR HEALTH DEPT. W/ WAITING ROOM, CLINIC AREA, OFFICES, 2ND FLOOR LEASED OUT TO MENTAL HEALTH FACILITY, FIRE WINDOWS, 1944 ADDITION, RENOVATION 1977 & 1989 | | | | | | | |

Wasco County
Insurance Summary by Building

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value |
|----------------------------|--|----------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|
| | 10,000 GALLON UNDERGROUND GAS TANK = \$44,000 12,000 GALLON UNDERGROUND DIESEL TANK = \$50,000 6' CL FENCE W/ BARBED WIRE X 1,500 LF = \$31,500 (2) 25' WOOD POLE W/ (1) LIGHT EA. = \$4,600 AUTO GATE = \$5,000 20' STEEL FLAGPOLE = \$3,000 SIGN = \$3,000 | | | | | | | |
| 008.06 | SIGN BUILDING 2705 E 2ND ST Notes: C/O 25' X 108' SHOP W/ (6) OPEN FRONT BAYS & (3) ENCLOSED BAYS | THE DALLES, OR 97058 | 2,700 | 124,500 | 35,000 | 0 | 159,500 | 118,300 |
| Site total for 008: | | | Asset Count 4 | 33,312 | 3,244,500 | 1,315,380 | 174,100 | 4,733,980 |
| Site: 009 | STORAGE UNITS | | | | | | | |
| 009.02 | STORAGE UNITS W 10TH ST & WALNUT Notes: C/O PES STORAGE UNITS | THE DALLES, OR 97058 | 6,000 | 270,700 | 111,500 | 0 | 382,200 | 189,500 |
| Site total for 009: | | | Asset Count 1 | 6,000 | 270,700 | 111,500 | 0 | 382,200 |
| Site: 010 | MOSIER ROAD SHOP | | | | | | | |
| 010.01 | MOSIER ROAD SHOP STATE RD Notes: C/O MASONRY ROAD SHOP, 1995 RENOVATION LAND IMPROVEMENTS: (1) 25' WOOD POLE W/ (1) LIGHT = \$2,300 2,000 GALLON GAS/DIESEL TANK = \$20,000 (2) GAS PUMPS = \$10,000 GATE = \$1,000 | MOSIER, OR 97040 | 1,272 | 102,000 | 44,100 | 33,300 | 179,400 | 61,200 |
| Site total for 010: | | | Asset Count 1 | 1,272 | 102,000 | 44,100 | 33,300 | 179,400 |
| Site: 011 | DUFUR ROAD SHOPS | | | | | | | |
| 011.01 | DUFUR ROAD SHOP 60 HEIMRICH ST Notes: C/O WOOD FRAME SHOP BLDG., 24' X 54' ATTACHED COVERED PARKING AREA NOT INCLUDED IN SQFT, BUT VALUE ADDED, 1996 RENOVATION LAND IMPROVEMENTS: | DUFUR, OR 97021 | 1,164 | 120,000 | 40,400 | 40,500 | 200,900 | 72,000 |

Wasco County
Insurance Summary by Building

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value |
|------------------|--|--------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|
| | 6' CL FENCE W/ BARBED WIRE X 500 LF = \$10,500 (2) GAS PUMPS = \$10,000 2,000 GALLON GAS/DIESEL TANK = \$20,000 | | | | | | | |
| 011.02 | TRUCK/EQUIPMENT SHOP 60 HEIMRICH ST | DUFUR, OR 97021 | 1,164 | 70,000 | 12,000 | 0 | 82,000 | 62,300 |
| | Notes: C/O WOOD FRAME SHOP BLDG., TRUCK PARKING & EQUIPMENT STORAGE, ATTACHED COVERED PARKING AREA NOT INCLUDED IN SQFT, BUT VALUE ADDED | | | | | | | |
| | Site total for 011: | Asset Count 2 | 2,328 | 190,000 | 52,400 | 40,500 | 282,900 | 134,300 |
| Site: 012 | WAMIC ROAD SHOP | | | | | | | |
| 012.01 | WAMIC ROAD SHOP 56801 WAMIC MARKET RD | WAMIC, OR 97063 | 2,028 | 125,500 | 41,820 | 62,000 | 229,320 | 75,300 |
| | Notes: C/O A MIXED CLASS ROAD SHOP, APPROX. 50% WOOD, 50% MASONRY, 1994 RENOVATION LAND IMPROVEMENTS: 4' 4-WIRE BARBED WIRE FENCE X 1,500 LF = \$9,000 (2) GAS PUMPS = \$10,000 1,000 GALLON UNDERGROUND GAS TANK = \$18,000 2,000 GALLON UNDERGROUND DIESEL TANK = \$23,000 (2) GATES = \$2,000 | | | | | | | |
| | Site total for 012: | Asset Count 1 | 2,028 | 125,500 | 41,820 | 62,000 | 229,320 | 75,300 |
| Site: 013 | ANTELOPE ROAD SHOP | | | | | | | |
| 013.01 | ANTELOPE ROAD SHOP NE OF 293 & 218 | ANTELOPE, OR 97001 | 1,680 | 130,000 | 58,300 | 30,200 | 218,500 | 78,000 |
| | Notes: C/O 28' X 60' WOOD FRAME SHOP, 1996 RENOVATION LAND IMPROVEMENTS: GATE = \$1,000 500 GALLON GAS TANK = \$9,000 1,000 GALLON DIESEL TANK = 12,000 20' WOOD POLE W/ (1) LIGHT = \$2,000 25' WOOD POLE W/ (1) LIGHT = \$2,300 4' 4-WIRE BARBED WIRE FENCE X 650 LF = \$3,900 | | | | | | | |
| | Site total for 013: | Asset Count 1 | 1,680 | 130,000 | 58,300 | 30,200 | 218,500 | 78,000 |

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value |
|-----------|---|-----------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|
| Site: 014 | NURSING HOME | | | | | | | |
| 014.01 | NURSING HOME 1015 WEBBER ST | THE DALLES, OR 97058 | 40,667 | 9,300,000 | 0 | 42,600 | 9,342,600 | 6,231,000 |
| | Notes: C/O 2-STORY MIXED CLASS NURSING HOME, APPROX. 40% WOOD, 60% MASONRY, W/ OFFICES, ROOMS, COMMERCIAL KITCHEN, DINING ROOM, 119 BED MAX. CAPACITY, 1983,1998, 2001, 2008 (ROOF) & 2011 RENOVATIONS, NO COUNTY CONTENTS LAND IMPROVEMENTS: 80KW CAT GENERATOR (EXT) = \$32,000 35' STEEL FLAGPOLE = \$5,000 (2) 20' WOOD LIGHT POLES W/ (2) LIGHTS EA. = \$5,600 | | | | | | | |
| 014.02 | SHOP 1015 WEBBER ST | THE DALLES, OR 97058 | 1,800 | 150,000 | 0 | 0 | 150,000 | 120,000 |
| | Notes: C/O 30' X 60' MASONRY SHOP, NO COUNTY CONTENTS | | | | | | | |
| | Site total for 014: | Asset Count 2 | 42,467 | 9,450,000 | 0 | 42,600 | 9,492,600 | 6,351,000 |
| Site: 015 | FAIRGROUNDS | | | | | | | |
| 015.02 | DEW DROP INN CAFE 81849 FAIRGROUNDS RD | TYGH VALLEY, OR 97063 | 1,314 | 125,000 | 33,660 | 0 | 158,660 | 90,000 |
| | Notes: C/O CAFE W/ DINING, KITCHEN AREAS, FIREPLACE | | | | | | | |
| 015.03 | RESTROOM/SHOWER #1 81849 FAIRGROUNDS RD | TYGH VALLEY, OR 97063 | 1,155 | 200,300 | 0 | 0 | 200,300 | 150,200 |
| | Notes: C/O 27'6" X 42' MASONRY RESTROOM/SHOWER BLDG., 2000 RENOVATION | | | | | | | |
| 015.04 | RESTROOM/SHOWER #2 81849 FAIRGROUNDS RD | TYGH VALLEY, OR 97063 | 1,440 | 249,700 | 0 | 0 | 249,700 | 209,700 |
| | Notes: C/O 30' X 48' MASONRY RESTROOM/SHOWER BLDG. | | | | | | | |
| 015.05 | GRANDSTANDS 81849 FAIRGROUNDS RD | TYGH VALLEY, OR 97063 | 3,700 | 275,000 | 0 | 0 | 275,000 | 178,800 |
| | Notes: C/O 37' X 100' STEEL FRAME GRANDSTAND W/ WOOD SEATING & FLOOR W/ PES GRANDSTAND COVER | | | | | | | |
| 015.06 | COMMERCIAL DISPLAY BUILDING 81849 FAIRGROUNDS RD | TYGH VALLEY, OR 97063 | 5,000 | 375,000 | 75,000 | 0 | 450,000 | 281,300 |
| | Notes: C/O 50' X 100' PES OPEN EXHIBIT HALL W/ (2) BASKETBALL HOOPS, (80) WOOD PICNIC TABLES, 2001 RENOVATION | | | | | | | |

Wasco County
Insurance Summary by Building

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value |
|--------|---|-----------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|
| 015.07 | TEXTILES & CRAFTS BUILDING 81849 FAIRGROUNDS RD Notes: C/O 32' X 62' PES OPEN EXHIBIT HALL | TYGH VALLEY, OR 97063 | 1,984 | 102,000 | 15,000 | 0 | 117,000 | 73,400 |
| 015.08 | 4-H EXHIBIT BUILDING 81849 FAIRGROUNDS RD Notes: C/O 40' X 78' WOOD FRAME EXHIBIT BLDG., 1990 RENOVATION | TYGH VALLEY, OR 97063 | 3,120 | 245,000 | 15,000 | 0 | 260,000 | 134,800 |
| 015.09 | OPEN CLASS EXHIBIT BUILDING 81849 FAIRGROUNDS RD Notes: C/O 40' X 78' WOOD FRAME EXHIBIT BLDG., 1991 RENOVATION | TYGH VALLEY, OR 97063 | 3,120 | 245,000 | 15,000 | 0 | 260,000 | 134,800 |
| 015.10 | SHEEP & CATTLE SHELTER 81849 FAIRGROUNDS RD Notes: C/O WOOD FRAME SHELTER W/ SOME LIVESTOCK PENS, 1990 RENOVATION | TYGH VALLEY, OR 97063 | 10,200 | 326,500 | 0 | 0 | 326,500 | 195,900 |
| 015.11 | POULTRY/RABBIT BARN 81849 FAIRGROUNDS RD Notes: C/O 34' X 100' WOOD FRAME BARN W/ STALLS, MISC. STORAGE, 1985 & 1990 RENOVATION | TYGH VALLEY, OR 97063 | 3,400 | 238,000 | 10,000 | 0 | 248,000 | 142,800 |
| 015.12 | GOAT BARN 81849 FAIRGROUNDS RD Notes: C/O 34' X 100' WOOD FRAME BARN W/ STALLS, MISC. STORAGE, 1985 & 1990 RENOVATION | TYGH VALLEY, OR 97063 | 3,400 | 238,000 | 20,000 | 0 | 258,000 | 142,800 |
| 015.13 | SWINE BARN 81849 FAIRGROUNDS RD Notes: C/O 34' X 100' WOOD FRAME BARN W/ STALLS, MISC. STORAGE, 1985 & 1990 RENOVATION | TYGH VALLEY, OR 97063 | 3,400 | 238,000 | 20,000 | 0 | 258,000 | 142,800 |
| 015.23 | PHOTOGRAPHY & FINE ARTS BUILDING 81849 FAIRGROUNDS RD Notes: C/O 40' X 80' WOOD FRAME EXHIBIT BLDG., W/ MISC. STORAGE | TYGH VALLEY, OR 97063 | 3,200 | 208,000 | 8,000 | 0 | 216,000 | 156,000 |
| 015.24 | CARETAKER'S MANUFACTURED HOME 81849 FAIRGROUNDS RD Notes: C/O 28' X 48' MANUFACTURED HOME, NO COUNTY CONTENTS | TYGH VALLEY, OR 97063 | 1,344 | 100,800 | 0 | 0 | 100,800 | 80,600 |
| 015.25 | CARETAKER'S GARAGE 81849 FAIRGROUNDS RD Notes: C/O 24' X 30' WOOD FRAME GARAGE, MISC. COUNTY CONTENTS | TYGH VALLEY, OR 97063 | 720 | 27,500 | 10,000 | 0 | 37,500 | 20,600 |

02/14/2012
SBCIS1

Wasco County
Insurance Summary by Building

As of: 12/31/2011
Page: 7

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value | |
|---------------------|--|-----------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|-----------|
| 015.26 | KEN WEBB MEMORIAL KITCHEN 81849 FAIRGROUNDS RD Notes: C/O 18' X 34' WOOD FRAME KITCHEN/CONCESSION BLDG. W/ COVERED WALKWAY | TYGH VALLEY, OR 97063 | 612 | 53,000 | 5,000 | 0 | 58,000 | 53,000 | |
| 015.27 | PUMP HOUSE 81849 FAIRGROUNDS RD Notes: C/O 10' X 10' + 4' X 8' ADDITION, WOOD FRAME BLDG. W/ (1) 1.5HP PUMP, PANEL | TYGH VALLEY, OR 97063 | 132 | 25,700 | 0 | 0 | 25,700 | 22,100 | |
| 015.28 | LAND IMPROVEMENTS 81849 FAIRGROUNDS RD Notes: LAND IMPROVEMENTS: (11) 50' WOOD LIGHT POLES W/ (36) TOTAL LIGHTS = \$59,600 (50) 20' WOOD POLES W/ (37) TOTAL LIGHTS = \$89,600 (30) WOOD PICNIC TABLES = \$15,000 (29) STEEL FIRE PITS = \$11,600 20KW KOHLER GENERATOR = \$8,000 (29) RV HOOKUPS = \$58,000 (4) HORSE SHOE PITS = \$800 6' CL FENCE X 2,900 LF = \$52,200 6' WOOD FENCE X 250 LF = \$7,500 4' WOOD RAILING X 1,000 LF = \$10,000 2' WOOD RAILING X 650 LF = \$2,600 5' STEEL RAIL FENCE X 1,650 LF = \$19,800 (12) ANIMAL SHOOT = \$18,000 (8) 5-TIER STEEL/WOOD BLEACHERS 9' X 13' = \$20,000 (1) 5-TIER STEEL/WOOD BLEACHER 9' X 21' = \$3,500 (4) 4-TIER WOOD BLEACHERS 8' X 15' = \$4,800 (1) 9-TIER WOOD BLEACHER 16' X 25' = \$5,000 ANNOUNCER'S PLATFORM = \$2,000 25' STEEL FLAGPOLE = \$3,500 SIGN = \$1,000 | TYGH VALLEY, OR 97063 | 0 | 0 | 0 | 392,500 | 392,500 | 0 | |
| Site total for 015: | | | Asset Count 18 | 47,241 | 3,272,500 | 226,660 | 392,500 | 3,891,660 | 2,209,600 |
| Site: 016 | DWELLING | | | | | | | | |
| 016.01 | DWELLING 1915 W 10TH ST Notes: C/O 2-STORY WOOD FRAME RESIDENCE W/ BASEMENT, NEW ROOF 2009, NO COUNTY CONTENTS | THE DALLES, OR 97058 | 2,400 | 205,000 | 0 | 6,100 | 211,100 | 102,500 | |

Wasco County
Insurance Summary by Building

| Code | Building Description Address | City | Square Footage | Replacement Cost New | Contents Value | Property In The Open | Total Insurable Replacement Cost | Actual Cash Value |
|------------------|--|----------------------|-------------------|-------------------------|-------------------|-------------------------|-------------------------------------|----------------------|
| | LAND IMPROVEMENTS: 4' CL FENCE X 250 LF = \$3,000 6' CL FENCE W/ BARBED WIRE X 150 LF = \$3,100 | | | | | | | |
| | Site total for 016: | Asset Count 1 | 2,400 | 205,000 | 0 | 6,100 | 211,100 | 102,500 |
| Site: 018 | FORT DALLES MUSEUM | | | | | | | |
| 018.01 | FORT DALLES MUSEUM 500 W 15TH ST | THE DALLES, OR 97058 | 2,220 | 375,000 | 0 | 0 | 375,000 | 187,500 |
| | Notes: C/O 2-STORY HISTORIC FORT DALLES MUSEUM, FORMER FORT NOW MUSEUM W/ COVERED ENTRANCE, WOOD FLOORING, PLASTER CEILING, (2) ROCK CHIMNEYS, RESTROOM ADDITION, NO COUNTY CONTENTS, NO INTERIOR ACCESS | | | | | | | |
| 018.02 | ANDERSON HOME 500 W 15TH ST | THE DALLES, OR 97058 | 1,644 | 252,000 | 0 | 0 | 252,000 | 126,000 |
| | Notes: C/O 2-STORY HISTORIC ANDERSON HOME W/ COVERED ENTRANCE, WOOD FLOORING, NO COUNTY CONTENTS, NO INTERIOR ACCESS | | | | | | | |
| 018.03 | ANTIQUE VEHICLE SHOP 500 W 15TH ST | THE DALLES, OR 97058 | 2,240 | 123,500 | 0 | 0 | 123,500 | 80,300 |
| | Notes: C/O WOOD FRAME STORAGE BLDG., NO COUNTY CONTENTS | | | | | | | |
| | Site total for 018: | Asset Count 3 | 6,104 | 750,500 | 0 | 0 | 750,500 | 393,800 |
| | Entity total for WASC: | Asset Count 42 | 231,666 | 38,033,000 | 7,878,260 | 837,100 | 46,748,360 | 22,404,400 |
| | Report Total: | Asset Count 42 | 231,666 | 38,033,000 | 7,878,260 | 837,100 | 46,748,360 | 22,404,400 |

Insurance Report:
Statement of Value Comparison



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Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

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| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|----------------------------------|--------------------------------------|-----------------------------|-------------------------|------------------------------|--------------------------------|-------------|
| Entity: WASC WASCO COUNTY | | | | | | |
| Site: 001 COURTHOUSE | | | | | | |
| 001.01 | COURTHOUSE | Building | 13,050,200 | 13,846,250 | -796,050 | -5.75 % |
| | 511 WASHINGTON ST | Contents | 2,082,550 | 2,082,547 | 3 | 0.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 21,500 | 0 | 21,500 | 0.00 % |
| Site total for 001: | | | 13,050,200 | 13,846,250 | -796,050 | -5.75 % |
| | | Contents | 2,082,550 | 2,082,547 | 3 | 0.00 % |
| | | Property in the Open | 21,500 | 0 | 21,500 | 0.00 % |
| Site: 002 ANNEX BUILDINGS | | | | | | |
| 002.01 | ANNEX C - LA CLINICA/HEALTH/911 | Building | 2,300,000 | 3,500,000 | -1,200,000 | -34.29 % |
| | 425 E 7TH ST | Contents | 3,000,000 | 3,000,000 | 0 | 0.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 34,300 | 0 | 34,300 | 0.00 % |
| 002.02 | ANNEX B - PAROLE & PROBATION | Building | 1,260,000 | 1,194,435 | 65,565 | 5.49 % |
| | 421 E 7TH ST | Contents | 481,850 | 481,852 | -2 | 0.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 002.03 | ANNEX A - HEALTH DEPT./MENTAL HEALTH | Building | 2,472,600 | 2,327,215 | 145,385 | 6.25 % |
| | 419 E 7TH ST | Contents | 216,500 | 216,107 | 393 | 0.18 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| Site total for 002: | | | 6,032,600 | 7,021,650 | -989,050 | -14.09 % |
| | | Contents | 3,698,350 | 3,697,959 | 391 | 0.01 % |
| | | Property in the Open | 34,300 | 0 | 34,300 | 0.00 % |
| Site: 004 YOUTH SERVICES | | | | | | |
| 004.01 | YOUTH SERVICES/JUVENILE OFFICES | Building | 420,000 | 406,505 | 13,495 | 3.32 % |
| | 202 E 5TH ST | Contents | 96,000 | 92,617 | 3,383 | 3.65 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 004.02 | YOUTH AUTHORITY OFFICE | Building | 197,000 | 237,215 | -40,215 | -16.95 % |
| | 606 COURT ST | Contents | 45,000 | 43,860 | 1,140 | 2.60 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |

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Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

As of: 12/31/2011
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| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|---------------------|---|--|-----------------------------------|-----------------------------------|--------------------------------|------------------------------|
| 004.03 | COMMISSION ON CHILDREN & FAMILIES 610 COURT ST THE DALLES, OR 97058 | Building Contents Property in the Open | 190,500 106,200 0 | 188,100 106,199 0 | 2,400 1 0 | 1.28 % 0.00 % 0.00 % |
| Site total for 004: | | Building Contents Property in the Open | 807,500 247,200 0 | 831,820 242,676 0 | -24,320 4,524 0 | -2.92 % 1.86 % 0.00 % |
| Site: 007 | ANIMAL CONTROL | | | | | |
| 007.01 | ANIMAL CONTROL BUILDING 200 RIVER RD THE DALLES, OR 97058 | Building Contents Property in the Open | 402,000 0 0 | 388,740 0 0 | 13,260 0 0 | 3.41 % 0.00 % 0.00 % |
| Site total for 007: | | Building Contents Property in the Open | 402,000 0 0 | 388,740 0 0 | 13,260 0 0 | 3.41 % 0.00 % 0.00 % |
| Site: 008 | PUBLIC WORKS | | | | | |
| 008.01 | PUBLIC WORKS OFFICES/SHOPS 2705 E 2ND ST THE DALLES, OR 97058 | Building Contents Property in the Open | 2,930,000 1,265,380 0 | 2,537,260 1,265,381 0 | 392,740 -1 0 | 15.48 % 0.00 % 0.00 % |
| 008.03 | EQUIPMENT SHELTER 2705 E 2ND ST THE DALLES, OR 97058 | Building Contents Property in the Open | 190,000 15,000 0 | 95,485 0 0 | 94,515 15,000 0 | 98.98 % 0.00 % 0.00 % |
| 008.05 | LAND IMPROVEMENTS 2705 E 2ND ST THE DALLES, OR 97058 | Building Contents Property in the Open | 0 0 174,100 | 0 0 125,400 | 0 0 48,700 | 0.00 % 0.00 % 38.84 % |
| 008.06 | SIGN BUILDING 2705 E 2ND ST THE DALLES, OR 97058 | Building Contents Property in the Open | 124,500 35,000 0 | 122,265 25,500 0 | 2,235 9,500 0 | 1.83 % 37.25 % 0.00 % |
| Site total for 008: | | Building Contents Property in the Open | 3,244,500 1,315,380 174,100 | 2,755,010 1,290,881 125,400 | 489,490 24,499 48,700 | 17.77 % 1.90 % 38.84 % |

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Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

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| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|-----------------------------------|---------------------------------|----------------------|-------------------------|------------------------------|--------------------------------|-------------|
| Site: 009 STORAGE UNITS | | | | | | |
| 009.02 | STORAGE UNITS | Building | 270,700 | 247,665 | 23,035 | 9.30 % |
| | W 10TH ST & WALNUT | Contents | 111,500 | 111,180 | 320 | 0.29 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| Site total for 009: | | | 270,700 | 247,665 | 23,035 | 9.30 % |
| | | | 111,500 | 111,180 | 320 | 0.29 % |
| | | | 0 | 0 | 0 | 0.00 % |
| Site: 010 MOSIER ROAD SHOP | | | | | | |
| 010.01 | MOSIER ROAD SHOP | Building | 102,000 | 109,725 | -7,725 | -7.04 % |
| | STATE RD | Contents | 44,100 | 33,660 | 10,440 | 31.02 % |
| | MOSIER, OR 97040 | Property in the Open | 33,300 | 0 | 33,300 | 0.00 % |
| Site total for 010: | | | 102,000 | 109,725 | -7,725 | -7.04 % |
| | | | 44,100 | 33,660 | 10,440 | 31.02 % |
| | | | 33,300 | 0 | 33,300 | 0.00 % |
| Site: 011 DUFUR ROAD SHOPS | | | | | | |
| 011.01 | DUFUR ROAD SHOP | Building | 120,000 | 126,445 | -6,445 | -5.10 % |
| | 60 HEIMRICH ST | Contents | 40,400 | 21,538 | 18,862 | 87.58 % |
| | DUFUR, OR 97021 | Property in the Open | 40,500 | 0 | 40,500 | 0.00 % |
| 011.02 | TRUCK/EQUIPMENT SHOP | Building | 70,000 | 0 | 70,000 | 0.00 % |
| | 60 HEIMRICH ST | Contents | 12,000 | 0 | 12,000 | 0.00 % |
| | DUFUR, OR 97021 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| Site total for 011: | | | 190,000 | 126,445 | 63,555 | 50.26 % |
| | | | 52,400 | 21,538 | 30,862 | 143.29 % |
| | | | 40,500 | 0 | 40,500 | 0.00 % |
| Site: 012 WAMIC ROAD SHOP | | | | | | |
| 012.01 | WAMIC ROAD SHOP | Building | 125,500 | 124,355 | 1,145 | 0.92 % |
| | 56801 WAMIC MARKET RD | Contents | 41,820 | 41,820 | 0 | 0.00 % |
| | WAMIC, OR 97063 | Property in the Open | 62,000 | 0 | 62,000 | 0.00 % |

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Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

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| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|----------------------------|---------------------------------|-----------------------------|-------------------------|------------------------------|--------------------------------|-------------|
| Site total for 012: | | | | | | |
| | | Building | 125,500 | 124,355 | 1,145 | 0.92 % |
| | | Contents | 41,820 | 41,820 | 0 | 0.00 % |
| | | Property in the Open | 62,000 | 0 | 62,000 | 0.00 % |
| | | | | | | |
| Site: | 013 | ANTELOPE ROAD SHOP | | | | |
| 013.01 | ANTELOPE ROAD SHOP | Building | 130,000 | 158,840 | -28,840 | -18.16 % |
| | NE OF 293 & 218 | Contents | 58,300 | 43,860 | 14,440 | 32.92 % |
| | ANTELOPE, OR 97001 | Property in the Open | 30,200 | 0 | 30,200 | 0.00 % |
| Site total for 013: | | | | | | |
| | | Building | 130,000 | 158,840 | -28,840 | -18.16 % |
| | | Contents | 58,300 | 43,860 | 14,440 | 32.92 % |
| | | Property in the Open | 30,200 | 0 | 30,200 | 0.00 % |
| | | | | | | |
| Site: | 014 | NURSING HOME | | | | |
| 014.01 | NURSING HOME | Building | 9,300,000 | 9,229,440 | 70,560 | 0.76 % |
| | 1015 WEBBER ST | Contents | 0 | 0 | 0 | 0.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 42,600 | 0 | 42,600 | 0.00 % |
| 014.02 | SHOP | Building | 150,000 | 200,640 | -50,640 | -25.24 % |
| | 1015 WEBBER ST | Contents | 0 | 48,960 | -48,960 | -100.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| Site total for 014: | | | | | | |
| | | Building | 9,450,000 | 9,430,080 | 19,920 | 0.21 % |
| | | Contents | 0 | 48,960 | -48,960 | -100.00 % |
| | | Property in the Open | 42,600 | 0 | 42,600 | 0.00 % |
| | | | | | | |
| Site: | 015 | FAIRGROUNDS | | | | |
| 015.02 | DEW DROP INN CAFE | Building | 125,000 | 99,275 | 25,725 | 25.91 % |
| | 81849 FAIRGROUNDS RD | Contents | 33,660 | 33,660 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.03 | RESTROOM/SHOWER #1 | Building | 200,300 | 193,325 | 6,975 | 3.61 % |
| | 81849 FAIRGROUNDS RD | Contents | 0 | 0 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |

Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|--------|----------------------------------|-----------------------------|-------------------------|------------------------------|--------------------------------|-------------|
| 015.04 | RESTROOM/SHOWER #2 | Building | 249,700 | 235,125 | 14,575 | 6.20 % |
| | 81849 FAIRGROUNDS RD | Contents | 0 | 0 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.05 | GRANDSTANDS | Building | 275,000 | 318,337 | -43,337 | -13.61 % |
| | 81849 FAIRGROUNDS RD | Contents | 0 | 0 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.06 | COMMERCIAL DISPLAY BUILDING | Building | 375,000 | 396,055 | -21,055 | -5.32 % |
| | 81849 FAIRGROUNDS RD | Contents | 75,000 | 75,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.07 | TEXTILES & CRAFTS BUILDING | Building | 102,000 | 93,005 | 8,995 | 9.67 % |
| | 81849 FAIRGROUNDS RD | Contents | 15,000 | 15,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.08 | 4-H EXHIBIT BUILDING | Building | 245,000 | 239,305 | 5,695 | 2.38 % |
| | 81849 FAIRGROUNDS RD | Contents | 15,000 | 15,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.09 | OPEN CLASS EXHIBIT BUILDING | Building | 245,000 | 239,305 | 5,695 | 2.38 % |
| | 81849 FAIRGROUNDS RD | Contents | 15,000 | 15,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.10 | SHEEP & CATTLE SHELTER | Building | 326,500 | 315,590 | 10,910 | 3.46 % |
| | 81849 FAIRGROUNDS RD | Contents | 0 | 0 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.11 | POULTRY/RABBIT BARN | Building | 238,000 | 242,440 | -4,440 | -1.83 % |
| | 81849 FAIRGROUNDS RD | Contents | 10,000 | 10,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.12 | GOAT BARN | Building | 238,000 | 242,440 | -4,440 | -1.83 % |
| | 81849 FAIRGROUNDS RD | Contents | 20,000 | 20,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.13 | SWINE BARN | Building | 238,000 | 242,440 | -4,440 | -1.83 % |
| | 81849 FAIRGROUNDS RD | Contents | 20,000 | 20,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 015.23 | PHOTOGRAPHY & FINE ARTS BUILDING | Building | 208,000 | 206,910 | 1,090 | 0.53 % |
| | 81849 FAIRGROUNDS RD | Contents | 8,000 | 8,000 | 0 | 0.00 % |
| | TYGH VALLEY, OR 97063 | Property in the Open | 0 | 0 | 0 | 0.00 % |

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Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

As of: 12/31/2011
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| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|---------------------|--|--|---------------------------------|------------------------------|--------------------------------|-----------------------------|
| 015.24 | CARETAKER'S MANUFACTURED HOME 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 | Building Contents Property in the Open | 100,800 0 0 | 94,050 0 0 | 6,750 0 0 | 7.18 % 0.00 % 0.00 % |
| 015.25 | CARETAKER'S GARAGE 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 | Building Contents Property in the Open | 27,500 10,000 0 | 0 0 0 | 27,500 10,000 0 | 0.00 % 0.00 % 0.00 % |
| 015.26 | KEN WEBB MEMORIAL KITCHEN 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 | Building Contents Property in the Open | 53,000 5,000 0 | 0 0 0 | 53,000 5,000 0 | 0.00 % 0.00 % 0.00 % |
| 015.27 | PUMP HOUSE 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 | Building Contents Property in the Open | 25,700 0 0 | 0 0 0 | 25,700 0 0 | 0.00 % 0.00 % 0.00 % |
| 015.28 | LAND IMPROVEMENTS 81849 FAIRGROUNDS RD TYGH VALLEY, OR 97063 | Building Contents Property in the Open | 0 0 392,500 | 0 0 0 | 0 0 392,500 | 0.00 % 0.00 % 0.00 % |
| Site total for 015: | | Building Contents Property in the Open | 3,272,500 226,660 392,500 | 3,157,602 211,660 0 | 114,898 15,000 392,500 | 3.64 % 7.09 % 0.00 % |
| | | | | | | |
| Site: 016 | DWELLING | | | | | |
| 016.01 | DWELLING 1915 W 10TH ST THE DALLES, OR 97058 | Building Contents Property in the Open | 205,000 0 6,100 | 117,308 0 0 | 87,692 0 6,100 | 74.75 % 0.00 % 0.00 % |
| Site total for 016: | | Building Contents Property in the Open | 205,000 0 6,100 | 117,308 0 0 | 87,692 0 6,100 | 74.75 % 0.00 % 0.00 % |
| | | | | | | |
| Site: 018 | FORT DALLES MUSEUM | | | | | |
| 018.01 | FORT DALLES MUSEUM 500 W 15TH ST THE DALLES, OR 97058 | Building Contents Property in the Open | 375,000 0 0 | 0 0 0 | 375,000 0 0 | 0.00 % 0.00 % 0.00 % |

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Wasco County
Insurance Summary by Building - Statement of Value (SOV) Comparison

As of: 12/31/2011
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| Code | Building Description Address | | Replacement Cost New | Pre-Appraisal Value (SOV) | Replacement Cost Difference | % Change |
|-------------------------------|---|-----------------------------|---------------------------------|--------------------------------------|--|---------------------|
| 018.02 | ANDERSON HOME | Building | 252,000 | 0 | 252,000 | 0.00 % |
| | 500 W 15TH ST | Contents | 0 | 0 | 0 | 0.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| 018.03 | ANTIQUE VEHICLE SHOP | Building | 123,500 | 0 | 123,500 | 0.00 % |
| | 500 W 15TH ST | Contents | 0 | 0 | 0 | 0.00 % |
| | THE DALLES, OR 97058 | Property in the Open | 0 | 0 | 0 | 0.00 % |
| Site total for 018: | | Building | 750,500 | 0 | 750,500 | 0.00 % |
| | | Contents | 0 | 0 | 0 | 0.00 % |
| | | Property in the Open | 0 | 0 | 0 | 0.00 % |
| Entity total for WASC: | | Building | 38,033,000 | 38,315,490 | -282,490 | -0.74 % |
| | | Contents | 7,878,260 | 7,826,741 | 51,519 | 0.66 % |
| | | Property in the Open | 837,100 | 125,400 | 711,700 | 567.54 % |
| Report Total: | | Building | 38,033,000 | 38,315,490 | -282,490 | -0.74 % |
| | | Contents | 7,878,260 | 7,826,741 | 51,519 | 0.66 % |
| | | Property in the Open | 837,100 | 125,400 | 711,700 | 567.54 % |

Insurance Report:
Building Detail with Photographs



| | | | |
|---------------------------|----------------|----------------------------|-----------------|
| Entity: | WASC | WASCO COUNTY | |
| Site: | 001 | COURTHOUSE | |
| Building: | 001.01 | COURTHOUSE | |
| | | 511 WASHINGTON ST | |
| | | THE DALLES, OR 97058 | |
| Department: | 2011 APPRAISAL | Condition: | GOOD |
| Built / Acquired: | 1912 / 1912 | Inspection Date: | 11/03/2011 |
| Nbr. of Stories: | 3 | Total Square Feet: | 42,220 |
| Basement: | YES | * Bsmt Square Feet: | 8,198 |
| Flood Zone: | X | Adds/Renovations: | YES |
| ISO Class: | 2 | | JOISTED MASONRY |
| Frame Type: | JM | | JOISTED MASONRY |
| Occupancy: | GCCI | | COURTHOUSE |
| Hazard / Additional Risk: | | | |
| GPS Lat & Long: | 045.59971 | 121.18349 | |
| Fire Protection: | FIRE ALARM | SPRINKLER SYSTEM - PARTIAL | |
| | VIDEO | | |

GENERAL BUILDING CHARACTERISTICS

| | |
|-----------------|--|
| Exterior Walls: | BRICK ON CONCRETE BLOCK, GRANITE |
| Roofing: | BUILT-UP SMOOTH, |
| Foundation: | CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND |
| Floor Finish: | ASPHALT TILE, CARPETING, SEALER, MARBLE, TERRAZZO |
| Ceiling Finish: | ACOUSTICAL, DRYWALL, PLASTER, WOOD |
| Partitions: | CONCRETE, MARBLE, DRYWALL/STUDS, PLASTER |

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL
HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

PASSENGER ELEVATOR
BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
LOCKERS
BUILT-IN SEATING
AUTO DOOR OPENERS
1493503

NOTES

C/O HISTORIC 3-STORY CLASSIC REVIVAL STYLE COURTHOUSE W/ FINISHED BASEMENT, COMPLETED IN 1914, BLOND BRICK, TERRA COTTA & GRANITE EXTERIOR WALLS, INTERIOR FINISHED W/ TERRAZZO, MARBLE & OAK, PARTIAL SPRINKLERS (BASEMENT), COUNTY OFFICES, SHERIFF'S OFFICES, OLD JAIL AREA, 2ND FLOOR W/ (12) COLUMNS, COURT ROOMS, OFFICES, 3RD FLOOR W/ COURT ROOMS, OFFICES. REPRODUCTION COST IS PROVIDED FOR THIS BUILDING. THE BUILDING REPLACEMENT COST NEW FOR CIS' USE IS \$11,870,000.

LAND IMPROVEMENTS:

25' STEEL FLAGPOLE = \$3,500
45KW GENERAC GENERATOR = \$18,000



VALUATION CONCLUSIONS

| | |
|-----------------------------------|------------|
| Replacement Cost New: | 13,050,200 |
| Contents Value: | 2,082,550 |
| Property In The Open: | 21,500 |
| Total Insurable Replacement Cost: | 15,154,250 |
| Actual Cash Value: | 6,525,100 |

* Basement Square Feet is included in Total Square Feet

Entity: WASC WASCO COUNTY
Site: 002 ANNEX BUILDINGS
Building: 002.01 ANNEX C - LA CLINICA/HEALTH/911
425 E 7TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1937 / 1937 **Inspection Date:** 11/03/2011
Nbr. of Stories: 2 **Total Square Feet:** 12,360
Basement: YES *** Bsmt Square Feet:** 1,710
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GHC HEALTH CENTER
Hazard / Additional Risk:

GPS Lat & Long: 045.59823 121.18208
Fire Protection: FIRE ALARM INTRUSION SYSTEM
VIDEO (9 EXTERIOR)

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: STUCCO ON MASONRY, METAL SIDING/BLOCK, CONC BLOCK
Roofing: BUILT-UP SMOOTH/PVC,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, VINYL
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: CONCRETE BLOCK, DRYWALL/STUDS, WOOD PANELING

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

COVERED ENTRANCE WAY
RAILINGS
KEY PAD ENTRY
CALL BOXES
1493504

NOTES

C/O 2-STORY BLDG. W/ PARTIAL BASEMENT (FINISHED), HEALTH CLINIC W/ MEDICAL/DENTAL ROOMS, OFFICES, 911 CENTER W/ EMERGENCY COMM. BACKUP ROOM, CONFERENCE ROOM, CALL CENTER W/ 24 HR. OCCUPANCY, (24) MONITORS, (4) WORK STATIONS, 60KW KOLHER GENERATOR (INTERIOR, YR. 2010), CALL BOXES, 911 SERVER ROOM, CLINIC SERVER ROOM, SOLAR PANELS-25KW, 1960 ADDITION, PARTIAL LEASED SPACE

LAND IMPROVEMENTS:

(1) 25' WOOD LIGHT POLE W/ (1) LIGHT = \$2,300
(2) 4' STEEL LIGHT POLES = \$2,400
5' CL FENCE X 350 LF = \$5,200
3' CL FENCE X 40 LF = \$400
60KW CAT GENERATOR (EXT.) = \$24,000

* Basement Square Feet is included in Total Square Feet



VALUATION CONCLUSIONS

Replacement Cost New: 2,300,000
Contents Value: 3,000,000
Property In The Open: 34,300

Total Insurable Replacement Cost: 5,334,300

Actual Cash Value: 1,219,000

Entity: WASC WASCO COUNTY
Site: 002 ANNEX BUILDINGS
Building: 002.02 ANNEX B - PAROLE & PROBATION
421 E 7TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1937 / 1937 **Inspection Date:** 11/03/2011
Nbr. of Stories: 2 **Total Square Feet:** 7,215
Basement: YES *** Bsmt Square Feet:** 635
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 6 **FIRE RESISTIVE**
Frame Type: JM **JOISTED MASONRY**
Occupancy: GOB OFFICE BUILDING
Hazard / Additional Risk:

GPS Lat & Long: 045.59830 121.18210
Fire Protection: FIRE ALARM INTRUSION SYSTEM
VIDEO METAL DETECTOR

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: STUCCO ON MASONRY,
Roofing: BUILT-UP SMOOTH,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, SEALER, TERRAZZO, VINYL
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: DRYWALL/STUDS, PLASTER, WOOD PANELING/STUDS, CERAMIC

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

COVERED ENTRANCE WAY
AUTO DOOR OPENERS
RAILINGS
KEY PAD ENTRY
1493505

NOTES

C/O 2-STORY BLDG. W/ PARTIAL BASEMENT (FINISHED), CONCRETE ROOF, PAROLE & PROBATION OFFICES, KITCHEN/CONFERENCE ROOM, 2ND FLOOR VACANT, 10KW GENERATOR ON ROOF



VALUATION CONCLUSIONS

Replacement Cost New: 1,260,000
Contents Value: 481,850
Property In The Open: 0
Total Insurable Replacement Cost: 1,741,850
Actual Cash Value: 667,800

Entity: WASC WASCO COUNTY
Site: 002 ANNEX BUILDINGS
Building: 002.03 ANNEX A - HEALTH DEPT./MENTAL HEALTH
419 E 7TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1929 / 1929 **Inspection Date:** 11/03/2011
Nbr. of Stories: 2 **Total Square Feet:** 13,880
Basement: YES *** Bsmt Square Feet:** 540
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GHC HEALTH CENTER
Hazard / Additional Risk:

GPS Lat & Long: 045.59846 121.18214
Fire Protection: FIRE ALARM INTRUSION SYSTEM



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: STUCCO ON MASONRY,
Roofing: BUILT-UP SMOOTH,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, SEALER, VINYL
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: DRYWALL/STUDS, PLASTER/STUDS

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
UNIT HEATERS
AIR CONDITIONING - CENTRAL

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
AUTO DOOR OPENERS
RAILINGS
1493506

VALUATION CONCLUSIONS

Replacement Cost New: 2,472,600
Contents Value: 216,500
Property In The Open: 0
Total Insurable Replacement Cost: 2,689,100
Actual Cash Value: 1,236,300

NOTES

C/O 2-STORY BLDG. W/ PARTIAL BASEMENT (SHOP), 1ST FLOOR HEALTH DEPT. W/ WAITING ROOM, CLINIC AREA, OFFICES, 2ND FLOOR LEASED OUT TO MENTAL HEALTH FACILITY, FIRE WINDOWS, 1944 ADDITION, RENOVATION 1977 & 1989

Entity: WASC WASCO COUNTY
Site: 004 YOUTH SERVICES
Building: 004.01 YOUTH SERVICES/JUVENILE OFFICES
202 E 5TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1898 / 1898 **Inspection Date:** 11/03/2011
Nbr. of Stories: 2 **Total Square Feet:** 3,850
Basement: YES *** Bsmt Square Feet:** 1,484
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: RESS RESIDENCE
Hazard / Additional Risk:

GPS Lat & Long: 045.59964 121.18491
Fire Protection: INTRUSION SYSTEM



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: ASPHALT SHINGLES,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, SEALER, VINYL
Ceiling Finish: DRYWALL, PLASTER
Partitions: DRYWALL/STUDS, PLASTER/STUDS

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

COVERED PORCH
RAILINGS
1493507

VALUATION CONCLUSIONS

Replacement Cost New: 420,000
Contents Value: 96,000
Property In The Open: 0

Total Insurable Replacement Cost: 516,000
Actual Cash Value: 210,000

NOTES

C/O 2-STORY FORMER RESIDENCE W/ FULL BASEMENT (PARTIALLY FINISHED), OFFICES, CONFERENCE ROOM, KITCHEN, COMPLETE RENOVATION 2006

Entity:

Site:

Building:

WASC
004
004.02

WASCO COUNTY
YOUTH SERVICES
YOUTH AUTHORITY OFFICE
606 COURT ST
THE DALLES, OR 97058

Department:

Built / Acquired:

Nbr. of Stories:

Basement:

Flood Zone:

ISO Class:

Frame Type:

Occupancy:

Hazard / Additional Risk:

2011 APPRAISAL
1910 / 1910
1
YES
X
1
WD
RESS

FRAME/COMBUSTIBLE
WOOD
RESIDENCE

Condition:

Inspection Date:

Total Square Feet:

* Bsmt Square Feet:

Adds/Renovations:

AVERAGE
11/03/2011
2,046
1,050
YES

GPS Lat & Long:

Fire Protection:

045.59955
FIRE ALARM121.18515
INTRUSION SYSTEM

GENERAL BUILDING CHARACTERISTICS

Exterior Walls:

Roofing:

Foundation:

Floor Finish:

Ceiling Finish:

Partitions:

WOOD SIDING ON STUDS,
ASPHALT SHINGLES,
CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
ASPHALT TILE, CARPETING, SEALER
DRYWALL,
DRYWALL/STUDS, PLASTER/STUDS

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

COVERED PORCH
RAILINGS
ADA RAMP
1493508

NOTES

C/O 1-STORY FORMER RESIDENCE W/ FULL BASEMENT (STORAGE), RECEPTION AREA, OFFICES, ADA RAMP



VALUATION CONCLUSIONS

Replacement Cost New:

Contents Value:

Property In The Open:

Total Insurable Replacement Cost:

Actual Cash Value:

197,000
45,000
0
242,000
98,500

Entity: WASC WASCO COUNTY
Site: 004 YOUTH SERVICES
Building: 004.03 COMMISSION ON CHILDREN & FAMILIES
610 COURT ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1910 / 1910 **Inspection Date:** 11/03/2011
Nbr. of Stories: 1 **Total Square Feet:** 2,007
Basement: YES *** Bsmt Square Feet:** 1,050
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: RESS RESIDENCE
Hazard / Additional Risk:

GPS Lat & Long: 045.59939 121.18521
Fire Protection: INTRUSION SYSTEM



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: ASPHALT SHINGLES,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, SEALER, VINYL
Ceiling Finish: DRYWALL, PLASTER
Partitions: DRYWALL/STUDS, PLASTER/STUDS

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

COVERED PORCH
RAILINGS
1493509

VALUATION CONCLUSIONS

Replacement Cost New: 190,500
Contents Value: 106,200
Property In The Open: 0

Total Insurable Replacement Cost: 296,700

Actual Cash Value: 95,300

NOTES

C/O 1-STORY FORMER RESIDENCE W/ FULL BASEMENT (STORAGE), OFFICES, KITCHEN, BASEMENT W/ SOME LAW LIBRARY BOOK STORAGE

Entity: WASC WASCO COUNTY
Site: 007 ANIMAL CONTROL
Building: 007.01 ANIMAL CONTROL BUILDING
200 RIVER RD
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1975 / 1975 **Inspection Date:** 11/03/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,256
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GDK DOG KENNEL
Hazard / Additional Risk:

GPS Lat & Long: 045.63216 121.20627
Fire Protection: INTRUSION SYSTEM



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: CONCRETE BLOCK,
Roofing: ASPHALT SHINGLES,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: ASPHALT TILE, SEALER
Ceiling Finish: DRYWALL,
Partitions: CONCRETE BLOCK, DRYWALL/STUDS

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
1493512

VALUATION CONCLUSIONS

Replacement Cost New: 402,000
Contents Value: 0
Property In The Open: 0

Total Insurable Replacement Cost: 402,000
Actual Cash Value: 289,400

NOTES

C/O OFFICES & KENNEL AREA, 2000 RENOVATION, NO COUNTY CONTENTS

Entity: WASC WASCO COUNTY
Site: 008 PUBLIC WORKS
Building: 008.01 PUBLIC WORKS OFFICES/SHOPS
2705 E 2ND ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1980 / 1980 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 23,412
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPWG PUBLIC WORKS OFFICE/GARAGE
Hazard / Additional Risk:



GPS Lat & Long: 045.59802 121.14753
Fire Protection: FIRE ALARM INTRUSION SYSTEM
SPRINKLER SYSTEM

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS, PRECAST CONCRETE PANEL
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: ASPHALT TILE, SEALER, VINYL
Ceiling Finish: ACOUSTICAL, DRYWALL, METAL
Partitions: CONCRETE, DRYWALL/STUDS

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
UNIT HEATERS
AIR CONDITIONING - CENTRAL

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY
AUTOMOTIVE LIFTS
1493513

VALUATION CONCLUSIONS

| | |
|--|-----------|
| Replacement Cost New: | 2,930,000 |
| Contents Value: | 1,265,380 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 4,195,380 |
| Actual Cash Value: | 2,197,500 |

NOTES

C/O OFFICE/SHOP BLDG. W/ PW/ROAD/PLANNING OFFICES, SHOPS, SPRINKLERS

Entity: WASC WASCO COUNTY
Site: 008 PUBLIC WORKS
Building: 008.03 EQUIPMENT SHELTER
2705 E 2ND ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1990 / 1990 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 7,200
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 3 NON COMBUSTIBLE
Frame Type: PES PRE-ENGINEERED STEEL
Occupancy: GPSO SHELTER - OPEN
Hazard / Additional Risk:

GPS Lat & Long: 045.59850 121.14567
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL POSTS, METAL SIDING ON GIRTS
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: STEEL,

SERVICES

ELECTRICAL

FEATURES

1493515

VALUATION CONCLUSIONS

| | |
|--|----------------|
| Replacement Cost New: | 190,000 |
| Contents Value: | 15,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 205,000 |
| Actual Cash Value: | 152,000 |

NOTES

C/O 60' X 120' PES SHELTER W/ A 24' X 32' ENCLOSED STORAGE AREA UNDER THE SHELTER, W/ HEAVY EQUIPMENT PARKING & MISC. EQUIPMENT STORAGE

Entity: WASC WASCO COUNTY
Site: 008 PUBLIC WORKS
Building: 008.05 LAND IMPROVEMENTS
2705 E 2ND ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1990 / 1990 **Inspection Date:** 11/04/2011
Nbr. of Stories: **Total Square Feet:** 0
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: N NOT APPLICABLE
Frame Type: NA NOT APPLICABLE
Occupancy: NA LAND IMPROVEMENTS
Hazard /
Additional Risk:

GPS Lat & Long: 045.59822 121.14636
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: ,
Roofing: ,
Foundation: ,
Floor Finish: ,
Ceiling Finish: ,
Partitions: ,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

1493517

VALUATION CONCLUSIONS

| | |
|-----------------------------------|----------------|
| Replacement Cost New: | 0 |
| Contents Value: | 0 |
| Property In The Open: | 174,100 |
| <hr/> | |
| Total Insurable Replacement Cost: | 174,100 |
| Actual Cash Value: | 0 |

NOTES

LAND IMPROVEMENTS:
(2) 4' X 24' FUEL SHELTERS = \$3,000
(4) GAS PUMPS W/ ELECTRONICS = \$30,000
10,000 GALLON UNDERGROUND GAS TANK = \$44,000
12,000 GALLON UNDERGROUND DIESEL TANK = \$50,000
6' CL FENCE W/ BARBED WIRE X 1,500 LF = \$31,500
(2) 25' WOOD POLE W/ (1) LIGHT EA. = \$4,600
AUTO GATE = \$5,000
20' STEEL FLAGPOLE = \$3,000

SIGN = \$3,000

Entity: WASC WASCO COUNTY
Site: 008 PUBLIC WORKS
Building: 008.06 SIGN BUILDING
2705 E 2ND ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** GOOD
Built / Acquired: 2006 / 2006 **Inspection Date:** 11/04/2011
Nbr. of Stories: 1 **Total Square Feet:** 2,700
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.59835 121.14596
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD POSTS, METAL SIDING/STUDS
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: STEEL,

SERVICES

ELECTRICAL

FEATURES

1493518

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 124,500 |
| Contents Value: | 35,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 159,500 |
| Actual Cash Value: | 118,300 |

NOTES

C/O 25' X 108' SHOP W/ (6) OPEN FRONT BAYS & (3) ENCLOSED BAYS

02/14/2012
DBCIS1

Wasco County
Building Detail Report

As of: 12/31/2011
Page: 14

Entity: WASC WASCO COUNTY
Site: 009 STORAGE UNITS
Building: 009.02 STORAGE UNITS
W 10TH ST & WALNUT
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1970 / 1970 **Inspection Date:** 11/03/2011
Nbr. of Stories: 1 **Total Square Feet:** 6,000
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 3 NON COMBUSTIBLE
Frame Type: PES PRE-ENGINEERED STEEL
Occupancy: GSB1 STORAGE UNITS - PRE-ENGINEERED
Hazard /
Additional Risk:

GPS Lat & Long: 045.60857 121.21042
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING ON GIRTS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: METAL,
Partitions: STEEL,

SERVICES

ELECTRICAL

FEATURES

1493520

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 270,700 |
| Contents Value: | 111,500 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 382,200 |
| Actual Cash Value: | 189,500 |

NOTES

C/O PES STORAGE UNITS

Entity: WASC WASCO COUNTY
Site: 010 MOSIER ROAD SHOP
Building: 010.01 MOSIER ROAD SHOP
STATE RD
MOSIER, OR 97040

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,272
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.67875 121.38457
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: CONCRETE BLOCK,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: FIBERBOARD,
Partitions: CONCRETE BLOCK,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

COVERED ENTRANCE WAY
1493521

VALUATION CONCLUSIONS

| | |
|-----------------------------------|---------------|
| Replacement Cost New: | 102,000 |
| Contents Value: | 44,100 |
| Property In The Open: | 33,300 |
| <hr/> | |
| Total Insurable Replacement Cost: | 179,400 |
| Actual Cash Value: | 61,200 |

NOTES

C/O MASONRY ROAD SHOP, 1995 RENOVATION

LAND IMPROVEMENTS:

(1) 25' WOOD POLE W/ (1) LIGHT = \$2,300
2,000 GALLON GAS/DIESEL TANK = \$20,000
(2) GAS PUMPS = \$10,000
GATE = \$1,000

Entity: WASC WASCO COUNTY
Site: 011 DUFUR ROAD SHOPS
Building: 011.01 DUFUR ROAD SHOP
60 HEIMRICH ST
DUFUR, OR 97021

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,164
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.44991 121.13141
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY
KEY PAD ENTRY
1493522

VALUATION CONCLUSIONS

Replacement Cost New: 120,000
Contents Value: 40,400
Property In The Open: 40,500

Total Insurable Replacement Cost: 200,900

Actual Cash Value: 72,000

NOTES

C/O WOOD FRAME SHOP BLDG., 24' X 54' ATTACHED COVERED PARKING AREA NOT INCLUDED IN SQFT, BUT VALUE ADDED, 1996 RENOVATION

LAND IMPROVEMENTS:

6' CL FENCE W/ BARBED WIRE X 500 LF = \$10,500
(2) GAS PUMPS = \$10,000
2,000 GALLON GAS/DIESEL TANK = \$20,000

Entity: WASC WASCO COUNTY
Site: 011 DUFUR ROAD SHOPS
Building: 011.02 TRUCK/EQUIPMENT SHOP
60 HEIMRICH ST
DUFUR, OR 97021

Department: 2011 APPRAISAL **Condition:** GOOD
Built / Acquired: 2000 / 2000 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,164
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.44966 121.13136
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING/STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: DRYWALL,
Partitions: DRYWALL/STUDS,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

COVERED ENTRANCE WAY
(2) ROLL DOORS

VALUATION CONCLUSIONS

| | |
|--|---------------|
| Replacement Cost New: | 70,000 |
| Contents Value: | 12,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 82,000 |
| Actual Cash Value: | 62,300 |

NOTES

C/O WOOD FRAME SHOP BLDG., TRUCK PARKING & EQUIPMENT STORAGE, ATTACHED COVERED PARKING AREA NOT INCLUDED IN SQFT, BUT VALUE ADDED

Entity: WASC WASCO COUNTY
Site: 012 WAMIC ROAD SHOP
Building: 012.01 WAMIC ROAD SHOP
56801 WAMIC MARKET RD
WAMIC, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 2,028
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.22393 121.27357
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS, CONCRETE BLOCK
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: FIBERBOARD,
Partitions: CONCRETE BLOCK, WOOD PANELING ON STUDS

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
1493523

VALUATION CONCLUSIONS

Replacement Cost New: 125,500
Contents Value: 41,820
Property In The Open: 62,000

Total Insurable Replacement Cost: 229,320
Actual Cash Value: 75,300

NOTES

C/O A MIXED CLASS ROAD SHOP, APPROX. 50% WOOD, 50% MASONRY, 1994 RENOVATION

LAND IMPROVEMENTS:

4' 4-WIRE BARBED WIRE FENCE X 1,500 LF = \$9,000
(2) GAS PUMPS = \$10,000
1,000 GALLON UNDERGROUND GAS TANK = \$18,000
2,000 GALLON UNDERGROUND DIESEL TANK = \$23,000
(2) GATES = \$2,000

Entity: WASC WASCO COUNTY
Site: 013 ANTELOPE ROAD SHOP
Building: 013.01 ANTELOPE ROAD SHOP
NE OF 293 & 218
ANTELOPE, OR 97001

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,680
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 044.90840 120.72019
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING/STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: FIBERBOARD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

(2) ROLL DOORS
1493525

VALUATION CONCLUSIONS

| | |
|-----------------------------------|---------------|
| Replacement Cost New: | 130,000 |
| Contents Value: | 58,300 |
| Property In The Open: | 30,200 |
| <hr/> | |
| Total Insurable Replacement Cost: | 218,500 |
| Actual Cash Value: | 78,000 |

NOTES

C/O 28' X 60' WOOD FRAME SHOP, 1996 RENOVATION

LAND IMPROVEMENTS:

GATE = \$1,000
500 GALLON GAS TANK = \$9,000
1,000 GALLON DIESEL TANK = 12,000
20' WOOD POLE W/ (1) LIGHT = \$2,000
25' WOOD POLE W/ (1) LIGHT = \$2,300
4' 4-WIRE BARBED WIRE FENCE X 650 LF = \$3,900

Entity: WASC WASCO COUNTY
Site: 014 NURSING HOME
Building: 014.01 NURSING HOME
1015 WEBBER ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1964 / 1964 **Inspection Date:** 11/03/2011
Nbr. of Stories: 2 **Total Square Feet:** 40,667
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GNH NURSING HOME
Hazard / Additional Risk:

GPS Lat & Long: 045.60712 121.20766
Fire Protection: FIRE ALARM FIRE ALARM - MANUAL
SPRINKLER SYSTEM VIDEO

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: STUCCO ON STUDS, CONCRETE & DEC. CONC. BLOCK
Roofing: ASPHALT SHINGLES, BUILT-UP SMOOTH
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: CARPETING, WOOD, VINYL
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: DRYWALL/STUDS,

SERVICES

ELECTRICAL
PLUMBING
HEATING - CENTRAL (HOT WATER)
AIR CONDITIONING - CENTRAL

FEATURES

PASSENGER ELEVATOR
WALK-IN COOLER
WALK-IN FREEZER
AUTO DOOR OPENERS
RAILINGS
KEY PAD ENTRY
1493526

NOTES

C/O 2-STORY MIXED CLASS NURSING HOME, APPROX. 40% WOOD, 60% MASONRY, W/ OFFICES, ROOMS, COMMERCIAL KITCHEN, DINING ROOM, 119 BED MAX. CAPACITY, 1983,1998,

2001, 2008 (ROOF) & 2011 RENOVATIONS, NO COUNTY CONTENTS

LAND IMPROVEMENTS:

80KW CAT GENERATOR (EXT) = \$32,000

35' STEEL FLAGPOLE = \$5,000

(2) 20' WOOD LIGHT POLES W/ (2) LIGHTS EA. = \$5,600



VALUATION CONCLUSIONS

Replacement Cost New: 9,300,000
Contents Value: 0
Property In The Open: 42,600

Total Insurable Replacement Cost: 9,342,600
Actual Cash Value: 6,231,000

Entity: WASC WASCO COUNTY
Site: 014 NURSING HOME
Building: 014.02 SHOP
1015 WEBBER ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1990 / 1990 **Inspection Date:** 11/02/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,800
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.60741 121.20766
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: DECORATIVE CONCRETE BLOCK,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: CONCRETE BLOCK, DRYWALL/STUDS

SERVICES

ELECTRICAL
PLUMBING

FEATURES

(1) ROLL DOOR
1493527

VALUATION CONCLUSIONS

| | |
|-----------------------------------|----------|
| Replacement Cost New: | 150,000 |
| Contents Value: | 0 |
| Property In The Open: | 0 |
| <hr/> | |
| Total Insurable Replacement Cost: | 150,000 |
| Actual Cash Value: | 120,000 |

NOTES

C/O 30' X 60' MASONRY SHOP, **NO COUNTY CONTENTS**

| | | | | |
|----------------------------|----------------|-----------------------|---------------------------|------------|
| Entity: | WASC | WASCO COUNTY | | |
| Site: | 015 | FAIRGROUNDS | | |
| Building: | 015.02 | DEW DROP INN CAFE | | |
| | | 81849 FAIRGROUNDS RD | | |
| | | TYGH VALLEY, OR 97063 | | |
| Department: | 2011 APPRAISAL | | Condition: | AVERAGE |
| Built / Acquired: | 1975 / 1975 | | Inspection Date: | 11/01/2011 |
| Nbr. of Stories: | 1 | | Total Square Feet: | 1,314 |
| Basement: | NO | | Bsmt Square Feet: | |
| Flood Zone: | X | | Adds/Renovations: | YES |
| ISO Class: | 1 | FRAME/COMBUSTIBLE | | |
| Frame Type: | WD | WOOD | | |
| Occupancy: | GCS | CAFE | | |
| Hazard / | | | | |
| Additional Risk: | | | | |
| GPS Lat & Long: | 045.25290 | | | 121.20619 |
| Fire Protection: | NONE | | | |



GENERAL BUILDING CHARACTERISTICS

| | |
|------------------------|---------------------------------------|
| Exterior Walls: | WOOD SIDING ON STUDS, |
| Roofing: | METAL, |
| Foundation: | CONCRETE SLAB ON GROUND, |
| Floor Finish: | ASPHALT TILE, VINYL |
| Ceiling Finish: | ACOUSTICAL, FIBERBOARD |
| Partitions: | DRYWALL/STUDS, WOOD PANELING ON STUDS |

SERVICES

ELECTRICAL
PLUMBING
HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY
FIREPLACE
1493528

VALUATION CONCLUSIONS

| | |
|-----------------------------------|---------|
| Replacement Cost New: | 125,000 |
| Contents Value: | 33,660 |
| Property In The Open: | 0 |
| | <hr/> |
| Total Insurable Replacement Cost: | 158,660 |
| Actual Cash Value: | 90,000 |

NOTES

C/O CAFE W/ DINING, KITCHEN AREAS, FIREPLACE

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.03 RESTROOM/SHOWER #1
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1980 / 1980 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,155
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPRR PARK RESTROOM/SHOWER
Hazard / Additional Risk:

GPS Lat & Long: 045.25309 121.20693
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: CONCRETE BLOCK,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: CONCRETE BLOCK,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

1493529

VALUATION CONCLUSIONS

| | |
|-----------------------------------|---------|
| Replacement Cost New: | 200,300 |
| Contents Value: | 0 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 200,300 |
| Actual Cash Value: | 150,200 |

NOTES

C/O 27'6" X 42' MASONRY RESTROOM/SHOWER BLDG., 2000 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.04 RESTROOM/SHOWER #2
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1995 / 1995 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,440
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPRR PARK RESTROOM/SHOWER
Hazard /
Additional Risk:

GPS Lat & Long: 045.25397 121.20935
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: CONCRETE BLOCK,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: CONCRETE BLOCK,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

1493530

VALUATION CONCLUSIONS

Replacement Cost New: 249,700
Contents Value: 0
Property In The Open: 0

Total Insurable Replacement Cost: 249,700
Actual Cash Value: 209,700

NOTES

C/O 30' X 48' MASONRY RESTROOM/SHOWER BLDG.

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.05 GRANDSTANDS
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1960 / 1960 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,700
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 3 NON COMBUSTIBLE
Frame Type: PES PRE-ENGINEERED STEEL
Occupancy: SGS GRANDSTAND
Hazard / Additional Risk:

GPS Lat & Long: 045.25411 121.20791
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL POSTS,
Roofing: METAL,
Foundation: CONCRETE FOOTING FOUNDATION,
Floor Finish: WOOD,
Ceiling Finish: NONE,
Partitions: NONE,

SERVICES

ELECTRICAL

FEATURES

RAILINGS
BUILT-IN SEATING
RAMPS
1493531

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 275,000 |
| Contents Value: | 0 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 275,000 |
| Actual Cash Value: | 178,800 |

NOTES

C/O 37' X 100' STEEL FRAME GRANDSTAND W/ WOOD SEATING & FLOOR W/ PES GRANDSTAND COVER

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.06 COMMERCIAL DISPLAY BUILDING
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1980 / 1980 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 5,000
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 3 NON COMBUSTIBLE
Frame Type: PES PRE-ENGINEERED STEEL
Occupancy: GPWG EXHIBIT HALL
Hazard / Additional Risk:

GPS Lat & Long: 045.25400 121.20622
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING ON GIRTS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: METAL,
Partitions: NONE,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

1493532

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 375,000 |
| Contents Value: | 75,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 450,000 |
| Actual Cash Value: | 281,300 |

NOTES

C/O 50' X 100' PES OPEN EXHIBIT HALL W/ (2) BASKETBALL HOOPS, (80) WOOD PICNIC TABLES, 2001 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.07 TEXTILES & CRAFTS BUILDING
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1975 / 1975 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,984
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 3 NON COMBUSTIBLE
Frame Type: PES PRE-ENGINEERED STEEL
Occupancy: GSB1 STORAGE BLDG - PRE-ENGINEERED
Hazard / Additional Risk:

GPS Lat & Long: 045.25395 121.20594
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING ON GIRTS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: METAL,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

1493533

VALUATION CONCLUSIONS

| | |
|--|----------------|
| Replacement Cost New: | 102,000 |
| Contents Value: | 15,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 117,000 |
| Actual Cash Value: | 73,400 |

NOTES

C/O 32' X 62' PES OPEN EXHIBIT HALL

Entity:WASCWASCO COUNTY

Site:015FAIRGROUNDS

Building:015.084-H EXHIBIT BUILDING
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department:2011 APPRAISAL

Condition:AVERAGE

Built / Acquired:1940 / 1940

Inspection Date:11/01/2011

Nbr. of Stories:1

Total Square Feet:3,120

Basement:NO

Bsmt Square Feet:

Flood Zone:X

Adds/Renovations:YES

ISO Class:1FRAME/COMBUSTIBLE

Frame Type:WDWOOD

Occupancy:GPWGEXHIBIT HALL

Hazard / Additional Risk:

GPS Lat & Long:045.25334121.20580

Fire Protection:NONE

GENERAL BUILDING CHARACTERISTICS

Exterior Walls:WOOD SIDING ON STUDS,

Roofing:METAL,

Foundation:CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION

Floor Finish:SEALER,

Ceiling Finish:WOOD,

Partitions:WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY
1493534

NOTES

C/O 40' X 78' WOOD FRAME EXHIBIT BLDG., 1990 RENOVATION



VALUATION CONCLUSIONS

Replacement Cost New:245,000

Contents Value:15,000

Property In The Open:0

Total Insurable Replacement Cost:260,000

Actual Cash Value:134,800

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.09 OPEN CLASS EXHIBIT BUILDING
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1940 / 1940 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,120
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG EXHIBIT HALL
Hazard / Additional Risk:

GPS Lat & Long: 045.25349 121.20574
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY
1493535

VALUATION CONCLUSIONS

Replacement Cost New: 245,000
Contents Value: 15,000
Property In The Open: 0

Total Insurable Replacement Cost: 260,000
Actual Cash Value: 134,800

NOTES

C/O 40' X 78' WOOD FRAME EXHIBIT BLDG., 1991 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.10 SHEEP & CATTLE SHELTER
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 10,200
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPSO SHELTER - OPEN
Hazard / Additional Risk:

GPS Lat & Long: 045.25404 121.20561
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD POSTS,
Roofing: METAL,
Foundation: CONCRETE FOOTING FOUNDATION,
Floor Finish: NONE,
Ceiling Finish: WOOD,
Partitions: NONE,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

1493536

VALUATION CONCLUSIONS

| | |
|--|----------------|
| Replacement Cost New: | 326,500 |
| Contents Value: | 0 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 326,500 |
| Actual Cash Value: | 195,900 |

NOTES

C/O WOOD FRAME SHELTER W/ SOME LIVESTOCK PENS, 1990 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.11 POULTRY/RABBIT BARN
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,400
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GSB2 BARN
Hazard / Additional Risk:

GPS Lat & Long: 045.25411 121.20541
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
1493537

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 238,000 |
| Contents Value: | 10,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 248,000 |
| Actual Cash Value: | 142,800 |

NOTES

C/O 34' X 100' WOOD FRAME BARN W/ STALLS, MISC. STORAGE, 1985 & 1990 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.12 GOAT BARN
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,400
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GSB2 BARN
Hazard / Additional Risk:

GPS Lat & Long: 045.25403 121.20546
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
1493538

VALUATION CONCLUSIONS

Replacement Cost New: 238,000
Contents Value: 20,000
Property In The Open: 0

Total Insurable Replacement Cost: 258,000
Actual Cash Value: 142,800

NOTES

C/O 34' X 100' WOOD FRAME BARN W/ STALLS, MISC. STORAGE, 1985 & 1990 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.13 SWINE BARN
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1950 / 1950 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,400
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GSB2 BARN
Hazard / Additional Risk:

GPS Lat & Long: 045.25405 121.20562
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
1493539

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 238,000 |
| Contents Value: | 20,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 258,000 |
| Actual Cash Value: | 142,800 |

NOTES

C/O 34' X 100' WOOD FRAME BARN W/ STALLS, MISC. STORAGE, 1985 & 1990 RENOVATION

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.23 PHOTOGRAPHY & FINE ARTS BUILDING
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1980 / 1980 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 3,200
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GPWG EXHIBIT HALL
Hazard / Additional Risk:

GPS Lat & Long: 045.25325 121.20570
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING/STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: METAL,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

1493543

VALUATION CONCLUSIONS

| | |
|--|----------------|
| Replacement Cost New: | 208,000 |
| Contents Value: | 8,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 216,000 |
| Actual Cash Value: | 156,000 |

NOTES

C/O 40' X 80' WOOD FRAME EXHIBIT BLDG., W/ MISC. STORAGE

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.24 CARETAKER'S MANUFACTURED HOME
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** GOOD
Built / Acquired: 1990 / 1990 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 1,344
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: SPC MANUFACTURED HOME
Hazard / Additional Risk:

GPS Lat & Long: 045.25289 121.20580
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: ASPHALT SHINGLES,
Foundation: RAISED WOOD FOUNDATION,
Floor Finish: CARPETING, VINYL
Ceiling Finish: DRYWALL,
Partitions: DRYWALL/STUDS,

SERVICES

ELECTRICAL
PLUMBING
HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

1493544

VALUATION CONCLUSIONS

| | |
|-----------------------------------|----------|
| Replacement Cost New: | 100,800 |
| Contents Value: | 0 |
| Property In The Open: | 0 |
| <hr/> | |
| Total Insurable Replacement Cost: | 100,800 |
| Actual Cash Value: | 80,600 |

NOTES

C/O 28' X 48' MANUFACTURED HOME, **NO COUNTY CONTENTS**

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.25 CARETAKER'S GARAGE
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1980 / 1980 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 720
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: RGAR RESIDENTIAL GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 045.25275 121.20565
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

VALUATION CONCLUSIONS

| | |
|--|---------------|
| Replacement Cost New: | 27,500 |
| Contents Value: | 10,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 37,500 |
| Actual Cash Value: | 20,600 |

NOTES

C/O 24' X 30' WOOD FRAME GARAGE, MISC. COUNTY CONTENTS

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.26 KEN WEBB MEMORIAL KITCHEN
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** EXCELLENT
Built / Acquired: 2011 / 2011 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 612
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GCS CONCESSION STAND
Hazard / Additional Risk:

GPS Lat & Long: 045.25397 121.20817
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

COVERED WALKWAY

VALUATION CONCLUSIONS

| | |
|--|---------------|
| Replacement Cost New: | 53,000 |
| Contents Value: | 5,000 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 58,000 |
| Actual Cash Value: | 53,000 |

NOTES

C/O 18' X 34' WOOD FRAME KITCHEN/CONCESSION BLDG. W/ COVERED WALKWAY

Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.27 PUMP HOUSE
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

Department: 2011 APPRAISAL **Condition:** GOOD
Built / Acquired: 1997 / 1997 **Inspection Date:** 11/01/2011
Nbr. of Stories: 1 **Total Square Feet:** 132
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: WTPS WATER - PUMPING STATION
Hazard / Additional Risk:

GPS Lat & Long: 045.25333 121.20868
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

VALUATION CONCLUSIONS

| | |
|--|---------------|
| Replacement Cost New: | 25,700 |
| Contents Value: | 0 |
| Property In The Open: | 0 |
| Total Insurable Replacement Cost: | 25,700 |
| Actual Cash Value: | 22,100 |

NOTES

C/O 10' X 10' + 4' X 8' ADDITION, WOOD FRAME BLDG. W/ (1) 1.5HP PUMP, PANEL

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DBCIS1

Wasco County
Building Detail Report

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Entity: WASC WASCO COUNTY
Site: 015 FAIRGROUNDS
Building: 015.28 LAND IMPROVEMENTS
81849 FAIRGROUNDS RD
TYGH VALLEY, OR 97063

| | | | |
|----------------------------------|----------------|---------------------------|-------------------|
| Department: | 2011 APPRAISAL | Condition: | AVERAGE |
| Built / Acquired: | 1980 / 1980 | Inspection Date: | 11/01/2011 |
| Nbr. of Stories: | | Total Square Feet: | 0 |
| Basement: | NO | Bsmt Square Feet: | |
| Flood Zone: | X | Adds/Renovations: | NO |
| ISO Class: | N | | NOT APPLICABLE |
| Frame Type: | NA | | NOT APPLICABLE |
| Occupancy: | NA | | LAND IMPROVEMENTS |
| Hazard / Additional Risk: | | | |

GPS Lat & Long: 045.25375 121.20791

Fire Protection:



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: ,
Roofing: ,
Foundation: ,
Floor Finish: ,
Ceiling Finish: ,
Partitions: ,

SERVICES

FEATURES

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 0 |
| Contents Value: | 0 |
| Property In The Open: | 392,500 |
| Total Insurable Replacement Cost: | 392,500 |
| Actual Cash Value: | 0 |

NOTES

LAND IMPROVEMENTS:
(11) 50' WOOD LIGHT POLES W/ (36) TOTAL LIGHTS = \$59,600
(50) 20' WOOD POLES W/ (37) TOTAL LIGHTS = \$89,600
(30) WOOD PICNIC TABLES = \$15,000
(29) STEEL FIRE PITS = \$11,600
20KW KOHLER GENERATOR = \$8,000
(29) RV HOOKUPS = \$58,000
(4) HORSE SHOE PITS = \$800
6' CL FENCE X 2,900 LF = \$52,200

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Wasco County
Building Detail Report

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6' WOOD FENCE X 250 LF = \$7,500

4' WOOD RAILING X 1,000 LF = \$10,000

2' WOOD RAILING X 650 LF = \$2,600

5' STEEL RAIL FENCE X 1,650 LF = \$19,800

(12) ANIMAL SHOOTS = \$18,000

(8) 5-TIER STEEL/WOOD BLEACHERS 9' X 13' = \$20,000

(1) 5-TIER STEEL/WOOD BLEACHER 9' X 21' = \$3,500

(4) 4-TIER WOOD BLEACHERS 8' X 15' = \$4,800

(1) 9-TIER WOOD BLEACHER 16' X 25' = \$5,000

ANNOUNCER'S PLATFORM = \$2,000

25' STEEL FLAGPOLE = \$3,500

SIGN = \$1,000

Entity: WASC WASCO COUNTY
Site: 016 DWELLING
Building: 016.01 DWELLING
1915 W 10TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1925 / 1925 **Inspection Date:** 11/02/2011
Nbr. of Stories: 2 **Total Square Feet:** 2,400
Basement: NO *** Bsmt Square Feet:** 660
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: RESS RESIDENCE
Hazard / Additional Risk:

GPS Lat & Long: 045.60843 121.21095
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: ASPHALT SHINGLES,
Foundation: CONCRETE FOOTING FOUNDATION,
Floor Finish: CARPETING, VINYL
Ceiling Finish: DRYWALL,
Partitions: DRYWALL/STUDS,

SERVICES

ELECTRICAL
PLUMBING
HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY
1493545

VALUATION CONCLUSIONS

| | |
|--|---------|
| Replacement Cost New: | 205,000 |
| Contents Value: | 0 |
| Property In The Open: | 6,100 |
| Total Insurable Replacement Cost: | 211,100 |
| Actual Cash Value: | 102,500 |

NOTES

C/O 2-STORY WOOD FRAME RESIDENCE W/ BASEMENT, NEW ROOF 2009, NO COUNTY CONTENTS

LAND IMPROVEMENTS:

4' CL FENCE X 250 LF = \$3,000

6' CL FENCE W/ BARBED WIRE X 150 LF = \$3,100

Entity: WASC WASCO COUNTY
Site: 018 FORT DALLES MUSEUM
Building: 018.01 FORT DALLES MUSEUM
500 W 15TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1856 / 1856 **Inspection Date:** 12/07/2011
Nbr. of Stories: 2 **Total Square Feet:** 2,220
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: HISR HISTORICAL RESIDENCE
Hazard / Additional Risk:

GPS Lat & Long: 045.59606 121.19713
Fire Protection: INTRUSION SYSTEM



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: WOOD SHINGLE,
Foundation: CONCRETE FOOTING FOUNDATION,
Floor Finish: WOOD,
Ceiling Finish: PLASTER,
Partitions: PLASTER/STUDS, WOOD PANELING ON STUDS

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY

VALUATION CONCLUSIONS

Replacement Cost New: 375,000
Contents Value: 0
Property In The Open: 0
Total Insurable Replacement Cost: 375,000
Actual Cash Value: 187,500

NOTES

C/O 2-STORY HISTORIC FORT DALLES MUSEUM, FORMER FORT NOW MUSEUM W/ COVERED ENTRACE, WOOD FLOORING, PLASTER CEILING, (2) ROCK CHIMNEYS, RESTROOM ADDITION, NO COUNTY CONTENTS, NO INTERIOR ACCESS

Entity: WASC WASCO COUNTY
Site: 018 FORT DALLES MUSEUM
Building: 018.02 ANDERSON HOME
500 W 15TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1895 / 1971 **Inspection Date:** 12/07/2011
Nbr. of Stories: 2 **Total Square Feet:** 1,644
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: HISR HISTORICAL RESIDENCE
Hazard / Additional Risk:

GPS Lat & Long: 045.59562 121.19792
Fire Protection: INTRUSION SYSTEM



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: WOOD SHINGLE,
Foundation: CONCRETE FOOTING FOUNDATION,
Floor Finish: WOOD,
Ceiling Finish: PLASTER, WOOD
Partitions: PLASTER/STUDS, WOOD PANELING ON STUDS

SERVICES

ELECTRICAL
PLUMBING

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
COVERED ENTRANCE WAY

VALUATION CONCLUSIONS

Replacement Cost New: 252,000
Contents Value: 0
Property In The Open: 0

Total Insurable Replacement Cost: 252,000
Actual Cash Value: 126,000

NOTES

C/O 2-STORY HISTORIC ANDERSON HOME W/ COVERED ENTRANCE, WOOD FLOORING, NO COUNTY CONTENTS, NO INTERIOR ACCESS

Entity: WASC WASCO COUNTY
Site: 018 FORT DALLES MUSEUM
Building: 018.03 ANTIQUE VEHICLE SHOP
500 W 15TH ST
THE DALLES, OR 97058

Department: 2011 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1960 / 1960 **Inspection Date:** 12/07/2011
Nbr. of Stories: 1 **Total Square Feet:** 2,240
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GSB SHOP BUILDING
Hazard / Additional Risk:

GPS Lat & Long: 045.59627 121.19749
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING/STUDS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: WOOD PANELING ON STUDS,

SERVICES

ELECTRICAL
PLUMBING
UNIT HEATERS

FEATURES

NOTES

C/O WOOD FRAME STORAGE BLDG., NO COUNTY CONTENTS

VALUATION CONCLUSIONS

Replacement Cost New: 123,500
Contents Value: 0
Property In The Open: 0

Total Insurable Replacement Cost: 123,500
Actual Cash Value: 80,300

AssetWorks
Appraisal Division
4955 Steubenville Pike, Ste. 401
Pittsburgh, PA 15205
Telephone: 412.809.0600
Facsimile: 412.809.0777





Readiness Center The Dalles, OR

Project Informational Brief



The Dalles Readiness Center

- Facility overview
 - 45,967 square foot (SF) facility.
 - 10,000 SF assembly area, 2,320 SF of classroom space, and 2,848 SF of vehicle maintenance bays.
 - Significant features of the building include a full commercial grade kitchen, exercise facility, and a 1,225 SF small arms training simulation room.
 - LEED Gold project.
 - Delivery system / Design-Build.

The Dalles Readiness Center

- Tenants
 - Single unit facility:
Company A (-) (Rifle) 3 Battalion 116 Cavalry
(Armor)

The Dalles Readiness Center

- Funding Overview

| Federal (design/const) | State | Total |
|-------------------------------|--------------|--------------|
| \$13,799,000 | \$4,340,920 | \$18,139,920 |

Additional \$840,000 in MILCON Other Appropriated Funds (OPA) in support of IT and telecommunication equipment, physical fitness equipment, furniture, and kitchen equipment.

TOTAL PROJECT AMOUNT: \$18,979,920

Using ARRA reporting criteria, this project is anticipated to create 208 direct and 132 indirect jobs.

The Dalles Readiness Center

- Project Timelines

- Award design/build contract: MAR 2012
- Begin design: MAR 2012
- Begin construction: JUN 2012
- Occupancy: AUG 2013

The Dalles Readiness Center

- Current status
 - Design Build Contract has been executed with Hoffman Construction/TVA Architects
 - Contractor mobilized and began work JUN 12
 - OMD and CGCC are working together to add some College scope to the project.
 - OMD is pursuing additional resource to meet Net-Zero for Energy goal.

The Dalles Readiness Center

- Challenges

- Consideration of neighborhood concerns during development.
- Soils/site topography.
- Adding CGCC scope to project.
- Meeting agency goal to achieve Net Zero for Energy for facility.