



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 6, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-116137 HR: 2ND AND 3RD FLOOR WINDOW REPLACEMENT

GENERAL INFORMATION

Applicant/Owner: Peter Yost | 503.515.7534
PO Box 14627 | Portland OR 97293

Owner: Chaddertson's Bar & Grill
9 Monroe Pkwy #140 | Lake Oswego OR 97035

Site Address: 201-213 SE 12th Avenue

Legal Description: BLOCK 239 LOT 7&8, EAST PORTLAND
Tax Account No.: R226515970
State ID No.: 1N1E35CD 07900
Quarter Section: 3031
Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.
Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-2744.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Central City - Central Eastside
Other Designations: National Landmark: Henry Kuehle Investment Property listed March 8, 1989.

Zoning: EXd: Central Employment (EX) with Design (d) overlay, Historic Resource Overlay

Case Type: HR: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant proposes the replacement of non-historic exterior windows on the 2nd and 3rd floors of the three-story, Historic National Landmark, Henry Kuehle Investment Property as follows:

- North façade replacement of all exterior windows, 11 total, with Marvin double-hung wood windows to match original historic character.
- South façade replacement of all exterior windows, 8 total, with Marvin double-hung wood windows to match original historic character.
- East façade replacement of all exterior windows, 14 total, with Marvin double-hung wood windows to match original historic character.
- West façade replacement of exterior windows, 8 total, with Marvin double-hung wood windows to match original historic character.

Historic resource review is required for exterior alterations to contributing structures such as this one in the Irvington Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan
- 33.846.060.G *Other Approval Criteria*

ANALYSIS**Site and Vicinity:**

This two-and-one-half story building at 201-213 SE 12th facing east on the northwest corner of SE 12th and SE Ash is a Streetcar Era Commercial building constructed in 1909 in the Craftsman style. The second and attic floors contain residential apartments. The three commercial bays on the east facade are primarily glass storefronts with angled recessed entries and a band of square transom windows above in line with the building façade. From south to north, the ground floor consists of: (213) a commercial bay with deeply recessed paneled entry door with transom above, and solid pane angled windows and single mullioned windows along the building façade on either side of the door; (211) a modern paneled entry door with fanlight and transom above leading to apartments upstairs; (207) a shallower recessed pair of glazed doors with bottom panels and with transom above and angled mullioned windows and two mullioned windows along the storefront on either side, and (201) a deeply recessed pair of glazed entry doors with bottom panels and transom above with solid windows along the angles and the wide solid glazed windows along the façade. The glazing for 201 wraps around the north corner of the building on the SE Ash Street frontage, including one large pane of glass with three transoms above. Two additional clerestory windows and an entry door to the rear of 201 are on the north façade. A second rear access door was boarded up on this side. Beneath the storefront glazing are paneled kickplates. The sidewalk gently slopes up going north, requiring two steps at the entry to 213 and 211, one step at 207 and a gentle ramp at 201. The 2nd floor streetside façades are nearly symmetrical with projecting polygonal slanted bay windows near the corners, two each on SE 12th and two on SE Ash Street. Second floor windows are vinyl sash, sometimes grouped in pairs. The roof is asphalt shingle, hipped with a north-south ridge and includes large hipped dormers at the center of each slope. The primary roof and dormers have deep eaves with brackets. The building is clad with round-edge drop siding with fluted pilaster corner boards and is painted in a multi-color scheme. At the south end of the building, a concrete outdoor patio with simple shed roof supported by posts and access ramp was constructed in 2007. This building was listed on the National Register in 1989, historically known as the Gottsacker Brothers Grocery Store.

Amenities within a quarter mile walk (approximately five minute) include a diverse range of cafes, restaurants, breweries, retail and commercial storefronts such as Red and Black Café, Sweetpea Baking Co. and ADX to the south, Hippo Hardware, Old Town Music and Michael's Italian Beef & Sausage Co to the west and Voodoo Doughnuts, Noble Rot and Columbia Art & Drafting to the north.

Parks amenities within a five minute walk include Buckman Field Park to the north, Buckman Elementary School field to the east and the field at the defunct Washington Monroe High school to the south.

Transportation amenities available to the site include a number of options. The #70 bus line runs on both SE 11th and 12th Avenues which are designated “Traffic Access Streets” and “City Bikeways” by the Transportation Service Plan (TSP).

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties

Land Use History: City records indicate one prior land use review including the following:

- LU 89-005699 (Reference File # HL 116-89), regarding approval of designation

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 9, 2014**. The following Bureaus have responded with no issues or concerns:

- Water Bureau: Terry Wenz: October 22, 2014 (Exhibit E-1)
- Bureau of Development Services, Life Safety: Nauman Quuraishi: October 31, 2014 (Exhibit E-2)
- Urban Forestry: Rick Faber: October 31, 2014 (Exhibit E-3)
- Fire Bureau: Dawn Krantz: November 04, 2014 (Exhibit E-4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 9, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings for 1 and 2: The National Register of Historic Places notes that the Henry Kuehle Investment Property or Gottsacker Grocery Building (as it is called most often in the report) is historically significant in large part due to its being, "a rare, intact example of an early wood commercial-residential building" in an area of SE Portland where buildings of this type were once common. The removal of the non-historic vinyl windows on the second and third floors of the three-story structure will contribute significantly to the landmark remaining a solid example of a Craftsman four-plex and record of its time into the future. *These criterion are met.*

3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: No historic changes made to the structure that have acquired historic significance will be made. The non-original vinyl windows are not historically significant and do not warrant preservation. *This criterion is met.*

4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
7. **Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
8. **Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
9. **Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
10. **Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 4, 7, 8, 9 and 10: The proposed new wood windows are replacing existing non-original vinyl windows. The proposed wood windows are a more historically

accurate and compatible feature to the aesthetic of the landmark structure in terms of design and material use. The proposed wood windows to the second and third floors are an investment to the resource that are clearly demarcated and differentiated from the original resource, complimenting the integrity of the landmark building through their compatibility in terms of massing, scale, size and material use. *These criterion are met.*

- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: No chemical or physical treatments are proposed to be used for this proposal. *This criterion is met.*

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;

8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Findings: The removal of the non-original vinyl windows from the second and third floors to be replaced with new wood double-hung windows in the same openings will create a unifying element on the landmark that is complimentary and compatible with the original structure's aesthetic. *This criterion is met.*

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings for A5 and A6: The removal of the non-original windows from the structure is a small but significant step in helping to return the landmark to its original form. The installation of the new double-hung wood windows to the second and third floors will help to restore the landmark to a better example of an early 20th century Craftsman four-plex, thereby contributing to and, building on, the area's character. *These criterion are met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

Findings for C2, C3, C4, C5, C3-1 and C3-2: The removal of the existing non-original vinyl windows and the installation of the proposed new wood double-hung windows to the second and third floors is an investment in the landmark and the area. The proposed windows are of a higher quality than those being removed promoting permanence in the landmark through their use. The proposed windows respect the original character of the building, through their construction and design. The new windows are also compatible and complementary to the building and the area through their higher quality and materiality. The installation of the proposed new, high quality, wood windows on the entire second and third floors improves the overall integrity and accurate visual character to the landmark while also adding coherency and consistency in materials to the upper floors. *These criterion are met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the replacement of non-historic exterior windows on the 2nd and 3rd floors of the three-story, Historic National Landmark, Henry Kuehle Investment Property as follows:

- North façade replacement of all exterior windows, 11 total, with Marvin double-hung wood windows to match original historic character.
- South façade replacement of all exterior windows, 8 total, with Marvin double-hung wood windows to match original historic character.
- East façade replacement of all exterior windows, 14 total, with Marvin double-hung wood windows to match original historic character.
- West façade replacement of exterior windows, 8 total, with Marvin double-hung wood windows to match original historic character.

Approval per the approved site plans, Exhibits C-1 through C-3, signed and dated January 2, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-116137 HR. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on January 2, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 6, 2015.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 13, 2014, and was determined to be complete on **August 12, 2014.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 13, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended the full 120 days (see Exhibit A-4). Unless further extended by the applicant, **the 120 days will expire on: August 20, 2015.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Tuesday, January 20, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **Wednesday, January 21, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

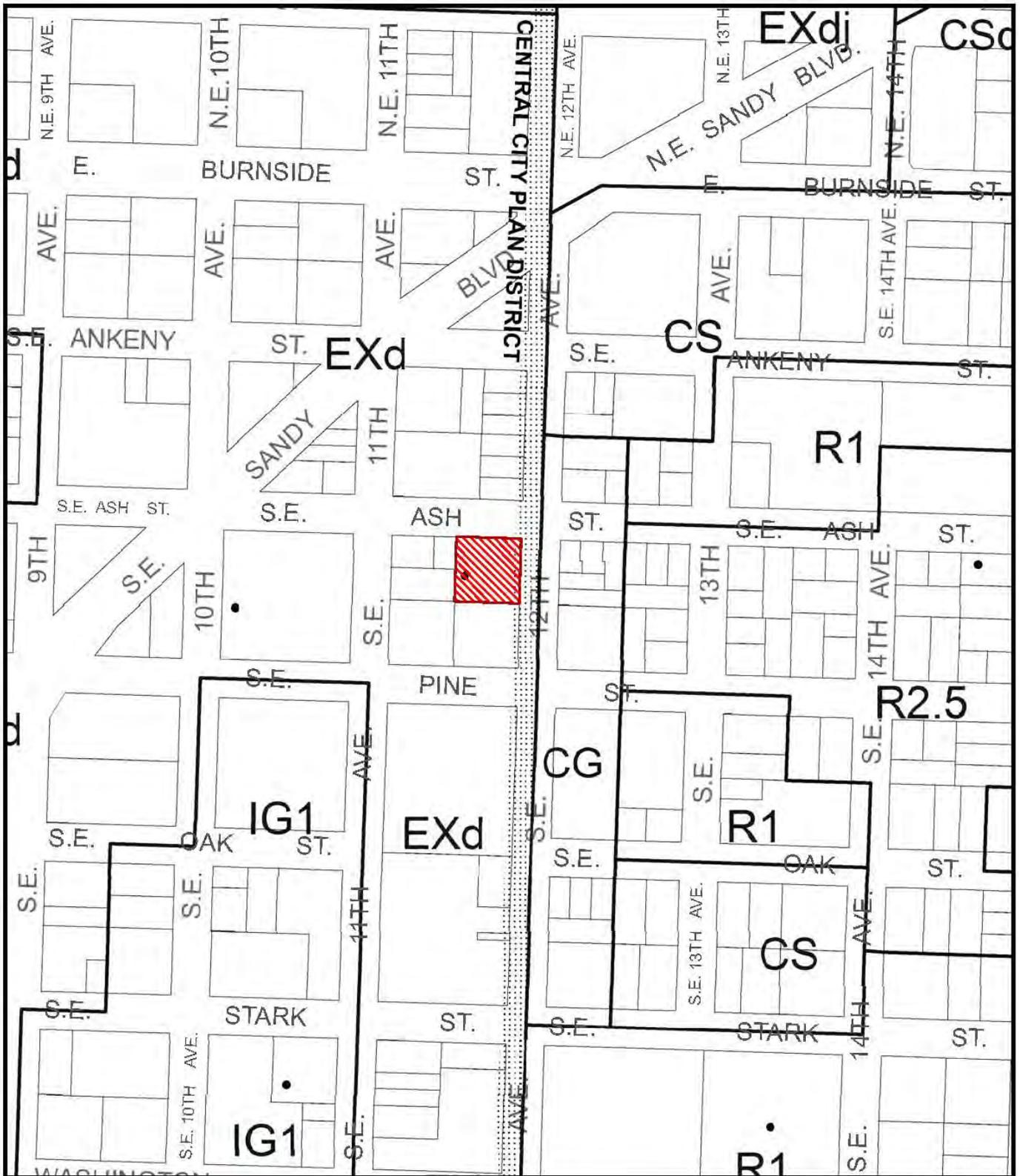
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Statement
 2. Photos
 3. Window Quotes
 4. Incompleteness response from Applicant: August 12, 2014
 5. Historic records/information
 6. Past site violation records
 7. Resource Records Research Fee
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)

2. Window detail
 3. Photos of site elevations (attached)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Water Bureau
 2. Bureau of Development Services, Life Safety
 3. Urban Forestry
 4. Fire Bureau
- F. Correspondence: None received
- G. Other:
1. Original LU Application
 2. Letter of Completeness ("Incomplete Letter") to Applicant: February 21, 2014
 3. Oregon Historic Site Record
 4. National Register of Historic Places Registration Form: January 27, 1989

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUBDISTRICT

File No. LU 14-116137 HL
 1/4 Section 3031
 Scale 1 inch = 200 feet
 State_Id 1N1E35CD 7900
 Exhibit B (Feb 18, 2014)