



Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

FREEDOM OF INFORMATION ACT/PRIVACY PROGRAM

May 17, 2021

In reply refer to: FOIA #BPA-2021-00152-F

Richard Chapman

(b) (6)

Dear Mr. Chapman,

This communication concerns your request for Bonneville Power Administration (BPA) records made under the Freedom of Information Act, 5 U.S.C. § 552 (FOIA). Your request was received on November 23, 2020. Your records request was formally acknowledged on November 30, 2020.

Request

“Information is requested on the last three (3) sales of road easements over BPA owned right-of-way including; specific location, length and width, to whom sold, price paid by person or organization, how value was determined, date application was made, date decision was conveyed to purchaser, date purchase was finalized.”

Clarification

You were contacted by phone and email to clarify whether your request encompasses sales of fee interests in properties as well as sales of easements. On April 29, 2021, you confirmed that it does.

Response

Knowledgeable agency personnel in the Real Property Operations group searched for and collected 63 pages of responsive records from the Real Property digital database. Those 63 pages accompany this communication, with redactions applied under 5 U.S.C. § 552(b)(6). A more detailed explanation of the applied exemption follows.

Explanation of Exemptions

The FOIA generally requires the release of all agency records upon request. However, the FOIA permits or requires withholding certain limited information that falls under one or more of nine statutory exemptions (5 U.S.C. §§ 552(b)(1-9)). Section (b) of the FOIA, which contains the FOIA’s nine statutory exemptions, also directs agencies to release to FOIA requesters any reasonably segregable, non-exempt information that is contained in those records.

Exemption 6

Exemption 6 serves to protect Personally Identifiable Information (PII) contained in agency records when no overriding public interest in the information exists. BPA does not find an overriding public interest in a release of the information redacted under Exemption 6—specifically, cell/mobile phone numbers and signatures. This information sheds no light on the executive functions of the agency and we find no overriding public interest in its release. BPA cannot waive these redactions, as the protections afforded by Exemption 6 belong to individuals and not to the agency.

Lastly, as required by 5 U.S.C. § 552(a)(8)(A), information has been withheld only in instances where (1) disclosure is prohibited by law or (2) BPA foresees that disclosure would harm an interest protected by the exemption cited in the record. When full disclosure of a record is not possible, the law further requires that BPA take reasonable steps to segregate and release nonexempt information. We have determined that in certain instances partial disclosure is possible, and have accordingly segregated the records into exempt and non-exempt portions.

Fees

There are no fees associated with the processing of your FOIA request.

Certification

Pursuant to 10 C.F.R. § 1004.7(b)(2), I am the individual responsible for the records search, redactions and information release described above. Your FOIA request BPA-2021-00152-F is now closed with the responsive agency information provided.

Appeal

The adequacy of the search may be appealed within 90 calendar days from your receipt of this letter pursuant to 10 C.F.R. § 1004.8. Appeals should be addressed to:

Director, Office of Hearings and Appeals
HG-1, L'Enfant Plaza
U.S. Department of Energy
1000 Independence Avenue, S.W.
Washington, D.C. 20585-1615

The written appeal, including the envelope, must clearly indicate that a FOIA appeal is being made. You may also submit your appeal by e-mail to OHA.filings@hq.doe.gov, including the phrase “Freedom of Information Appeal” in the subject line. (The Office of Hearings and Appeals prefers to receive appeals by email.) The appeal must contain all the elements required by 10 C.F.R. § 1004.8, including a copy of the determination letter. Thereafter, judicial review will be available to you in the Federal District Court either (1) in the district where you reside, (2) where you have your principal place of business, (3) where DOE’s records are situated, or (4) in the District of Columbia.

Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services
National Archives and Records Administration
8601 Adelphi Road-OGIS
College Park, Maryland 20740-6001
E-mail: ogis@nara.gov
Phone: 202-741-5770
Toll-free: 1-877-684-6448
Fax: 202-741-5769

Questions about this communication may be directed to BPA FOIA Public Liaison Jason E. Taylor at 503-230-3537 or jetaylor@bpa.gov. Questions may also be directed to Becky Chiao, ACS Professional Staffing assigned to the BPA FOIA Office, at 503-230-4230 and at rlchiao@bpa.gov. Thank you for your interest in the Bonneville Power Administration.

Sincerely,



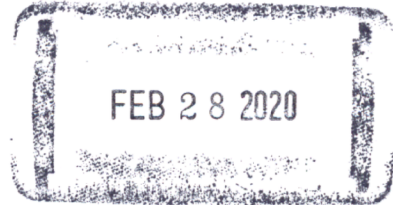
Candice D. Palen
Freedom of Information/Privacy Act Officer

The responsive agency information accompanies this communication.



Department of Energy
 Bonneville Power Administration
 P.O. Box 3621
 Portland, Oregon 97208-3621

CLOSING COVER SHEET



LIS TRACT ID: LNEY-RS; SAR; BP & GA
 LIS CASE No.: 20190175
 APPLICANT/LANDOWNER: Coos County

To: Records Officer – TERP-3

This case has been closed. Please verify data and scan for records.

- Disposal action has been completed on the above tract(s).
- Partial Disposal has been completed.
- Easement rights have been granted.
- No Rights Issued.
- Date Encroachment Removed: _____
- No Permit required as crossing is to be located within a public or county roadway.
- NO MAPPING NECESSARY.
- MAPPING NECESSARY. (Records send to mapping TERM-TPP-4)
- Cancellation Effective Date: _____
- Instrument (i.e.; LUAG; Service Line Agreement; Notice of Limited Consent, etc.)
- Effective Date of Instrument (or) Final Recorded Date: Jan. 3, 2020
- Other: _____

Notes:

Attachments: _____

Initial & Date:

Realty Specialist: [Signature] 1/6/20
 Realty Tech: [Signature] 2/14/20

Realty Specialist Supv: [Signature] 2/26/20
 Reviewer/Lead Realty Tech: [Signature] 2/29/20

Revision dated 6/28/2016

1/6/20
2/14/20

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Coos County, Oregon **2020-00052**
\$111.00 Pgs=6 01/03/2020 11:25 AM
eRecorded by: AMERITITLE - ROSEBURG
Debbie Heller, CCC, Coos County Clerk

After recording return to: ORS 205.234(1)(c)

Bonneville Power Administration
TERR-3
PO BOX 3621
Portland, OR 97208

1. Title(s) of the transaction(s) ORS 205.234(1)(g)

Quitclaim Deed

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

United States, Bonneville Power Administration
TERR-3
PO BOX 3621
Portland, OR 97208

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

Coos County
250 N. Baxter Street
Coquille, OR 97423

4. True and actual consideration: ORS 205.234(1) Amount in dollars or other

\$ 32,000.00

Other: _____

5. Send tax statements to: ORS 205.234(1)(e)

Coos County Office of Legal Counsel
250 N. Baxter Street
Coquille, OR 97423

6. Satisfaction of lien, order, or warrant: ORS 205.234(1)(f)

FULL PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: Instrument No. 82668

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

"Rerecorded at the request of _____
to correct _____
previously recorded in book _____ and page _____, or as fee number _____."

AMERITITLE WAS REQUESTED TO RECORD THIS INSTRUMENT AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED FOR SUFFICIENCY OR ITS EFFECT UPON THE TITLE.

344418 AM

AFTER RECORDING RETURN TO: AMERITITLE
1495 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97471

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

Instrument No.: 2020-00052
Date: 1/3/2020 Submitted by AmeriTitle RSBG

After recording return to: ORS 205.234(1)(c)

Bonneville Power Administration
TERR-3
PO BOX 3621
Portland, OR 97208

1. Title(s) of the transaction(s)

ORS 205.234(1)(c)

Quitclaim Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(c)

United States, Bonneville Power Administration
TERR-3
PO BOX 3621
Portland, OR 97208

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Coos County
250 N. Baxter Street
Coquille, OR 97423

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ **32,000.00**

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

Coos County Office of Legal Counsel
250 N. Baxter Street
Coquille, OR 97423

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

FULL

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: Instrument No. 82668

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of _____
to correct _____
previously recorded in book _____ and page _____, or as fee number _____."

AMERI-TITLE
THIS INSTRUMENT WAS REQUESTED TO RECORD AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED FOR SUFFICIENCY OR ITS EFFECT UPON THE TITLE.

344418 AM

AFTER RECORDING RETURN TO: AMERITITLE
1495 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97471

**AFTER RECORDING, RETURN TO
Bonneville Power Administration
TERR-3
P.O. BOX 3621
PORTLAND, OR 97208-3621**

Case No.: 20190175
Tract No.: LNEV-RS, LNEV-BP, LNEV-SAR and LNEV-GA

Consideration is: \$32,000.00

QUITCLAIM DEED

THIS DEED is made this 16th day of December, 2019, between the UNITED STATES OF AMERICA, hereinafter called Grantor, and COOS COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, hereinafter called Grantee.

NOW THEREFORE, the Grantor, for and in consideration of Thirty Two Thousand Dollars (\$32,000.00), the receipt whereof is hereby duly acknowledged, does hereby remise, release and quitclaim unto the Grantee and its assigns, all Grantors right, title, interest and claim in and to the LENEVE MICROWAVE & VHF RADIO STATION SITE & ACCESS ROAD situated in the SW¼SE¼ of Section 24 of Township 27 South, Range 14 West, Willamette Meridian, Coos County, State of Oregon, described as follows:

See Exhibits A and B attached hereto

The said parcel of land contains 0.13 acre(s), more or less.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative has executed this deed pursuant to authority contained in the Act of August 20, 1937 (50 Stat. 733, 16 U.S.C. § 832a(e)), as amended, and applicable orders and regulations promulgated thereunder.

Dated this 30th day of December, 2019.

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration
(b)(6)

Lesa Gilmore
Title: Realty Specialist



Accepted:
COOS COUNTY –
A Political Subdivision of The State of Oregon
(b)(6)
By: John W. Sweet

Title: Chair Coos County BOC

AccurTitle WAS REQUESTED TO RECORD THIS INSTRUMENT AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED FOR SUFFICIENCY OR ITS EFFECT UPON THE TITLE.

EXHIBIT A

Total Release of LNEV-RS (FEE)

All of Bonneville Power Administration (BPA) fee owned parcel identified as BPA Tract ID LNEV-RS, lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-BP

All of Bonneville Power Administration (BPA) beam path easements, identified as BPA Tract ID LNEV-BP, lying within the SW1/4SE1/4 of Section 24, and the NW1/4NE1/4 of Section 25, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-SAR

All of Bonneville Power Administration (BPA) access road easement, identified as BPA Tract ID LNEV-SAR, lying within the SW1/4SE1/4 of Section 24, and the NW1/4NE1/4 of Section 25, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-GA

All of Bonneville Power Administration (BPA) anchor easements, identified as BPA Tract ID LNEV-GA, lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

MP
LEGA
REGON
94753
RUARY 22

Prepared By: *MB*
Checked By: (b)(6) *11/12/19*

U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION

OFFICIAL/FIDUCIARY ACKNOWLEDGMENT

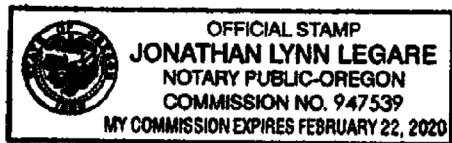
Washington, Oregon, Idaho, Montana, and California

State of OREGON)
County MULTNOMAH) ss

On this 30TH day of DECEMBER, 20 19, before me personally
appeared LESA GILMORE, known to me or
proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as
the Realty Specialist

acknowledged to me that — She executed the same freely and voluntarily in such capacity; and on
oath stated that — She was authorized to execute said instrument in such ~~official or representative~~
capacity.

(b)(6)



(SEAL)

Signature (b)(6)

JONATHAN LEGARE
Print Name

Notary Public in and for the

State of OREGON

Residing ⁱⁿ CLATSOP COUNTY

My commission expires 2/22/2020

E
20

AGREEMENT FOR THE PURCHASE AND SALE OF THE
LENEVE MICROWAVE & VHF RADIO STATION SITE & ACCESS ROAD

This AGREEMENT FOR THE SALE OF LENEVE MICROWAVE & VHF RADIO STATION SITE & ACCESS ROAD ("Agreement") is made and entered into as of this ~~4th~~ ^{11th} day of ~~November~~ 2019, by and between COOS COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON ("Buyer") and the UNITED STATES OF AMERICA, Department of Energy, Bonneville Power Administration ("Seller" or "BPA"), under and pursuant to the powers and authority contained in the Act of August 20, 1937, 16 U.S.C. §832a as amended, and applicable orders and regulations promulgated thereunder. Buyer and Seller are separately and jointly referred to in this Agreement as "Party" and "Parties," respectively.

Subject to the following conditions, Seller agrees to sell and Buyer agrees to purchase the Leneve Microwave & VHF Radio Station Site and Access Road (aka Beaver Hill Radio Site), located in SW¼SE¼ of Section 24 of Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon, including the real property as described in **Exhibit A** and shown on **Exhibit B** and all facilities, structures, equipment and fixtures thereon as described in **Exhibit C – Bill of Sale and Exhibit D – Property List**.

The real property, fixtures, facilities, equipment and corresponding Easements are together referred to herein as the "Property."

For and in consideration of the provisions of this Agreement, Seller and Buyer agree as follows:

1. Purchase Price

The total purchase price is THIRTY TWO THOUSAND DOLLARS AND NO CENTS (\$32,000.00).

2. Payment Instructions

Buyer, as a condition of "Closing," (defined in Section 6) shall make payment electronically. Closing will take place upon receipt of the purchase funds and recording in the real property records of Coos County of the Quit Claim Deed described in Article 3, and also the delivery to Buyer of the Bill of Sale described in Article 3. Visit <https://www.bpa.gov/Doing%20Business/howtopay/Pages/default.aspx>, for instructions and payment options. For tracking purposes, Buyer must: reference "20190175 Leneve Microwave & VHF Radio Station Site and Access Road Sale, Lesa Gilmore - TERR-3" in the payment description field, and Email lmgilmore@bpa.gov stating when the electronic transfer of funds will occur.

3. Conveyance Instruments

3.1 Quit Claim Deed

Seller shall release and quitclaim unto the buyer all its right, title, interest and claim in and to the real property.

3.2 Bill of Sale for Facilities, Equipment and Fixtures

Seller will sell the facilities, equipment and fixtures for the Radio Site to Buyer by Bill of Sale.

3.3 Easements

Sale includes the Easements for Beam Path and Access Road acquired from Buyer at the time Seller purchased the property. Said easements shall transfer from Seller back to Buyer by Quit Claim Deed.

4. Effective Date and Closing Date

4.1 The effective date ("**Effective Date**") of this Agreement shall be the date on which the last party executes this Agreement. The Effective Date will be inserted on the first page of this Agreement when such date is determined.

4.2 Subject to the terms and conditions of this Agreement, Closing shall take place no later than **60 calendar days** after the Effective Date (the "**Closing Date**"). If the sale has not closed by the Closing Date, this Agreement will be null and void. The parties may extend the Closing Date by written mutual agreement which may be executed in counterpart (*see* Article 18).

5. Conditions to Close

Except as otherwise specified in this Article 5, Buyer's obligation to purchase the Property is contingent on, in Buyer's sole discretion, Buyer's approval of the items contained in this Article 5. If, in Buyer's sole discretion any of these conditions of Closing are not met, and Buyer has not executed its acceptance of the Quit Claim Deed and Bill of Sale by the Closing Date, this Agreement is null and void.

5.1 **Inspection and Due Diligence.** Buyer will have continuing reasonable access to the Property prior to Closing to confirm that it is in substantially the same condition on the Closing date as it was when inspected. Seller agrees to cooperate with Buyer in connection with investigations.

5.2 Preliminary Title Report. Upon the Effective Date of this Agreement, Buyer will direct a Title Company of Buyer's choice to deliver to Buyer a preliminary title report, including legible copies of all documents listed as exceptions to the title policy, showing the condition of title to the Property, together with copies of all exceptions listed therein (the "Title Report"). Within **thirty days (30) calendar days** after receiving the complete Title Report, (Buyer's Review Period), Buyer shall review the Title Report and notify Seller in writing of those exceptions shown in the Title Report of which Buyer disapproves ("Buyer's Notice"). Buyer's failure to deliver Buyer's Notice on or before the end of Buyer's Review Period, shall be construed as Buyer's approval of all of the exceptions identified in the Title Report. Buyer shall accept title to the Property subject to those exceptions of which Buyer does not disapprove.

5.3.2 Disposal Authority. If so requested, Seller shall provide in a form reasonably acceptable to the Title Company and to Buyer, evidence that the representative executing the Agreement has the authority to acquire, manage, and dispose of the Property.

5.4 Commission Approval. If so requested, Buyer shall provide to Seller official documentation showing Coos County approval and signing authority to execute acceptance of the Bill of Sale documents.

5.5 Waiver. With the exception of Coos County Approval (sub-article 5.4), which also benefits Seller, the conditions in this Article 5 are solely for the benefit of Buyer and may be waived only by Buyer in writing delivered to Seller.

6. Closing; Prorates of Closing Costs

Subject to the terms and conditions of this Agreement, Closing shall take place outside of escrow and may occur at any time after the Effective Date upon Buyer's written approval of all conditions described in Article 5 ("Closing"), receipt of purchase funds and recording of the Quit Claim Deed. Each party shall pay one half of the cost of recording, which amount of Seller's financial obligation may be paid by Buyer and with an accounting of costs to Seller may be subtracted by Buyer from the Purchase Price (\$32,000) at the time of payment from Buyer to Seller. Any of the foregoing to the contrary notwithstanding, by written agreement the parties may mutually agree to extend the Closing date, or close earlier.

6.1 Unless described otherwise in writing delivered to Seller, Buyer's acceptance of the Bill of Sale will constitute a waiver of conditions to Close.

6.2 Buyer will make payment to Seller, with recording costs pro-rated, and Seller's costs subtracted from the Purchase Price.

6.3 Buyer will pay for the cost of surveying performed by, or on behalf of, Buyer as reasonably required to satisfy the conditions of sale as described in this Agreement, pursuant to Article 9 of this Agreement.

7. Risk of Loss; Reliability Standards – Possession

The cost of loss or damage to the Property shall be upon Seller until the date of Closing.

The cost of loss or damage to the Property shall be upon Buyer as of the date of Closing.

The Parties agree that the benefits and burdens of ownership, including adherence to all applicable standards and policies, shall pass from Seller to Buyer on the date of Closing.

Buyer has right to possession on the date of Closing.

8. Authority to Enter Into Agreement

Each Party to this Agreement, and each individual signing on behalf of each Party, hereby represents and warrants to the other that such Party has full power and authority to enter into this Agreement and that the execution, delivery, and performance of this Agreement is fully authorized and approved, and that no further approvals or consents are required to bind such Party.

9. Survey

In the event a survey of the Property is required prior to the date of Closing, such survey shall be obtained by Buyer at Buyers expense. Any survey obtained or performed by Buyer, or its contractor, shall be under the direct guidance and supervision of Buyer, or shall be performed by Buyer at the expense of Buyer. Seller will cooperate with any such survey.

10. Sold “As Is”

Buyer agrees that the Property sold by Seller is sold on an “AS IS” basis. The Parties acknowledge that Buyer has had adequate opportunity to inspect the Property prior to the time of this Agreement, and during the due diligence period described within this Agreement.

11. Environmental Condition.

The property is sold “As Is” with no indemnities.

12. Successors and Assigns

The terms and conditions of this Agreement are binding on all successors and assigns of the Parties, and will survive the transfer of interests to the Property.

13. Notices

All notices related to this Agreement shall be in writing and shall be delivered personally, by confirmed facsimile transmission, by courier service or express mail service, or by prepaid first class or registered or certified U. S. Mail, addressed as follows:

If to BPA:

Bonneville Power Administration
Attn: Lesa Gilmore
P.O. Box 3621 – TERR/3
Portland, OR 97208-3621

(If by courier or express mail)
905 NE 11th Avenue
Portland, OR 97232

If to Coos County:

Coos County Office of Legal Counsel
Attn: Nathaniel Greenhalgh-Johnson
250 N. Baxter Street
Coquille, OR 97423

Except where a recording is required, documents shall be deemed to have been delivered when delivered in person or by courier or express mail service or U.S. Mail, first class postage prepaid, addressed as specified above. Either Party may change the address to which documents shall be sent by delivering written notice of such a change to the other Party.

14. Additional Documents

Seller and Buyer agree to execute such additional documents as may be reasonable and necessary to carry out the provisions of this Agreement.

15. Entire Agreement; Modification

This document contains the entire agreement between Seller and Buyer with respect to the subject matter contained herein. There are no agreements, promises, assurances, representations, warranties, undertakings, or understandings, either written or oral, between Seller and Buyer concerning the subject matter of this Agreement other than those set forth in this document. To be effective or binding, any amendment of this Agreement shall be in writing and shall be signed by both Seller and Buyer.

16. Governing Law

Interpretation of this Agreement shall be governed by Federal law, where applicable, and otherwise by the laws of the State of Oregon.

17. Exhibits

All exhibits attached are hereby incorporated and made a part of this Agreement by reference.

List of Exhibits

| | |
|-----------|----------------------|
| Exhibit A | Legal Description |
| Exhibit B | Survey Map |
| Exhibit C | Bill of Sale |
| Exhibit D | Property Description |

18. Counterparts

This Agreement may be executed in counterparts, all of which together shall be deemed to be an original, even if the Parties have not executed the same original.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties enter into this Agreement

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

(b)(6)
By [Redacted]
Lesla Gilmore
Realty Specialist
Real Property Services

Date November 4, 2019

COOS COUNTY
A Political Subdivision of
The State of Oregon

(b)(6)
By [Redacted]
Signature

Date Oct 31, 2019

JOHN W. SWEET
Print

Commissioner
Title

Total Release of LNEV-RS (FEE)

All of Bonneville Power Administration (BPA) fee owned parcel identified as BPA Tract ID LNEV-RS, lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-BP

All of Bonneville Power Administration (BPA) beam path easements, identified as BPA Tract ID LNEV-BP, lying within the SW1/4SE1/4 of Section 24, and the NW1/4NE1/4 of Section 25, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-SAR

All of Bonneville Power Administration (BPA) access road easement, identified as BPA Tract ID LNEV-SAR, lying within the SW1/4SE1/4 of Section 24, and the NW1/4NE1/4 of Section 25, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-GA

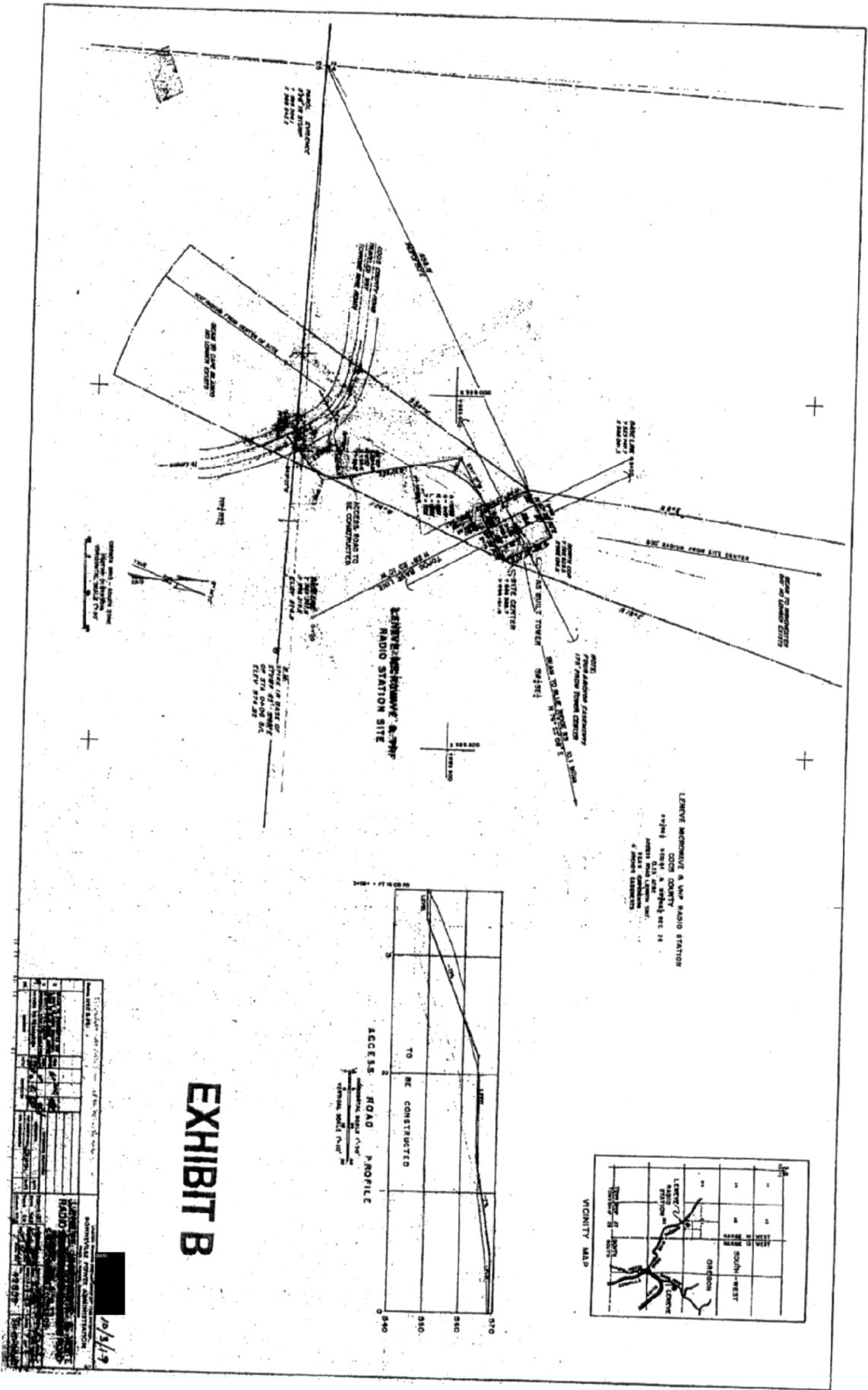
All of Bonneville Power Administration (BPA) anchor easements, identified as BPA Tract ID LNEV-GA, lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

EXHIBIT A

Prepared By: 
Checked By: (b)(6)  10/2/19

EXHIBIT D – PROPERTY DESCRIPTION

1. 10'6" x 20' Radio building, concrete slab building with aluminum walls & roof: 2" thick (0.080 Aluminum exterior, ¼" hardboard interior, polyurethane foam filled).
2. Chain link fence
3. ONAN, 12.5kW propane engine generator.
4. 2,000 gallon propane tank approximately 3/4 's full with 15' of ¾' fuel line running to the engine generator.
5. Transfer Switch – 240VAC, 125A.
6. 8' x 10' Engine Generator building, concrete slab building with aluminum walls & roof (3/12') thick.
7. 3 antennas, SCALA PARAFLECTOR (2-PR-450U; 1-PR-900).
8. 121' tall Tower, guyed and 2'SQ.
9. 0.13 AC parcel of fee owned property



LEMURE MICROPHONE & VHF RADIO STATION
 *Height subject to change by SEC 14
 *Address: 5111 1st Ave, Lemure, Alaska
 *State: Alaska
 *Federal Coordinates: 14N 100W

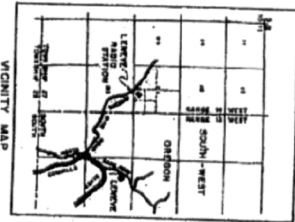
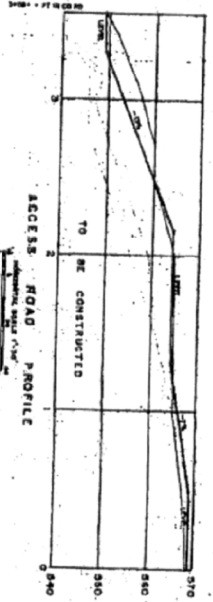


EXHIBIT B

| NO. | DESCRIPTION | DATE | BY |
|-----|------------------|------|----|
| 1 | DESIGNED BY | | |
| 2 | CHECKED BY | | |
| 3 | APPROVED BY | | |
| 4 | DATE | | |
| 5 | SCALE | | |
| 6 | PROJECT NO. | | |
| 7 | SHEET NO. | | |
| 8 | TOTAL SHEETS | | |
| 9 | DATE OF ISSUE | | |
| 10 | DATE OF REVISION | | |
| 11 | REVISION | | |
| 12 | REVISION | | |
| 13 | REVISION | | |
| 14 | REVISION | | |
| 15 | REVISION | | |

BOARD OF COMMISSIONERS

COUNTY OF COOS

STATE OF OREGON

| | | |
|---------------------------------------|---|-------------|
| In the Matter of Authorizing Purchase | } | ORDER |
| Of Land and Equipment and | } | |
| Delegating Signing Authority | } | 19- 10-061L |

NOW BEFORE THE BOARD of Commissioners sitting for the transaction of County business on October 22, 2019 is the matter of purchasing real property commonly referred to as the BPA Tower Site, and lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon (hereinafter the "Property"). Said Property is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of Coos County;

AND IT APPEARING to the Board that it is in the best interest of Coos County to purchase the Property and all equipment thereon;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Board of Commissioners authorizes the purchase of the Property for up to \$32,000 and authorizes the Board Chair, after consultation with County Counsel, to sign any transaction documents to aid in, effectuate, and complete the purchase of the Property and equipment; and
2. The Board of Commissioners authorizes the expenditure of any reasonable transactional costs that may be necessary to complete the purchase of the Property.

///

///

Order 19-10-061L

DATED THIS 22nd day of October, 2019.

Approved as to form:

(b)(6)

Office of Legal Counsel

BOARD OF COMMISSIONERS

about

Chair

(b)(6)

Commissioner

(b)(6)

Commissioner

**EXHIBIT C
BILL OF SALE**

The UNITED STATES OF AMERICA, Department of Energy, Bonneville Power Administration ("Seller") does hereby sell to the COOS COUNTY, a political subdivision of the State of Oregon ("Buyer"), and its assigns, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the facilities, equipment and fixtures of the Leneve Microwave & VHF Radio Station Site and Access Road.

The Radio Site is located in the SW1/4SE1/4 of Section 24 of Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Facilities, equipment and fixtures sold in this agreement are listed and described in **Exhibit D**, attached herein and made a part hereof.

Seller and Buyer have entered into an AGREEMENT FOR THE PURCHASE AND SALE OF LENEVE MICROWAVE & VHF RADIO STATION site ("Agreement") dated 11/4/2019. All terms and conditions of the Agreement are incorporated herein by this reference.

The facilities, equipment and fixtures described in Exhibit C were assigned for disposal pursuant to authority contained in the Act of August 20, 1937, (16 U.S.C. §832a), as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, BPA has caused this instrument to be executed as of 11/25/19, 2019.

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

(b)(6)

Name: Lesa Gilmore
Title: Realty Specialist

Date: 11/25/19

Accepted:
COOS COUNTY
A Political Subdivision of
The State of Oregon

(b)(6)

Name: JOHN W. SWERT
Title: CHAIR, Coos County BOC

Date: 11/25/19

BPA Case No. 20190175
Leneve Microwave & VHF Radio Station Site

Coos County Filing Cover Sheet

10/23/2019 1:07:58 PM

TO: Coos County Clerk's Office

FROM: County Counsel

The original document will be filed, scanned, indexed and returned to your office.

Please file the attached document in the selected category indicated in the box below using the following information:

| Commissioner Journal Filings | | | |
|------------------------------|------|-------------------------------------|---|
| Affidavit of Publication | R=3Y | <input checked="" type="checkbox"/> | Orders and/or Resolutions |
| Board of Commissioners | R=P | <input type="checkbox"/> | Payroll Resolutions |
| BoPTA | R=6Y | <input type="checkbox"/> | Registry of Offices |
| Contracts & Agreements | R=P | <input type="checkbox"/> | Special District Budget |
| County Budget | R=P | <input type="checkbox"/> | Special District <small>Formations, Annexations, Dissolutions, Election Results</small> |
| County Code | R=P | <input type="checkbox"/> | Vacation Proceedings |
| Minutes - BOC | R=P | <input type="checkbox"/> | |

R=Retention P=Permanent Y=Year AE=After Expiration

INDEXING INFORMATION

Affected Parties Names:

Board of Commissioners

Subject of Document : Brief description, minutes, contracts, orders, etc.

Order 19-10-061L Authorizing Purchase of Land and Equipment and Delegating Signing Authority to Board Chair

Resolution or Order #: Example: 18-2-156-X

Resolution # 19-10-061L

Document Remarks:

Purchase the BPA Tower Site in Coos County

Date of Meeting or of Document: "Date Only"

October 22, 2019

Clerk use - Filed: *dh* Scanned: *dh* Indexed: *dh* Verified: *dh*

U.S. DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION

NOTICE OF RIGHTS RELEASED

TER ID: 19-0091
Leneve Radio Station
Case No. 20190175

Date: January 3, 2020

Owner of Record:

Coos County
250 N. Baxter Street
Coquille, OR 97423

Original Tract No(s):

LNEV-RS
LNEV-SAR
LNEV-BP
LNEV-GA

Applicable Instrument(s) attached:

1.) Quitclaim Deed

Signed & Dated:

December 30, 2019

cc:

K. Jackson –TERP-TPP-4
B. Lynch – TERG-TPP-4
D. Ackerman – TERG-TPP-4
Official File – TERO-3

L. Gilmore – TERR-3
TERGRecordsManagement@bpa.gov
J. Legare – TERR-3
F. Mifsud – TERG-TPP4

BPA 9/11/2015

EXHIBIT D – PROPERTY DESCRIPTION

1. 10'6" x 20' Radio building, concrete slab building with aluminum walls & roof: 2" thick (0.080 Aluminum exterior, ¼" hardboard interior, polyurethane foam filled).
2. Chain link fence
3. ONAN, 12.5kW propane engine generator.
4. 2,000 gallon propane tank approximately 3/4 's full with 15' of ¾' fuel line running to the engine generator.
5. Transfer Switch – 240VAC, 125A.
6. 8' x 10' Engine Generator building, concrete slab building with aluminum walls & roof (3/12') thick.
7. 3 antennas, SCALA PARAFLECTOR (2-PR-450U; 1-PR-900).
8. 121' tall Tower, guyed and 2'SQ.
9. 0.13 AC parcel of fee owned property

**EXHIBIT C
BILL OF SALE**

The UNITED STATES OF AMERICA, Department of Energy, Bonneville Power Administration ("Seller") does hereby sell to the COOS COUNTY, a political subdivision of the State of Oregon ("Buyer"), and its assigns, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the facilities, equipment and fixtures of the Leneve Microwave & VHF Radio Station Site and Access Road.

The Radio Site is located in the SW1/4SE1/4 of Section 24 of Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Facilities, equipment and fixtures sold in this agreement are listed and described in **Exhibit D**, attached herein and made a part hereof.

Seller and Buyer have entered into an AGREEMENT FOR THE PURCHASE AND SALE OF LENEVE MICROWAVE & VHF RADIO STATION site ("Agreement") dated _____, 2019. All terms and conditions of the Agreement are incorporated herein by this reference.

The facilities, equipment and fixtures described in Exhibit C were assigned for disposal pursuant to authority contained in the Act of August 20, 1937, (16 U.S.C. §832a), as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, BPA has caused this instrument to be executed as of _____, 2019.

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

By _____
Name: Lesa Gilmore
Title: Realty Specialist

Date:

Accepted:
COOS COUNTY
A Political Subdivision of
The State of Oregon

(b)(6)
By _____
Name: JOHN W. SWIFT
Title: CHAIR, COOS COUNTY BOE

Date: 11/25/19

BPA Case No. 20190175
Leneve Microwave & VHF Radio Station Site



**Department of Energy
Bonneville Power Administration**

In reply refer to:

Case No. 20190175
Tract No. LNEV-RS, LNEV-SAR, LNEV-BP, LNEV-GA

Coos County Office of Legal Counsel
250 N. Baxter Street
Coquille, OR 97423
ATTN: Nathaniel Greenhalgh-Johnson

Dear Mr. Greenhalgh-Johnson:

Please find enclosed the original recorded Quitclaim Deed for the Leneve Radio Site recorded on 01/03/2020 in Coos County, Oregon as Instrument No. 2020-00052.

Sincerely,

Melinda Carrey-Cookman
*Contract Realty Technician
Salient CRGT
905 NE 11th Avenue
Portland, Oregon 97208-3621
Office: 503.230.4041*

**Enclosures
Orig. Recorded QCD**

bcc:
Official File – TERO-3



1495 NW Garden Valley Blvd., Roseburg, OR 97471
Phone: (541)672-6651 Fax: (541)672-5793

January 3, 2020

Bonneville Power Administration
P.O. Box 3621
Portland, OR 97208

Attn: Melinda Carrey Cookman
Reference: 20190175

File No.: 344418AM

We enclose herewith the following:

ORIGINAL Quitclaim Deed recorded as Instrument No. 2020-00052
Invoice

Thank you for doing business with us. We hope to be of service to you again.

Sincerely,
AmeriTitle, Inc.

(b)(6)

A large black rectangular redaction box covering the signature area of the letter.

Barbie Thomas

Invoice

Date: 01/03/2020
Number: 147589

Bonneville Power Administration
PO Box 3621
TERP-3
Portland, OR 97208-3621

Property Address:
10 Beaver hill
Coquille, OR 97423

Please Remit Payment To:
AmeriTitle, Inc.
Attn: Accounts Receivable
345 SE Third
Bend, OR 97702
(541) 330-8140

| File Number | Transactee | Client's File # | Class/Description | Memo | Amount |
|------------------|--------------------------|-----------------|-------------------|---|-----------------|
| 344418AM | United States of America | 20190175 | e-Recording Fee | eRecording Fees Paid to Simplifile - Buyer/Borrower | \$5.00 |
| 344418AM | United States of America | 20190175 | Misc Recording | Quitclaim Deed | \$111.00 |
| Total | | | | | \$116.00 |
| Total Due | | | | | \$116.00 |

Buyer (Borrower) -
Seller (if any) -
Loan Amount (if any) -
Sales Price (if any) -



Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #
765101

All charges have been paid for the real property that is the subject of conveyance between:

Grantor
UNITED STATES OF AMERICA

Grantee
COOS COUNTY

| | |
|--------------------------------|--|
| Signed on (date) 12-30-2019 | and for consideration of \$ 32,000.00 |
|--------------------------------|--|

| | |
|------------------------|--------------------|
| Assessor's s (b)(6) | Date 01-02-2020 |
|------------------------|--------------------|



REQUEST FOR ACCOMMODATION RECORDING

Date: 12/17/2019

This is a request for AmeriTitle to record the following documents with Coos County:
(Please use the full title of the document(s)).

Doc 1: Quitclaim Deed from BPA to COOS County

Doc 2: _____

Doc 3: _____

Doc 4: _____

Doc 5: _____

*** **Please be sure that the proper return address is shown on all instruments.**

AmeriTitle is hereby:

- Responsible only for the recording of the documents with the County Recorder in the County specified at the top of this document;
- Released from all liability as to the accuracy, validity, sufficiency or effect of the documents listed herein;
- Released from all liability as to the collection of funds, if any, required by the documents;
- Released from all liability as to the collection or retention of documents and/or administering any conditions contained within the documents listed above, and
- Released from all liability concerning the current condition of the title to the property that is the subject of any of the documents listed above.

Enclosed is our check for recording fees in the amount of \$

Please Bill BPA for Recording Fees + any processing fees.

(b)(6) [Redacted]

Signed

Melinda Carrey Cookman

Print Name

for: Lisa Gilmore, Realty Specialist

BPA

Company/Law Firm

PO BOX 3621 Portland, OR 97208

Address

(503) 230-4041

Telephone

** Please email recorded deed to: macarrey@BPA.Gov*



Invoice Number: 9-41765
Invoice Date: 12/18/2019
Balance Due: \$7.68

Due Upon Receipt

Bill To:

Bonneville Power Administration
Attn: Melinda Carrey Cookman
P.O. Box 3621
Portland, OR 97208

Please Remit Payment To:

AmeriTitle
Attn: Accounts Receivable
345 SE Third Street

Bend, OR 97702
541-330-8140

| <u>Invoice Type</u> | <u>Description</u> | <u>Amount</u> |
|-----------------------|--------------------|---------------|
| Postage/Delivery Fees | UPS Fee | \$7.68 |
| Invoice Total | | \$7.68 |
| Balance Due | | \$7.68 |

Client File #: LNEV-RS/20190175
Buyer/Borrower: Coos County, Oregon
Seller: USA
Property Address: Oregon

InterOffice Memo

Date: December 16, 2019
To: Melinda Carrey-Cookman – TERR-3
From: Lesa Gilmore-TERR-3
Subject: TER ID 19-0091 Leneve Radio Site Disposal
Processing Quit Claim Deed for LNEV-RS; LNEV-BP; LNEV-SAR & LNEV-GA

Attached are the following documents for the disposal of the tracts referenced above:

- 1) Executed Quit Claim Deed transferring property from USA to Coos County with Exhibits A & B
- 2) Notary Acknowledgement
- 3) Invoice to Coos County for payment of the purchase price
- 4) Receipt showing payment was made on December 11, 2019
- 5) Executed Purchase and Sale Agreement with Exhibits A, B, C & D describing real and personal property included in the sale
- 6) Delegation of Authority

Please process this paperwork and record the Deed. Let me know if you have any questions or need additional information to complete the transaction.

Thank you!

(b)(6)

Realty Specialist

(b)(6)

12/17/19

Supervisory Realty Specialist

Date

INVOICE

Remit Payment To:

Please remit payment to BPA electronically. BPA accepts wire transfers, ACH payments or payment via credit or debit card. For information and instructions on payment options, refer to <https://www.bpa.gov/Doing%20Business/howtopay/Pages/default.aspx>

Invoice: DSP-00144
 Invoice Date: 12/2/2019
 Page: 1 of 2

Customer No: 10886
 Payment Terms: NET 30
 Due Date: 1/2/2020

Coos County
 250 N Baxter ST
 Coquille OR 97423

Amount Due/ (Refund): \$32,000.00 USD

For billing questions, please call:
 CHRISTINE KIMBALL
 503-230-5599

For payment questions, please call:
 JESSICA SMITH
 503-230-4760

Original

| Description | Net Amount |
|--|-------------|
| 1 LAND SALE | \$24,741.00 |
| 2 EQUIPMENT SALE | \$7,259.00 |
| Amount Due/ (Refund): \$32,000.00 USD | |

Billing Notes:
 AMOUNT DUE BONNEVILLE POWER ADMINISTRATION FOR LAND AND EQUIPMENT SALE AT LENEVE RADIO SITE CASE NO. 20190175

PLEASE SEE ENCLOSED NOTICE OF DEBTOR RIGHTS
 PO BOX 3621 Portland OR, 97208-3621



[Detail 1](#) |
 [Detail 2](#) |
 [Detail 3](#) |
 [Item Activity](#) |
 [Item Accounting Entries](#) |
 [Item Audit History](#)

Unit: TRANS Customer: 10886 Coos County OTHER COMM NOT APPLICABL
 Item ID: DSP-00144 Line: Days Late: -22 Status: Closed E

Balance 0.000 USD

Item Activities

| Sequence | Entry Type | Reason | Accounting Date | Posted Date | Voucher ID | Amount | USD |
|--------------|------------|------------------|-----------------|-------------|------------|-------------|-----|
| 1 | OLBL | Worksheet Reason | 12/02/2019 | 12/02/2019 | | 32,000.000 | USD |
| Document | | | | | | | |
| | TRANS | BILLING | 36595 | | | | |
| Group Unit | | | | | | | |
| 2 | PAY | Worksheet Reason | 12/11/2019 | 12/12/2019 | | -32,000.000 | USD |
| Document | | | | | | | |
| | CORPT | PAYMENT | 99745 | | 99719 | | |
| Group Unit | | | | | | | |
| | CORPT | | 20031 | | | | |
| Deposit Unit | | | | | | | |

View Audit Logs

Split Add Conversation

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 [Refresh](#)

[Detail 1](#) |
 [Detail 2](#) |
 [Detail 3](#) |
 [Item Activity](#) |
 [Item Accounting Entries](#) |
 [Item Audit History](#)

OFFICIAL

Gilmore,Les M (BPA) - TERR-3

From: Nathaniel Greenhalgh-Johnson <njohnson@co.coos.or.us>
Sent: Monday, November 25, 2019 9:38 AM
To: Gilmore,Les M (BPA) - TERR-3
Subject: [EXTERNAL] RE: Leneve Sale Agreement
Attachments: Filed Order Authorizing Purchase of Cell Tower Site.pdf; Signed bill of sale.pdf

Les,

I think that we should be good to go now, so we should be able to move forward and close the deal.

Pursuant to Article 6 of the purchase and sale agreement, please consider this email the County's written approval of the conditions described in Article 5 of the agreement. If you need anything more formal, please let me know.

You will find two documents attached. First, a copy of the resolution authorizing the Board Chair, John Sweet, to sign the documents necessary to complete the transaction. Second, you will find the Bill of Sale signed by Board Chair John Sweet.

If you are satisfied with everything, I can tell me folks to start processing the payment of the \$32,000. Please let me know how to you want to handle the payment of recording. I'd be happy to just pay \$32,000 and leave it at that.

Thanks,

Nathaniel Greenhalgh-Johnson
County Counsel
Coos County Office of Legal Counsel
250 N. Baxter St., Coquille, OR 97423
Phone: (541) 396-7693
Fax: (541) 396-1012

From: Gilmore,Les M (BPA) - TERR-3 [mailto:imgilmore@bpa.gov]
Sent: Monday, November 18, 2019 4:27 PM
To: Nathaniel Greenhalgh-Johnson
Subject: RE: Leneve Sale Agreement

This Message originated outside your organization.

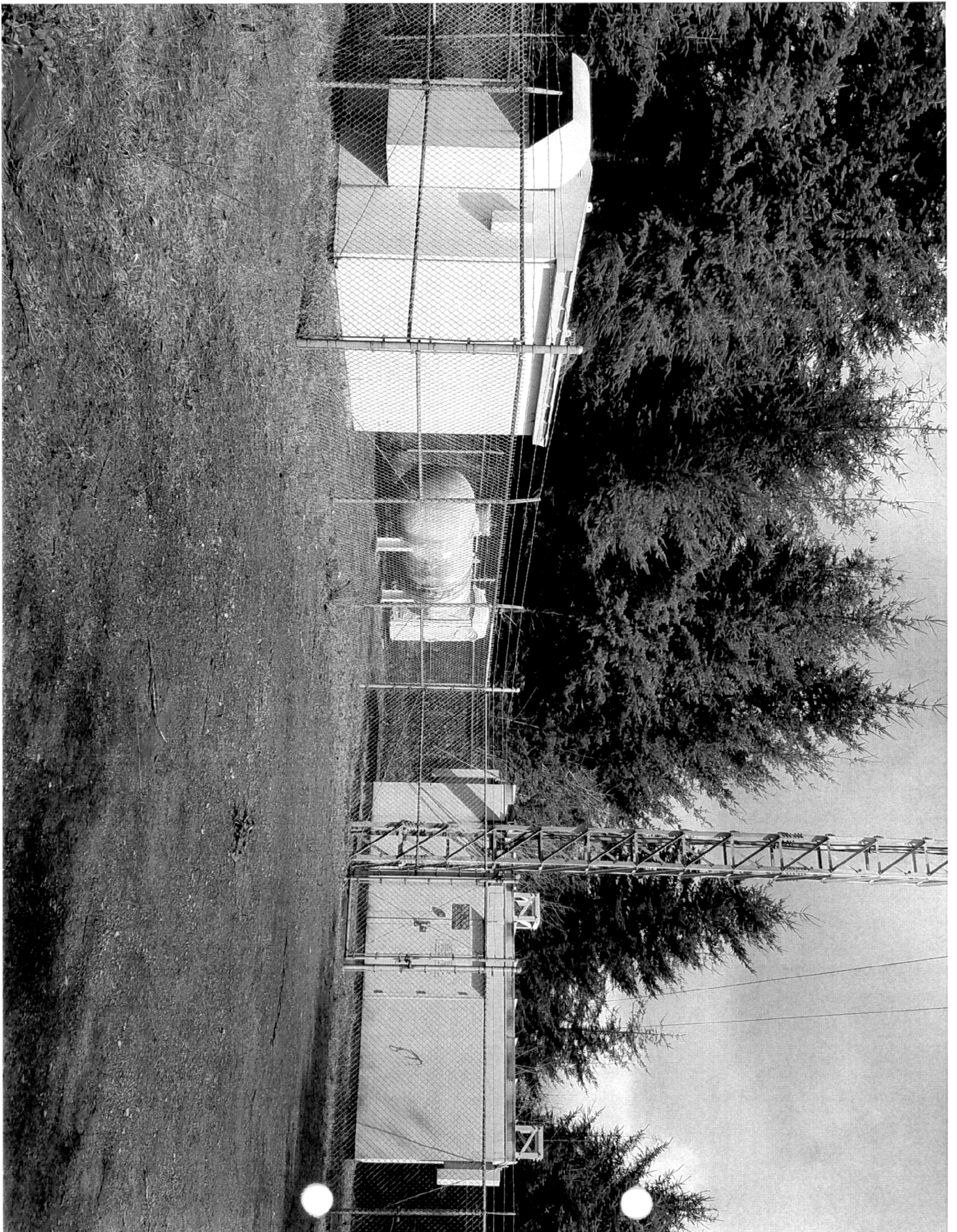
Nathaniel,

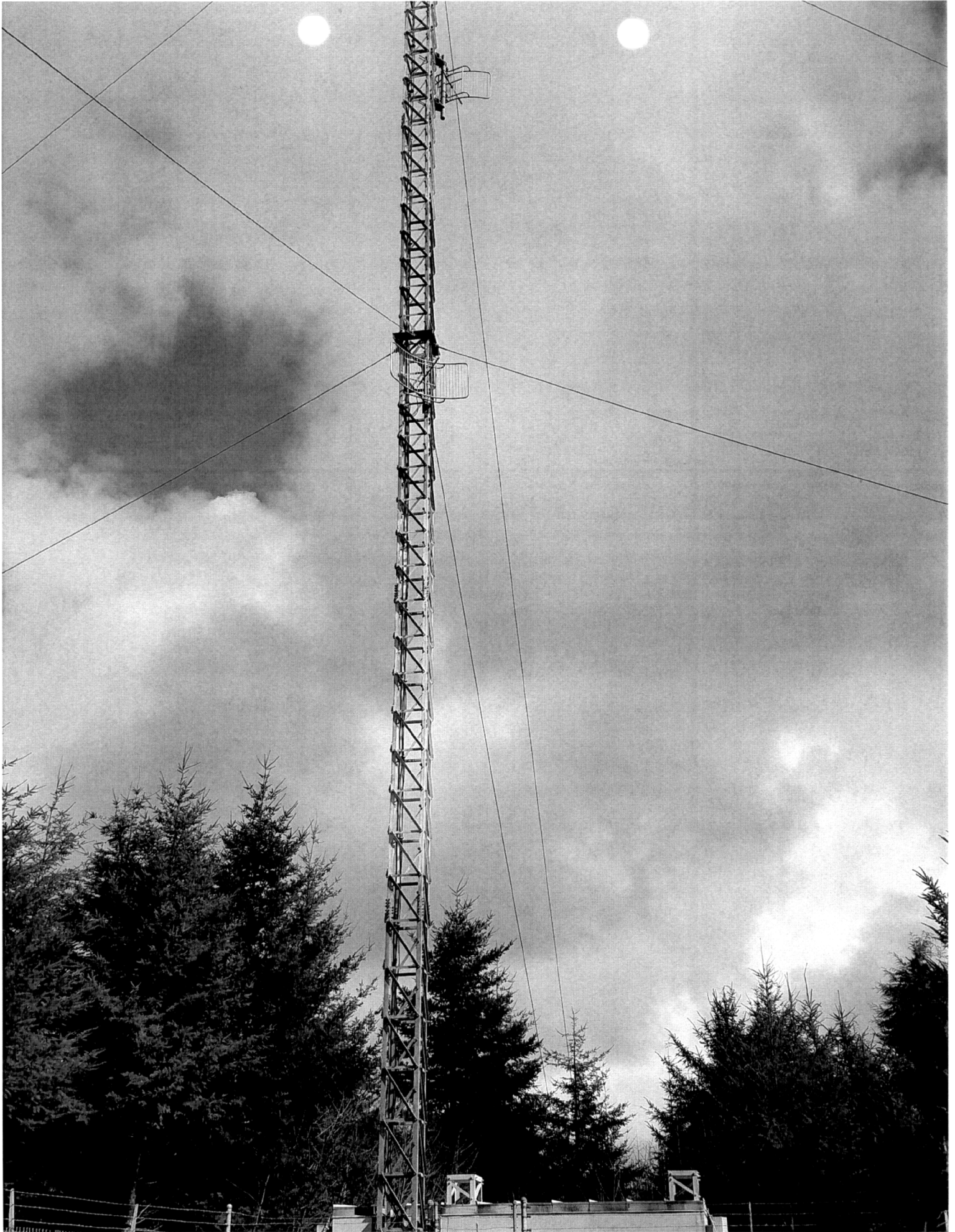
Please see attached.

Give me a call if you have any questions or concerns.

Thanks,

Les M Gilmore
Realty Specialist
Real Property Field Services





Gilmore,Les M (BPA) - TERR-3

From: Largo,Jay (BPA) - TPCV-TPP-4
Sent: Wednesday, May 15, 2019 9:15 PM
To: Tochihara,Tama K (BPA) - ECC-4; Gilmore,Les M (BPA) - TERR-3; Furey,Chris H (BPA) - ECT-4; Schmidt,Sunshine R (BPA) - ECC-4; Tipton,Katherine L (CONTR) - ECC-4
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY; Johnson,G Douglas (TFE)(BPA) - TSE-TPP-2; Jusupovic,Jana D (BPA) - TPCV-TPP-4
Subject: RE: Leneve Radio Site Env / Cult reviews

Chris and Tama: That's great news! Thanks!

Les M: Thank you for providing Tama with the details.

Jay Largo, P.E.

Electrical Engineer

Customer Service Engineering, TPCV-TPP-4

Bonneville Power Administration, D.O.E

Office: (360) 619-6443 | Cell: (b)(6) | Email: jrlargo@bpa.gov

From: Tochihara,Tama K (BPA) - ECC-4 <tktochihara@bpa.gov>
Sent: Monday, May 13, 2019 10:31 AM
To: Gilmore,Les M (BPA) - TERR-3 <imgilmore@bpa.gov>; Furey,Chris H (BPA) - ECT-4 <chfurey@bpa.gov>; Largo,Jay (BPA) - TPCV-TPP-4 <jrlargo@bpa.gov>; Schmidt,Sunshine R (BPA) - ECC-4 <srclark@bpa.gov>; Tipton,Katherine L (CONTR) - ECC-4 <kltipton@bpa.gov>
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY <glvassallo@bpa.gov>
Subject: RE: Leneve Radio Site Env / Cult reviews

Hi Les M,

That is great news. Coos County would be subject to ORS 358.653 which "...obligates state agencies and all political subdivisions of the state, including counties, cities, universities and school districts and taxing districts" to consult with the State Historic Preservation Office to avoid inadvertent impacts to historic properties for which they are responsible" (Oregon Revised Statute 358.653 Protection of Publicly Owned Historic Properties Fact Sheet, 2010).

Because of this, the sale will ultimately be **no adverse effect** for Section 106 for the built side of things.

Thank you,
Tama

TAMA TOCHIHARA

Historian | Environmental Planning & Analysis

BONNEVILLE POWER ADMINISTRATION

bpa.gov | P 503-230-3972 | C (b)(6) | E tktochihara@bpa.gov

From: Gilmore,Les M (BPA) - TERR-3
Sent: Monday, May 13, 2019 9:45 AM
To: Tochihara,Tama K (BPA) - ECC-4; Furey,Chris H (BPA) - ECT-4; Largo,Jay (BPA) - TPCV-TPP-4; Schmidt,Sunshine R

(BPA) - ECC-4; Tipton, Katherine L (CONTR) - ECC-4
Cc: Vassallo, Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site Env / Cult reviews

Hi Tama,

The party interested in purchasing the property is Coos County, which is who BPA acquired the property from in 1954. The intention is to use the radio site for the county sheriff's dispatch system.

Coos County's legal representative is the one that reached out to BPA regarding sale. I just called him to see how they intend to use the site. He was unsure, but he's checking with his contact at the sheriff's department to find out.

I'll let you know when I hear back from him.

Lesa Gilmore

Realty Specialist
Real Property Field Services
Dept. of Energy - Bonneville Power Administration
P.O. Box 3621/TERR-3
Portland, OR 97208-3621
Phone: (503) 230-4347 | Mobile: (b)(6)



 Please consider the environment before printing this e-mail

From: Tochiara, Tama K (BPA) - ECC-4
Sent: Friday, May 10, 2019 5:12 PM
To: Furey, Chris H (BPA) - ECT-4; Largo, Jay (BPA) - TPCV-TPP-4; Schmidt, Sunshine R (BPA) - ECC-4; Tipton, Katherine L (CONTR) - ECC-4
Cc: Vassallo, Gregory L (BPA) - TPCV-ALVEY; Gilmore, Lesa M (BPA) - TERR-3
Subject: RE: Leneve Radio Site Env / Cult reviews

Hi Jay,

For my part, the draft historic survey report on Leneve is complete, built in 1953, and is determined an eligible historic site. I will let Tipton speak to timelines for her part.

Can you tell me who the purchaser will be? Oregon has some state laws for protection of historic resources that are sold out of federal ownership, which could result in a no adverse effect (60 day timeline).

If the purchaser does not meet the requirements of the law we will have a couple of options.

If there are no plans to alter or demolish the resources after it's sold we could put some language in the deed of sale notifying the new owners of the site's historic status, and I believe this would also be no adverse effect (60 days).

If the purchaser chooses to not have the language in the deed, the sale will be an **adverse** effect that will require consultation for mitigation and a signed MOA to be negotiated with the OR State Historic Preservation Office (120 days or more).

Let me know if you have any questions.

Thanks!

Tama

From: Furey,Chris H (BPA) - ECT-4

Sent: Friday, May 10, 2019 4:07 PM

To: Largo,Jay (BPA) - TPCV-TPP-4; Schmidt,Sunshine R (BPA) - ECC-4; Tipton,Katherine L (CONTR) - ECC-4;

Tochihara,Tama K (BPA) - ECC-4

Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY; Gilmore,Lesa M (BPA) - TERR-3

Subject: RE: Leneve Radio Site Env / Cult reviews

Jay,

I would currently expect to complete a CX for the project about a month after the cultural review process is completed.

Thank you,

Chris

Christopher H. Furey

Bonneville Power Administration ECT-4

905 NE 11th Avenue, Portland, Oregon

503-230-3371

chfurey@bpa.gov

From: Largo,Jay (BPA) - TPCV-TPP-4

Sent: Friday, May 10, 2019 11:15 AM

To: Schmidt,Sunshine R (BPA) - ECC-4; Tipton,Katherine L (CONTR) - ECC-4; Tochihara,Tama K (BPA) - ECC-4;

Furey,Chris H (BPA) - ECT-4

Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY; Gilmore,Lesa M (BPA) - TERR-3

Subject: Leneve Radio Site Env / Cult reviews

Chris, Tama, Katherine

Touching base on this; how are your reviews going? Can you please provide estimated completion dates?

Thank you,

Jay Largo, P.E.

Electrical Engineer

Customer Service Engineering, TPCV-TPP-4

Bonneville Power Administration, D.O.E

Office: (360) 619-6443 | Cell: (b)(6) | Email: jlargo@bpa.gov

From: Largo,Jay (BPA) - TPCV-TPP-4

Sent: Wednesday, March 20, 2019 7:35 AM

To: Schmidt,Sunshine R (BPA) - ECC-4 <srclark@bpa.gov>; Tipton,Katherine L (CONTR) - ECC-4 <kltipton@bpa.gov>;

Tochihara,Tama K (BPA) - ECC-4 <tktochihara@bpa.gov>

Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY (<glvassallo@bpa.gov> <glvassallo@bpa.gov>); Furey,Chris H (BPA) - ECT-4

<chfurey@bpa.gov>; Gilmore,Lesa M (BPA) - TERR-3 <imgilmore@bpa.gov>

Subject: RE: Cultural Resources Requests - Item ID2789

Gilmore,Les M (BPA) - TERR-3

From: Largo,Jay (BPA) - TPCV-TPP-4
Sent: Friday, May 10, 2019 12:41 PM
To: Limpf,Lorinda L (BPA) - FRP-TPP-2; Becker II,Richard (BPA) - TEZ-MODA; Sharpe,Joseph C (BPA) - EP-4; Arant,Luke (BPA) - TERR-3; Kertzman,Kevin L (BPA) - NSL-IRC; Fredrickson,Rebecca E (BPA) - TSQR-TPP-2; Wright,Bradley A (BPA) - NWM-1; Yokota,Daniel R (BPA) - PSST-6; Hallar Jr,James J (BPA) - TPO-TPP-4; Anasis,John G (TFE) (BPA) - TOOP-DITT-2; Bell,Eric A (BPA) - TFB-DOB1; Grange,Katey C (BPA) - ECT-4; Ballou,Douglas W (BPA) - FAC-TPP-2
Cc: Jusupovic,Jana D (BPA) - TPCV-TPP-4; Johnson,Kelly G (BPA) - TPC-TPP-4; Vassallo,Gregory L (BPA) - TPCV-ALVEY; Johnson,G Douglas (TFE)(BPA) - TSE-TPP-2; Gilmore,Les M (BPA) - TERR-3
Subject: ACTION REQUIRED: SAC E-Vote for Proposed Leneve Radio Station Sale to Coos County
Attachments: 2019 LENEVE SAC MEMO FINAL 190506.doc
Importance: High

Good afternoon everyone,

You are all receiving this email as voting members for the Sales and Acquisitions Committee (SAC).

Attached below is the **Sales** proposal for the sale of Bonneville assets to Coos County:

[Bonneville would sell to Coos County the following transmission assets:](#)

Bonneville Owned Assets

- Leneve Radio Station

The SAC MEMO is attached to this email and is also posted on the [Sales and Acquisition Sharepoint Site](#), at this specific link: [Leneve Radio Site SAC Documents](#)

Along with the SAC Memo, additional information regarding the **Sale** proposal is attached on the SharePoint site:

1. SAC Memo
2. Letter of Intent
3. Book Value
4. Equipment List
5. Photos
6. Environmental

Financial Summary

| | |
|-----------------|----------|
| Equipment Value | \$2,725 |
| Land Value | \$22,707 |

United States Government

Department of Energy
Bonneville Power Administration

memorandum

DATE: May 6, 2019

REPLY TO
ATTN OF: TPCV-TPP-4

SUBJECT: Proposed Sale of Bonneville Power Administration's (BPA's) Leneve Radio Station (Leneve) to Coos County.

to: Sales and Acquisition Committee

BACKGROUND

In response to a request from Coos County, I am asking the Sales and Acquisition Committee to review and approve the sale of BPA's Leneve radio station (Leneve). BPA no longer has any need for Leneve nor is there any anticipated future need for this communications site. The sale of Leneve would provide Coos County with building space, back-up generation, and radio tower facilities that they are in need of for current communication expansion projects. This opportunity also allows Coos County to benefit from existing, unused infrastructure. BPA has indicated to Coos County it is willing to consider the sale if Coos County would waive the requirement for BPA to remove any of the existing facilities, thus saving BPA considerable transportation and disposal costs.

The Leneve site would be an important link in Coos County's radio transmission network for law enforcement and public safety. Coos County would like to use the site for the relocation of Sheriff's radio transmission equipment, the relocation of amateur radio equipment for Amateur Radio Emergency Services (ARES) and Radio Amateur Civil Emergency Services (RACES) programs, emergency communications, and as a new site for statewide public safety use.

SALE FACILITIES AT LENEVE RADIO STATION

BPA Owned Assets

All the BPA owned assets listed below are hereinafter referred to as the "Facilities" and are included in the sale:

- Radio Building – 10'6" x 20' (outside dimensions), concrete slab, walls & roof: 2" thick (0.080 Aluminum exterior, 1/4" hardboard interior, polyurethane foam filled), Installed 01/01/1953, Original cost \$9,493
- Fence – Chain link intact
- Engine Generator – ONAN, 12.5KW, BPA # G-206, Model # RJC-3R, Serial # B860798832E, 1197 Hrs.
- Transfer Switch – 240VAC, 125A
- EG Building – 8' x 12', concrete slab, Aluminum walls & roof (3/12') thick
- Propane Tank – 2000 gal, 3/4' fuel line, 15' from EG building
- Antennas – four antennas, SCALA PARAFLECTOR, (2 - PR-450U; 1- PR-900)
- Tower – 121' tall, GUYED, 2' SQ.

| | |
|--|----------------------------|
| Total Book Value | \$25,432 |
| Replacement cost (est.) | \$275,378 |
| Avoided cost of retiring/removing (est.) | \$40,000 |
| Avoided O&M Costs | \$18,000/year |
| Recommended negotiating range | \$25,432 - \$50,000 |

Please using the voting button at the top of this email and provide your feedback/approval/questions by **COB**
Friday May 24th, 2019.

I appreciate everyone's votes and feedback in advance and if you have any questions please let me know.

Thank you,

Jay Largo, P.E.

Electrical Engineer

Customer Service Engineering, TPCV-TPP-4

Bonneville Power Administration, D.O.E

Office: (360) 619-6443 | Cell: (b)(6) | Email: jrlargo@bpa.gov

- 0.13 AC of land, that is BPA owned in fee

The Following are benefits of the sale to BPA

- BPA would no longer be responsible for O&M on the Facilities as well as ongoing charges for leases, electricity, and propane.
- BPA would not be responsible for retirement and disposal costs associated with the Facilities, which are estimated to be \$40,000.
- BPA would no longer be responsible for any capital replacement and upgrade costs associated with the Facilities.
- BPA would not incur any loss of transmission revenues as a result of the sale of the Facilities.

The Following are benefits of the sale to Coos County

- Coos County would save on construction, operation and maintenance costs by using existing infrastructure at Leneve instead of building a new radio site for its needs.
- Coos County would have more control over future expansion projects at Leneve when they purchase the Facilities.
- Coos County would save on existing propane fuel costs located at Leneve when purchasing the Facilities.
- Coos County would gain an important link in their radio transmission network for law enforcement and public safety. Also, Coos County would like to use the site for the relocation of Sheriff's radio transmission equipment, the relocation of amateur radio equipment for ARES/RACES emergency communications, and as a new site for statewide public safety use.
- Coos County would have O&M control over the Facilities.

DECISION CRITERIA FOR THE SALE OF BPA FACILITIES

- **Safety**
The sale of the Facilities would not adversely affect the safety of BPA employees, its customers, or the public.

- **Reliability**
The sale of the Facilities would not adversely affect BPA's ability to meet its reliability criteria and provide reliable quality service to BPA customers.
- **Transfer Service**
The sale of the Facilities would not adversely affect BPA's transfer service costs.
- **Customer Service**
This sale of the Facilities would be consistent with BPA's desire to dispose of a retired BPA communications site and unneeded BPA property.
- **Environment**
The execution of the proposed Sale is contingent on completion of BPA's environmental review process under the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), if applicable, as EP and EC shall determine. The Sale may only be completed once the NEPA environmental review has been completed and it has been determined that there is no evidence of conditions indicative of releases and threatened releases of hazardous substances or petroleum products on, at, in, or to the subject property. In the event any cultural or environmental liabilities, minimization, or mitigation measures are identified through either of the NEPA, NHPA, or CERCLA reviews, the current SAC memo shall become null and void, and a new SAC Memo and E-vote must occur to include new considerations regarding the identified environmental consideration, cost, or timeline.
- **Economic/Financial Analysis**
The sale of the Facilities to Coos County would allow BPA to eliminate significant O&M, removal, transportation, and disposal costs.
 1. **Annual O&M** - Costs associated with the annual operations and maintenance of the Facilities is estimated to be \$18,000. Consisting of \$8,000 in estimated personnel costs, based on the average preventative and corrective maintenance wages, an additional \$5,000 for the maximum parts costs used during Preventative or Corrective maintenance (estimated from audit data), and another \$5,000 for yearly electrical service, and propane refueling costs. These costs would be eliminated when BPA sells the Facilities.
 2. **Annual loss savings** - No transmission line losses associated with the sale of the Facilities.
 3. **Cost of sale** - The only cost associated with the sale would be the personnel cost for an environmental review, the cost of the negotiation team, and the cost of preparing the documents to transfer ownership of Leneve.
 4. **Book value of assets to be sold** – Given that the useful/asset life cycle for the Facilities is only 15 years, the depreciated book value is \$2,725 and the 0.13 acres of land has a fair market valuation of \$22,707 for a total combined value of \$25,432.
 5. **Retirement/removal of the Facilities** - If the Facilities was not sold, the Facilities would need to be dismantled and removed at an approximate cost of \$40,000. However,

if BPA sells the Facilities to Coos County then BPA avoids this retirement and removal cost.

6. **Replacement cost for the Facilities** - If BPA was to acquire and construct the Leneve radio site today, the replacement cost would be estimated at \$275,378. At the Leneve radio site, BPA owns the land and has easement rights for the access road and beam paths. The replacement cost also includes the current estimated market value for the land at Leneve.

- **Alternatives Considered**

If BPA chooses to not sell the Facilities, it would cost BPA an estimated \$40,000 to remove all the equipment at Leneve. This alternative is not cost effective to BPA.

- **Business Strategy**

The sale of the Facilities means less O&M responsibilities for BPA maintenance crews and it maintains good relations with Coos County in order for them to potentially continue purchasing other BPA radio stations that BPA no longer needs.

- **Recommendation**

Based on the economic analysis, it is recommended that BPA sell the Facilities at Leneve to Coos County with a negotiating price range between the book value of \$25,432 and \$50,000. This price range takes into account the elimination of BPA's responsibilities to dismantle, remove and dispose of the Facilities at Leneve if BPA were to abandon the radio site.

Recommended by:

Kelly G. Johnson
Manager
Customer Service Engineering

cc:

D. Johnson – TSE/TPP-2
K. Johnson – TPC/TPP-4
G. Vassallo – TPCV/Alvey
J. Largo – TPCV/TPP-4
J. Jusupovic – TPCV/TPP-4
L. Gilmore – TERR-3
L. Limpf – FRP/TPP-2
Official File – ECT-4
Customer File – TM/OPP-2
Customer File - TPC/TPP-4

| Description | Qty. | BPA Equip. Numbers | Position | Installed Cost (IC) | Year Installed (YI) | Age of the Equipment | Life Expectancy (LE) | IC/LE | Current Year(FY) - YI = Years of Good (YG) | LE - YG | Book Value |
|-------------|------|--------------------|----------|---------------------|---------------------|----------------------|----------------------|-------|--|---------|------------|
|-------------|------|--------------------|----------|---------------------|---------------------|----------------------|----------------------|-------|--|---------|------------|

Outdoor Equipment

| | | | | | | | | | | | |
|-------------------------------|--|--|----------------------|----------|------|------|----|---------|----|---|----------------|
| Microwave Antenna/Tower/Other | | | LENEVE RADIO STATION | \$5,110 | 2012 | 2012 | 15 | \$341 | 7 | 8 | \$2,725 |
| Fiber Terminal/Multiplex Eqp | | | LENEVE RADIO STATION | \$68,009 | 2005 | 2005 | 15 | \$4,534 | 14 | 1 | \$4,534 |
| | | | | | | | | | | | \$7,259 |

Land \$22,707

Book Value \$29,966

Minus Fiber Terminal/Multiplex Eqp - no longer at Leneve
 \$25,432
 4/25/2019 GLV

4/24/19 JRL

Hi Lesa,

Thank you for the clarification! We will use 0.13 acres in the SAC Memo. I think we have everything we need now to update the SAC memo. The next steps are:

1. Greg will update the 2010 SAC memo
2. Jay will review/edit the new SAC memo
3. Jana Jusupovic will review/comment and Jay will address any concerns
4. Kelly Johnson will give a final review of the SAC memo.
5. SAC memo will go out for E-vote.

We cannot discuss a price with the customer until AFTER the SAC Committee approves the price negotiating range, but the book value is \$29,966 and the Memo will be asking for a negotiating range of \$30k-40k. So I would estimate maybe 3 weeks until we can discuss price with Coos County. But it depends on Greg, Jana, and Kelly's schedules as well. Mind you all 4 of us are in a 3-day long conference next week.

Greg: How soon do you think you have the SAC Memo updated?

Thanks,
-Jay

From: Gilmore, Lesa M (BPA) - TERR-3
Sent: Wednesday, April 24, 2019 4:20 PM
To: Largo, Jay (BPA) - TPCV-TPP-4
Subject: RE: 19-0091 Leneve Radio Site Valuation

75 x 75, approx. .13 acres. The breakdown is explained in #21 at the bottom of the waiver. If we sell the land as a radio site, specifically, recent acquisitions within BPA indicate the value would likely be over \$100K.

As a piece of land alone, on the open market, it has little value due to potential uses. Development for anything else would be cost prohibitive and since the parcel is so small, undesirable. That being said, if we were to sell the property to anyone other than the county, we would want to sell it with the access road easement, so I valued that as well, thus .80 acres.

I'll be in the office tomorrow if you have any questions. Your timing is spot on, they sent me an email this morning asking if we have completed our process yet. They seem extremely interested. Do you have an idea when we will be ready to talk price?

Sent from Workspace ONE Boxer

On Apr 24, 2019 1:57 PM, "Largo, Jay (BPA) - TPCV-TPP-4" <jrlargo@bpa.gov> wrote:
Hi Lesa,

Can you please clarify the size of the fee owned land we would be selling at Leneve Radio Site? The waiver says 0.80 acres, but the previous SAC memo said 0.13 acres. What is the actual size of the fee owned land we would be selling?

Thanks,
-Jay

From: Gilmore, Lesa M (BPA) - TERR-3
Sent: Thursday, March 28, 2019 5:22 PM
To: Largo, Jay (BPA) - TPCV-TPP-4
Cc: Vassallo, Gregory L (BPA) - TPCV-ALVEY
Subject: 19-0091 Leneve Radio Site Valuation

Hi Jay,

Attached is the Waiver Valuation for the Leneve Radio Site. I wanted to point out a few things that may or may not make a difference. The first is that if I include the beam path in the valuation, the final value is considerably higher, \$198,513, which is not as high as the replacement value assigned to this site in 2010, but the last radio site acquisition I am aware of was in 2014 in Goldendale WA. BPA paid \$131,000 for the 0.17 acre communication site.

All of that aside, we acquired our rights in a single document, fee title for the land with beam path and road easements. I think it bears consideration that if Coos County is the buyer, essentially, the easements are encumbering property they already own. While that doesn't necessarily negate either easements value from anyone else's point of view, I'm not sure it would be accurate to assume they would be interested in paying full price to buy back easements they granted to BPA.

Let me know if you need anything else at this point. I told their contact we would try to get back to them within the month. Do you think we will be able to discuss a price with them within the next few weeks?

Lesa Gilmore

Realty Specialist
Real Property Field Services
Dept. of Energy - Bonneville Power Administration
P.O. Box 3621/TERR-3
Portland, OR 97208-3621
Phone: (503) 230-4347 | Mobile: (b)(6)



 Please consider the environment before printing this e-mail

Gilmore,Lesa M (BPA) - TERR-3

From: Limpf,Lorinda L (BPA) - FRP-TPP-2
Sent: Friday, April 26, 2019 6:56 AM
To: Largo,Jay (BPA) - TPCV-TPP-4
Cc: Jusupovic,Jana D (BPA) - TPCV-TPP-4; Vassallo,Gregory L (BPA) - TPCV-ALVEY; Gilmore,Lesa M (BPA) - TERR-3
Subject: RE: 19-0091 Leneve Radio Site Valuation
Attachments: Leneve Radio Station - 40000118.xlsx

I've added the updated investment below the original.

Thank you,
Lorinda

From: Largo,Jay (BPA) - TPCV-TPP-4
Sent: Thursday, April 25, 2019 12:49 PM
To: Limpf,Lorinda L (BPA) - FRP-TPP-2
Cc: Jusupovic,Jana D (BPA) - TPCV-TPP-4; Vassallo,Gregory L (BPA) - TPCV-ALVEY; Gilmore,Lesa M (BPA) - TERR-3
Subject: FW: 19-0091 Leneve Radio Site Valuation
Importance: High

Hi Lorinda,

We are preparing for a proposed sale of Leneve Radio Site. Peoplesoft still shows an investment in **Fiber Terminal/Multiplex Eqp** but that equipment has already been removed. Can/should you update Peoplesoft, and then I will update the book value?

Please advise.

Thanks,
-Jay

From: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Sent: Thursday, April 25, 2019 10:57 AM
To: Largo,Jay (BPA) - TPCV-TPP-4
Cc: Jusupovic,Jana D (BPA) - TPCV-TPP-4; Gilmore,Lesa M (BPA) - TERR-3
Subject: RE: 19-0091 Leneve Radio Site Valuation

Jay,

Here is the updated **DRAFT SAC** memo for your review. Also, I noted on the book value it included "Fiber Terminal/Multiplex Eqp" that has been removed a long time ago.

Greg

From: Largo,Jay (BPA) - TPCV-TPP-4
Sent: Thursday, April 25, 2019 9:49 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Vassallo,Gregory L (BPA) - TPCV-ALVEY
Cc: Jusupovic,Jana D (BPA) - TPCV-TPP-4
Subject: RE: 19-0091 Leneve Radio Site Valuation

Gilmore,Lesa M (BPA) - TERR-3

From: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Sent: Friday, March 8, 2019 8:40 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Coulombe,Dale A (BPA) - TFE-ALVEY
Cc: Barrett,Patrick D (BPA) - TFEC-ALVEY; Crosby,Andy M (BPA) - TFEP-NORTH BEND; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Jones,Donald L (BPA) - TFEV-ALVEY; Largo,Jay (BPA) - TPCV-TPP-4
Subject: FW: Leneve Radio Site

It looks like we have the go-ahead to dispose of the Leneve (Beaver Hill) site.

From: Dodge,Joshua C (BPA) - TPMC-OPP-3
Sent: Thursday, March 07, 2019 3:34 PM
To: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Cc: C&C Planning Group
Subject: RE: Leneve Radio Site

TPMC does not see any future need for this site.

From: Cutter,Jeffrey A (BPA) - TPMC-OPP-3 <jacutter@bpa.gov>
Sent: Thursday, March 7, 2019 10:27 AM
To: C&C Planning Group <C&CPlanningGroup@BPASite1.bpa.gov>
Subject: FW: Leneve Radio Site

Can we discuss in brainstorm?

From: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Sent: Thursday, March 07, 2019 10:24 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Coulombe,Dale A (BPA) - TFE-ALVEY; Largo,Jay (BPA) - TPCV-TPP-4; Idowu,Ayodele O (BPA) - TPMC-OPP-3; Ah Choy,Christopher G (BPA) - TPMC-OPP-3; Cutter,Jeffrey A (BPA) - TPMC-OPP-3
Cc: Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND; Barrett,Patrick D (BPA) - TFEC-ALVEY; Jones,Donald L (BPA) - TFEV-ALVEY
Subject: RE: Leneve Radio Site

In the attached email Jeff Cutter, TPMC, stated that he is "concerned about BPA giving up sites that we can never recover". I don't know if TPMC has changed their mind.

From: Gilmore,Lesa M (BPA) - TERR-3
Sent: Wednesday, March 06, 2019 10:05 AM
To: Coulombe,Dale A (BPA) - TFE-ALVEY; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

Hi Dale,

I wish I could answer that question, but the decision occurred before the file was ever assigned to me. I've gone through everything I received, but other than an internal TERR email between Supervisory management and Joan Kendall stating that BPA did not want to sell the property, there is nothing referring to who made the decision. There is a later email stating the decision was made by Facilities Management, but it still doesn't provide a name.

Gilmore,Lesa M (BPA) - TERR-3

From: Reyna,Joel V (BPA) - TFEL-NORTH BEND
Sent: Wednesday, March 6, 2019 12:42 PM
To: Coulombe,Dale A (BPA) - TFE-ALVEY; Gilmore,Lesa M (BPA) - TERR-3; Largo,Jay (BPA) - TPCV-TPP-4; Crosby,Andy M (BPA) - TFEP-NORTH BEND; Barrett,Patrick D (BPA) - TFEC-ALVEY; Barrett,Patrick D (BPA) - TFEC-ALVEY
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

This site has no impact on Operations. Just a couple thoughts though. BPA has been talking about replacing its mobile radio network for several years. Not sure if Leneve will have a part in that plan. Also, there's a 2,000 gallon propane tank that's been sitting there for many years which poses a liability for BPA. Last I recall, it has about 1,600 gallons of propane still in it. I continue to report it annually on the Emergency and Hazardous Chemical Inventory required for EPCRA (Emergency Planning Community Right to Know) to the Office of State Fire Marshall. It would be nice for the tank to be removed. Not sure if the generator is still there for use elsewhere.

Joel

From: Coulombe,Dale A (BPA) - TFE-ALVEY
Sent: Wednesday, March 06, 2019 11:47 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND; Barrett,Patrick D (BPA) - TFEC-ALVEY; Barrett,Patrick D (BPA) - TFEC-ALVEY
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

My preference would be to sell the property. I'm including Patrick the PSC District Engineer in this email string for his opinion.

From: Gilmore,Lesa M (BPA) - TERR-3
Sent: Wednesday, March 06, 2019 10:05 AM
To: Coulombe,Dale A (BPA) - TFE-ALVEY; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

Hi Dale,

I wish I could answer that question, but the decision occurred before the file was ever assigned to me. I've gone through everything I received, but other than an internal TERR email between Supervisory management and Joan Kendall stating that BPA did not want to sell the property, there is nothing referring to who made the decision. There is a later email stating the decision was made by Facilities Management, but it still doesn't provide a name.

The gentleman from the county that has contacted me now is interested in purchasing the property if BPA would like to sell it, but he's also emphasized their desire to acquire it as inexpensively as possible.

Lesa

From: Coulombe,Dale A (BPA) - TFE-ALVEY
Sent: Wednesday, March 06, 2019 9:37 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND;

Waiver Valuation Calculation Spreadsheet

Project Information

1. TER ID: 19-0091 2. Work Order # 488184

3. Project Title: Leneve Radio Site Disposal

Subject Information

4. Tract ID: LNEV RS 5. Lead Tract ID: LNEV RS 6. ARAR/LAR Published date: N/A

7. Right of way length: 2083 8. Right of way Width: 14 9. Square Feet: 29162

7a. Parcel length: 75 8a. Parcel Width: 75 9. Square Feet: 5625

10. Acreage(s): 0.80

11. S/T/R: Sec 24 T27S R14W WM 12. State: Oregon 13. County: Coos

14. Larger parcel County ID #: N/A 15. Property type: Radio Site 16. Larger Parcel acreage(s): NA

17. Rights taken: Fee owned parcel and access road easement 18. Type of Disposal: Fee owned parcel and access road easement

Calculations

| 19. Property to be acquired | | 20. Comparable Properties | COMP 1 | COMP 2 | COMP 3 | COMP 4 |
|-----------------------------|---------------|---------------------------|--------------|-------------|-------------|-------------|
| | | | County/State | Coos, OR | Coos, OR | Coos, OR |
| Highest & Best Use | Radio Site | Parcel # | 103 | 4500 | 1000 | 5300 |
| | | Highest & Best Use | Zone UR-2 | Zone LI | Zone F | Zone UR-2 |
| Size | .80 Acres | Sales Price | \$44,000.00 | \$37,500.00 | \$10,000.00 | \$9,800.00 |
| Price per XX (select) | x \$48,835.00 | Total XX (select) ÷ | 2.02 | 0.42 | 0.24 | 0.23 |
| % of XX | x 0.80 | Value Range | | | | |
| Value of the disposal | = \$22,707.00 | Sales Price (select) = | \$21,782.18 | \$89,285.71 | \$41,666.67 | \$42,608.70 |

21. Notes/Justification:

Land asset disposal includes an access road, beam path easement and a small fee owned parcel acquired from Coos County in 1954 for \$200. Based on shared use, non-exclusive access road easement valued at 50% of land value for a total of \$16,359. Land value, based on comparable sales of small parcels in the area indicates a fee title value of \$6,348. Beam paths easements encumbering approximately 3.6 acres were not included in this valuation.

It should be noted that this valuation is based on land only. None of the subject parcels used for valuation are currently being used as radio sites.

22. Just Compensation: \$22,707.00

23. Date: 3/28/2019

24. Prepared By: Lesla Gilmore

Gilmore,Lesa M (BPA) - TERR-3

From: Coulombe,Dale A (BPA) - TFE-ALVEY
Sent: Wednesday, March 6, 2019 11:47 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND; Barrett,Patrick D (BPA) - TFEC-ALVEY; Barrett,Patrick D (BPA) - TFEC-ALVEY
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

My preference would be to sell the property. I'm including Patrick the PSC District Engineer in this email string for his opinion.

From: Gilmore,Lesa M (BPA) - TERR-3
Sent: Wednesday, March 06, 2019 10:05 AM
To: Coulombe,Dale A (BPA) - TFE-ALVEY; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

Hi Dale,

I wish I could answer that question, but the decision occurred before the file was ever assigned to me. I've gone through everything I received, but other than an internal TERR email between Supervisory management and Joan Kendall stating that BPA did not want to sell the property, there is nothing referring to who made the decision. There is a later email stating the decision was made by Facilities Management, but it still doesn't provide a name.

The gentleman from the county that has contacted me now is interested in purchasing the property if BPA would like to sell it, but he's also emphasized their desire to acquire it as inexpensively as possible.

Lesa

From: Coulombe,Dale A (BPA) - TFE-ALVEY
Sent: Wednesday, March 06, 2019 9:37 AM
To: Gilmore,Lesa M (BPA) - TERR-3; Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Crosby,Andy M (BPA) - TFEP-NORTH BEND
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

Hi Lesa – who informed you of BPA's intention not to sell the site back in 2016?

From: Gilmore,Lesa M (BPA) - TERR-3
Sent: Tuesday, March 05, 2019 4:41 PM
To: Largo,Jay (BPA) - TPCV-TPP-4; Reyna,Joel V (BPA) - TFEL-NORTH BEND; Coulombe,Dale A (BPA) - TFE-ALVEY; Crosby,Andy M (BPA) - TFEP-NORTH BEND
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Leneve Radio Site

They are asking again if BPA wants to move forward. Please provide an initial response as soon as possible regarding your interest in the 10 year lease with or without an option or a possible sale of the Leneve site.

Gilmore,Lesa M (BPA) - TERR-3

From: Gilmore,Lesa M (BPA) - TERR-3
Sent: Monday, February 25, 2019 12:41 PM
To: Nathaniel Greenhalgh-Johnson
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY; Gabriel Fabrizio
Subject: RE: Coos County Beaver Hill Cell Tower Site

Thanks Nathaniel, no problem, it happens often!

The lease option was offered to Mr. Stuchlik, but we never discussed terms. If you are interested in moving forward, I'll engage the appropriate internal contacts to work out preliminary terms.

Lesa

From: Nathaniel Greenhalgh-Johnson [mailto:njohnson@co.coos.or.us]
Sent: Monday, February 25, 2019 12:27 PM
To: Gilmore,Lesa M (BPA) - TERR-3
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY; Gabriel Fabrizio
Subject: [EXTERNAL] RE: Coos County Beaver Hill Cell Tower Site

Thanks Lesa. I apologize for getting your name wrong in the email below.

I understand that Coos County does have an interest in a lease/lease option. Of course, that would all be dependent on the terms. I'm copying Captain Gabe Fabrizio, who is working on this for the Coos County Sheriff's Office. He can correct me if I am wrong.

Was the 10 year lease with a purchase option offered to Coos County or another party?

Thanks,

Nathaniel Greenhalgh-Johnson
County Counsel
Coos County Office of Legal Counsel
250 N. Baxter St., Coquille, OR 97423
Phone: (541) 396-7693
Fax: (541) 396-1012

From: Gilmore,Lesa M (BPA) - TERR-3 [mailto:imgilmore@bpa.gov]
Sent: Monday, February 25, 2019 11:53 AM
To: Nathaniel Greenhalgh-Johnson
Cc: Vassallo,Gregory L (BPA) - TPCV-ALVEY
Subject: RE: Coos County Beaver Hill Cell Tower Site

Hi Nathaniel,

I had this filed under our site name, so Beaver Hill did not sound familiar, sorry!

In 2016, BPA asset management reviewed a purchase request for our Leneve radio site and determined that there was no current interest in selling, but they did offer a 10 year lease with a purchase option at the end of the lease period if BPA had not identified plans to use the site by then. Would Coos County be interested in a lease option?

Thank you!

From: Gilmore, Lesa M (BPA) - TERR-3
Sent: Tuesday, February 26, 2019 12:44 PM
To: Largo, Jay (BPA) - TPCV-TPP-4; Reyna, Joel V (BPA) - TFEL-NORTH BEND; Coulombe, Dale A (BPA) - TFE-ALVEY; Crosby, Andy M (BPA) - TFEP-NORTH BEND
Cc: Vassallo, Gregory L (BPA) - TPCV-ALVEY; Hensley, Stacie R (BPA) - TERR-3
Subject: Leneve Radio Site

Hi All,

In 2011 BPA considered selling the Leneve radio site to the state police department as part of the Oregon Wireless Interoperability Network for \$45K, but they didn't agree with BPA's price. ODF contacted realty again in 2016 to purchase the site in joint ownership with the County, but at that time, I was told that BPA did not want to liquidate the site any longer. We would however lease it for 10 years with a purchase option at the end in the event BPA didn't have another use for the property at that time. ODF and the County did not pursue the lease with an option.


Now Greg and I have been contacted by Coos County again asking to purchase the site. I told them I would check on availability and also asked if they would be interested in the 10 year lease with an option. They are interested in both, but again, they have expressed their desire to pay as little as possible. I wanted to reach out to you all to see if A) BPA remains uninterested in disposing of the Leneve site and B) BPA is still interested in leasing the Leneve site to Coos County for 10 years. .

Thanks in advance for your input.

Lesla Gilmore

Realty Specialist
Real Property Field Services
Dept. of Energy - Bonneville Power Administration
P.O. Box 3621/TERR-3
Portland, OR 97208-3621
Phone: (503) 230-4347 | Mobile: (b)(6)



 Please consider the environment before printing this e-mail

Lesa Gilmore

Realty Specialist
Real Property Field Services
Dept. of Energy - Bonneville Power Administration
P.O. Box 3621/TERR-3
Portland, OR 97208-3621
Phone: (503) 230-4347 | Mobile: (b)(6)



 Please consider the environment before printing this e-mail

From: Nathaniel Greenhalgh-Johnson [mailto:njohnson@co.coos.or.us]
Sent: Monday, February 25, 2019 11:11 AM
To: Gilmore, Lesa M (BPA) - TERR-3
Subject: [EXTERNAL] RE: Coos County Beaver Hill Cell Tower Site

Thank you Lisa. I look forward to your response.

Nathaniel Greenhalgh-Johnson
County Counsel
Coos County Office of Legal Counsel
250 N. Baxter St., Coquille, OR 97423
Phone: (541) 396-7693
Fax: (541) 396-1012

From: Gilmore, Lesa M (BPA) - TERR-3 [mailto:imgilmore@bpa.gov]
Sent: Monday, February 25, 2019 11:13 AM
To: Nathaniel Greenhalgh-Johnson
Subject: RE: Coos County Beaver Hill Cell Tower Site

Hi Nathaniel,

I am the Realty Specialist representing the North Bend district, which includes Coos County, but I am not familiar with the Beaver Hill site. I will need to do some research before we discuss it further.

I'll be back in touch shortly.

Lesa Gilmore

Realty Specialist
Real Property Field Services
Dept. of Energy - Bonneville Power Administration
P.O. Box 3621/TERR-3
Portland, OR 97208-3621
Phone: (503) 230-4347 | Mobile: (b)(6)



 Please consider the environment before printing this e-mail

From: Nathaniel Greenhalgh-Johnson [mailto:njohnson@co.coos.or.us]
Sent: Monday, February 25, 2019 10:38 AM
To: Gilmore, Lesa M (BPA) - TERR-3
Subject: [EXTERNAL] FW: Coos County Beaver Hill Cell Tower Site

See email below. Unfortunately, I typed your email address in incorrectly the first time.

Thanks,

Nathaniel Greenhalgh-Johnson
County Counsel
Coos County Office of Legal Counsel
250 N. Baxter St., Coquille, OR 97423
Phone: (541) 396-7693
Fax: (541) 396-1012

From: Nathaniel Greenhalgh-Johnson
Sent: Monday, February 25, 2019 10:39 AM
To: 'glvassallo@bpa.gov'; 'imgilmore@bpa.gov'
Cc: Gabriel Fabrizio
Subject: Coos County Beaver Hill Cell Tower Site

All:

This may be a blast from the past, but I'm the County Counsel for Coos County and I have been approached regarding the potential for Coos County to acquire a cell tower site in Coos County that is apparently owned by BPA. Looking through my files here in my office, it appears that this matter was previously discussed between both of you and an attorney who no longer works here – Steve Stuchlik.

Just to refresh your memory, the property in question is located on Beaver Hill in Coos County, Oregon. It is identified as Map # 27S14W00, Parcel # 1400, Tax Account # 765101. Please let me know if you are aware of whether BPA would be open to Coos County acquiring this land. Also, if there is someone else with whom I should be corresponding, please direct me to that individual.

Thanks,

Nathaniel Greenhalgh-Johnson
County Counsel
Coos County Office of Legal Counsel
250 N. Baxter St., Coquille, OR 97423
Phone: (541) 396-7693
Fax: (541) 396-1012

U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION
Land Disposal Request

DATE: NOV 13 2019

ORIGINAL TRACT ID.: LNEV-RS
LNEV-SAR
LNEV-BP
LNEV-GA

REQUESTED BY: Lesa Gilmore

PARCEL NO.:

CASE NUMBER: 20190175

REFERENCE DRAWINGS: 49859

TER-ID: 19-0091

| | | | | | |
|--|-----------------|--------------------|-------------------|---------------------|--------------------|
| GRANTEE: Coos County | | | | | |
| STATE: Oregon | COUNTY: Coos | SECTION: 24, 25 | TOWNSHIP: 27 S | RANGE: 14 W | MERIDIAN: WM |
| DESIGN NAME OF LINE OR FACILITY: Leneve Radio Station | | | | | DESIGN MILE N/A |
| FROM SURVEY STATION: | | TO SURVEY STATION: | | RIGHT-OF-WAY WIDTH: | |

NARRATIVE: This LDR supersedes the above listed tracts, dated October 3, 2019, due to a change in the legal description.

Total release of Bonneville Power Administration (BPA) Tract ID's LNEV-RS (Fee), LNEV-BP, LNEV-SAR and LNEV-GA to support sale of site to Coos County.

Copy of BPA Drawing Serial No. 49859 is attached.

PREPARED BY: ^{WCL}WCLynch:kny ^{YDV}

CHECKED BY: [REDACTED] 11/12/19

[REDACTED]
MAPPING & SURVEYING ACCEPTING OFFICIAL
BY: Frank O. Mifflin
DATE: 11/13/2019

11/13/2019
kny

VOID

**SUPERSEDED BY
REVISED REQUEST**

DATED 11/13/2019 KCV

Total Release of LNEV-RS (FEE)

All of Bonneville Power Administration (BPA) fee owned parcel identified as BPA Tract ID LNEV-RS, lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-BP

All of Bonneville Power Administration (BPA) beam path easements, identified as BPA Tract ID LNEV-BP, lying within the SW1/4SE1/4 of Section 24, and the NW1/4NE1/4 of Section 25, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-SAR

All of Bonneville Power Administration (BPA) access road easement, identified as BPA Tract ID LNEV-SAR, lying within the SW1/4SE1/4 of Section 24, and the NW1/4NE1/4 of Section 25, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Total Release of LNEV-GA

All of Bonneville Power Administration (BPA) anchor easements, identified as BPA Tract ID LNEV-GA, lying within the SW1/4SE1/4 of Section 24, Township 27 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Said parcel is described in that Deed and Easements document recorded February 9, 1954, as Instrument No. 82668, in Deed Book 232, Page 82, in the records of said county.

Prepared By: MOX
Checked By: [REDACTED] 11/13/19

U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION
Land Disposal Request

DATE: OCT 03 2019

VOID

ORIGINAL TRACT ID.: LNEV-RS
LNEV-SAR
LNEV-BP
LNEV-GA

REQUESTED BY: Lesa Gilmore

**SUPERSEDED BY
REVISED REQUEST**

PARCEL NO.:

CASE NUMBER: 20190175

DATED 11/13/2019 knv

REFERENCE DRAWINGS: 49859


TER-ID: 19-0091

| | | | | | |
|--|-----------------|--------------------|-------------------|---------------------|--------------------|
| GRANTEE: Coos County | | | | | |
| STATE: Oregon | COUNTY: Coos | SECTION: 24, 25 | TOWNSHIP: 27 S | RANGE: 14 W | MERIDIAN: WM |
| DESIGN NAME OF LINE OR FACILITY: Leneve Radio Station | | | | | DESIGN MILE N/A |
| FROM SURVEY STATION: | | TO SURVEY STATION: | | RIGHT-OF-WAY WIDTH: | |

NARRATIVE: Total release of Bonneville Power Administration (BPA) Tract ID's LNEV-RS (Fee), LNEV-BP, LNEV-SAR and LNEV-GA to support sale of site to Coos County.

Copy of BPA Drawing Serial No. 49859 is attached.

PREPARED BY: WCLynch:knv ^{knv}
CHECKED BY:  ^{(b)(6)} 10/3/17

 ^{(b)(6)}
MAPPING & SURVEYING ACCEPTING OFFICIAL
BY: Frank O. M. Ford
DATE: 10/3/2017

10/3/2019
knv

