



# MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

[www.morgancivil.com](http://www.morgancivil.com)

December 18, 2024

Jim Pentz

Encore Investments, LLC

PO Box 6299

Bend, OR 97708

[jim@jptz.com](mailto:jim@jptz.com)

**Re: *Evaluation of Manzanita Pines, Eastern Portion of Tax Lot 1401, Map 3N 10W 28, City of Manzanita, Tillamook County, Oregon***  
***Project #20-02-PD8***

Dear Mr. Pentz:

At the request of Jerry Jones, I have completed an evaluation of the subject portion of the reference property. This investigation included a site inspection of the subject property with Jim Pentz.

I have walked the area to be developed as part of this investigation and reviewed the topography and soils in the area.

The area to be developed is outside of the hazard overlay zone and away from any steep slopes.

The planned development is to consist of roadways, parking lots, and homes. In my opinion, these improvements will not have a significant impact on the sand dunes.

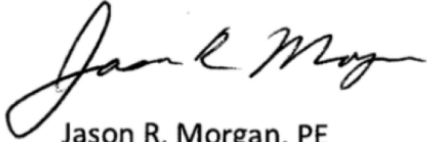
All construction should follow typical methods and ordinances for construction on dune sand.

*Evaluation at Manzanita Pines  
Eastern Portion of TL 1401, Map 3N 10W 28  
City of Manzanita, Tillamook County, OR*

Should you have any questions regarding my investigation or this report, please contact me at [jason@morgancivil.com](mailto:jason@morgancivil.com) or 503-801-6016.

Sincerely,

**MORGAN CIVIL ENGINEERING, INC.**



Jason R. Morgan, PE  
*Professional Engineer*



RENEWAL DATE: DECEMBER 31, 2024

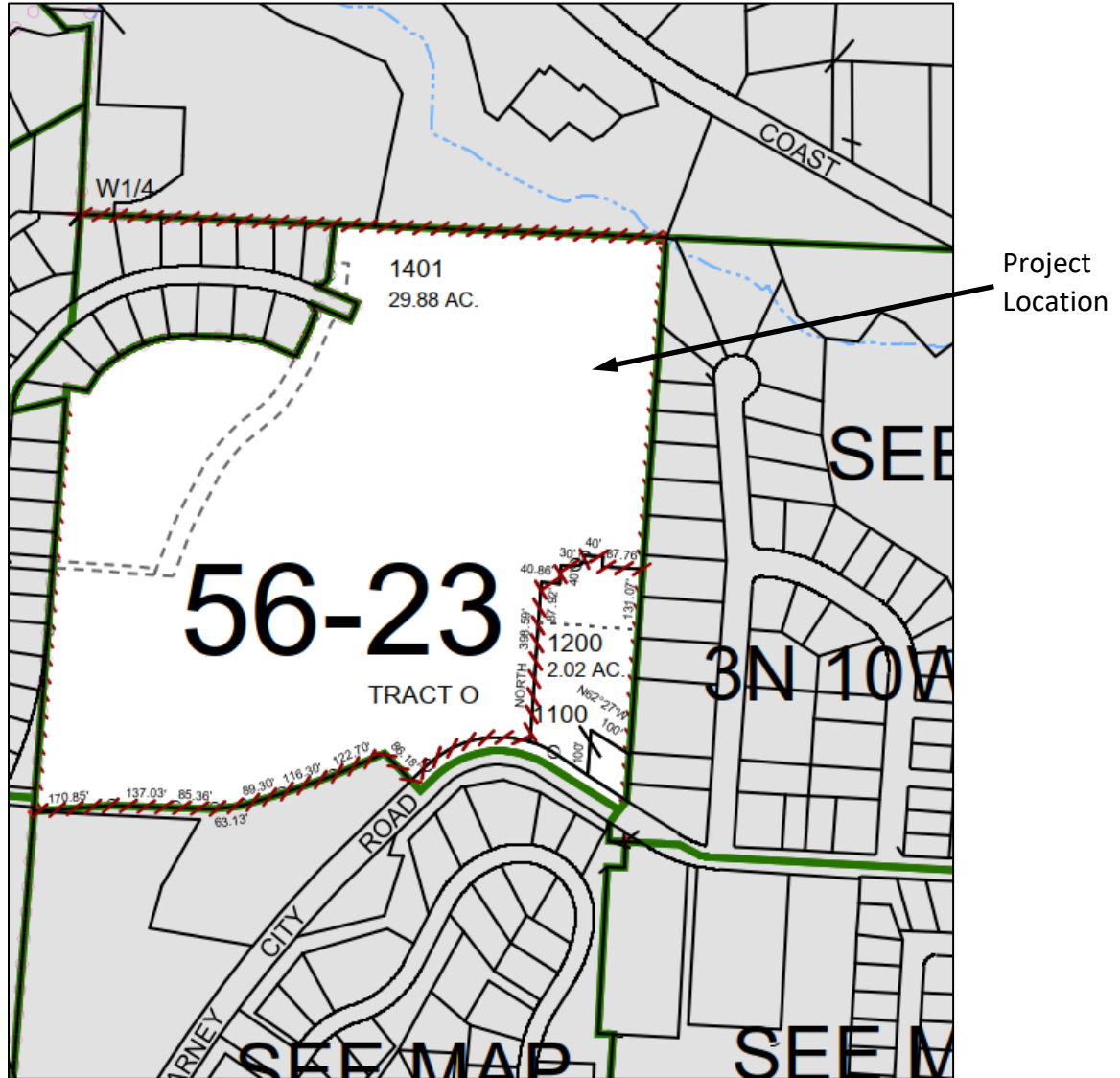
cc: [jerryjones@macherco.com](mailto:jerryjones@macherco.com)  
Project File #20-02-PD8

<V:\20-02-PD8\reports\Manzanita Pines Evaluation.docx>

Evaluation at Manzanita Pines

Eastern Portion of TL 1401, Map 3N 10W 28

City of Manzanita, Tillamook County, OR



**Eastern Portion of Tax Lot 1401, Map 3N 10W 28  
City of Manzanita, Tillamook County, Oregon**