

HEAVEN'S GATE RANCH



331 METZ HILL RD
OAKLAND, OR 97462



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General Property Highlights

- 2670 continuous acres of rolling pasture ground & approx 289 acres timber
- Mile long registered air strip
- Electrical and water on air strip for hangar development
- Destination resort approval
- Large general-purpose building with finished office spaces, helicopter hangar, 3 bay workshop, help living quarters, meat processing room, walk in cooler, and walk in freezer
- Separate 800 sqft 3 bay workshop
- Multiple feeder barns throughout the property
- Various reservoirs/ponds throughout the property
- Multiple access pints off Metz Hill Rd
- Paved driveway access to the house and buildings
- Fire lookout tower overlooking the ranch (needs some repair work)
- Fenced and cross fenced

Destination Resort Approval

- Current Douglas County Planning Department approval
- Application and Site Plan
- Civil engineering completed
- Commercial, Recreational, and residential development applications
- Interstate 5 frontage with compatible interchange
- ODOT traffic impact study completed with no significant improvements required
- Self-contained freshwater reservoir proposed
- Self-contained sewage management using a combination of STEP and STEG collection system's transported to an on-site wastewater treatment facility
- 100 room Hotel approval with pool, 200 seat restaurant, & convention center
- 200 lot homesite subdivision approval
- Detailed engineering design maps for roadways, freshwater delivery, sewage collection, irrigation, storm drainage, landscape, circulation, open space, and pathways
- Compatibility studies completed
- Helicopter Landing Pad
- Helicopter Hangar

House Main Level

- Exquisite stained glass arched front door entry.
- Oak hardwood floors
- Grand Staircase
- Crystal Chandelier
- Custom Millwork door tr
- Custom Milled Wainscot throughout
- 22' Cathedral beamed living room W/ Granite hearth fireplace
- Wood Mantle
- 18' Bookshelf W/ Rolling Ladder
- Custom Stained Glass Windows
- Formal Dining W/ Leaded Glass
- Built In Cabinetry
- Beamed Ceiling
- Family Room W/ Full height Wainscot
- Granite Fireplace
- Pillard wood mantle
- Red Carpet
- Patio Door
- Built In Bookshelf
- Bay Window
- Powder Room W/ Stained Glass
- Large Open Kitchen W/ Bar
- Dining Nook
- Tile Floor
- Beam Ceiling
- Paneled Pantry
- Double Oven
- Built In Desk
- Brick Arched Wall
- Copper Hood
- Cook Island
- Sub-Zero Built-in Refrigerator
- Laundry Room W/ Built in Sinks
- Tile Floors
- Guest quarters W/ Mini Fridge

- Full Bath W/Shower
- Storage Room W/ sink, closet, exterior doors
- Mud Room Bath W/ walk in tile shower.

Upstairs

- Audio Throughout
- Carpeted Landing
- Crystal Chandelier
- Wainscot
- Full Bath
- Stained Glass
- Double Sink
- Walk in shower
- 3 Bedrooms W/ Built in Desks
- Beamed Ceilings
- Wallpaper
- One bedroom has double closets
- One bedroom has a Bay Window
- Balcony overlooking the Living Room
- Master W/ beamed ceiling
- Arch Door
- Sitting Area
- Built in desk and bookshelf
- Huge bath
- Double walk-in closets W/ built ins
- 2 Sinks
- Laundry Chute
- Bidet
- Big walk-in shower
- Tile Jacuzzi tub

Basement

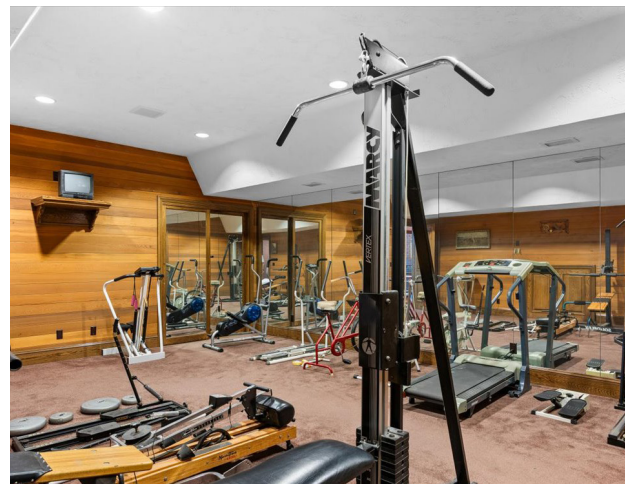
- Full bar with 4 sinks
- Ice maker
- Wunder-Bar dispenser
- Built ins
- Built in Hot Tub
- Tanning bed
- Dry sauna
- Full tile steam room
- Tile shower
- Exercise room
- Mirror wall
- Central Vac closet
- Mechanical room
- 2 Hot Water Heaters
- Separate HVAC for each floor
- Powder room
- Tile and Carpet floors
- Hand trowel texture.
- Game room W/ Lazer etched glass and doors
- Large brick fireplace
- Cedar lined beam and coved ceiling with up lights
- Brick wall
- Wine Cellar W/ 472 bottle wine rack
- Stone accent wall
- Sitting Area

Outside

- Circle Driveway
- Lion statue
- Brick Inlay
- Brick Walkway, Plaster and brick exterior W/ wood trim and inlay

Lower Patio

- Timber framed custom brick Gazebo
- Outdoor Kitchen W/ sink and BBQ
- Pro sized Tennis Court, fenced and Lighted
- Upper Patio



FLOOR 1

FP

FAMILY ROOM
23'1" x 18'0"

WALK-IN CLOSET
5'6" x 8'3"

BATHROOM
5'6" x 7'1"

EXERCISE ROOM
22'8" x 18'1"

ENTRANCE
6'4" x 12'4"

STORAGE

STORAGE

STORAGE

CLOSET

HALLWAY
19'4" x 20'9"

SAUNA
15'6" x 24'4"

BAR
19'4" x 8'0"

STORAGE
9'8" x 5'11"

FLOOR 2

FP

FAMILY ROOM
22'4" x 17'0"

BATHROOM
5'3" x 8'0"

DINING ROOM
11'4" x 17'0"

KITCHEN
18'0" x 10'4"

DW

LAUNDRY
10'4" x 10'4"

CLOSET

PANTRY
6'8" x 10'4"

HALLWAY
5'3" x 8'7"

HALLWAY
16'4" x 6'4"

HALLWAY
18'11" x 4'3"

PANTRY

CLOSET

BEDROOM
12'4" x 16'6"

BATHROOM
6'3" x 10'1"

ENTRY
18'6" x 16'5"

DINING ROOM
14'8" x 22'4"

PANTRY

CLOSET

BEDROOM
12'4" x 16'6"

BATHROOM
6'3" x 10'1"

GARAGE
28'3" x 24'7"

FP

FLOOR 3

OPEN TO BELOW

BEDROOM 17'1" x 17'3"

CLOSET

BATHROOM 6'2" x 13'10"

HALLWAY 22'7" x 14'9"

STAIRS

BEDROOM 15'2" x 13'11"

CLOSET

PRIMARY BEDROOM 15'6" x 21'2"

CLOSET

PRIMARY BATHROOM 24'5" x 17'1"

STUDY 19'0" x 15'10"

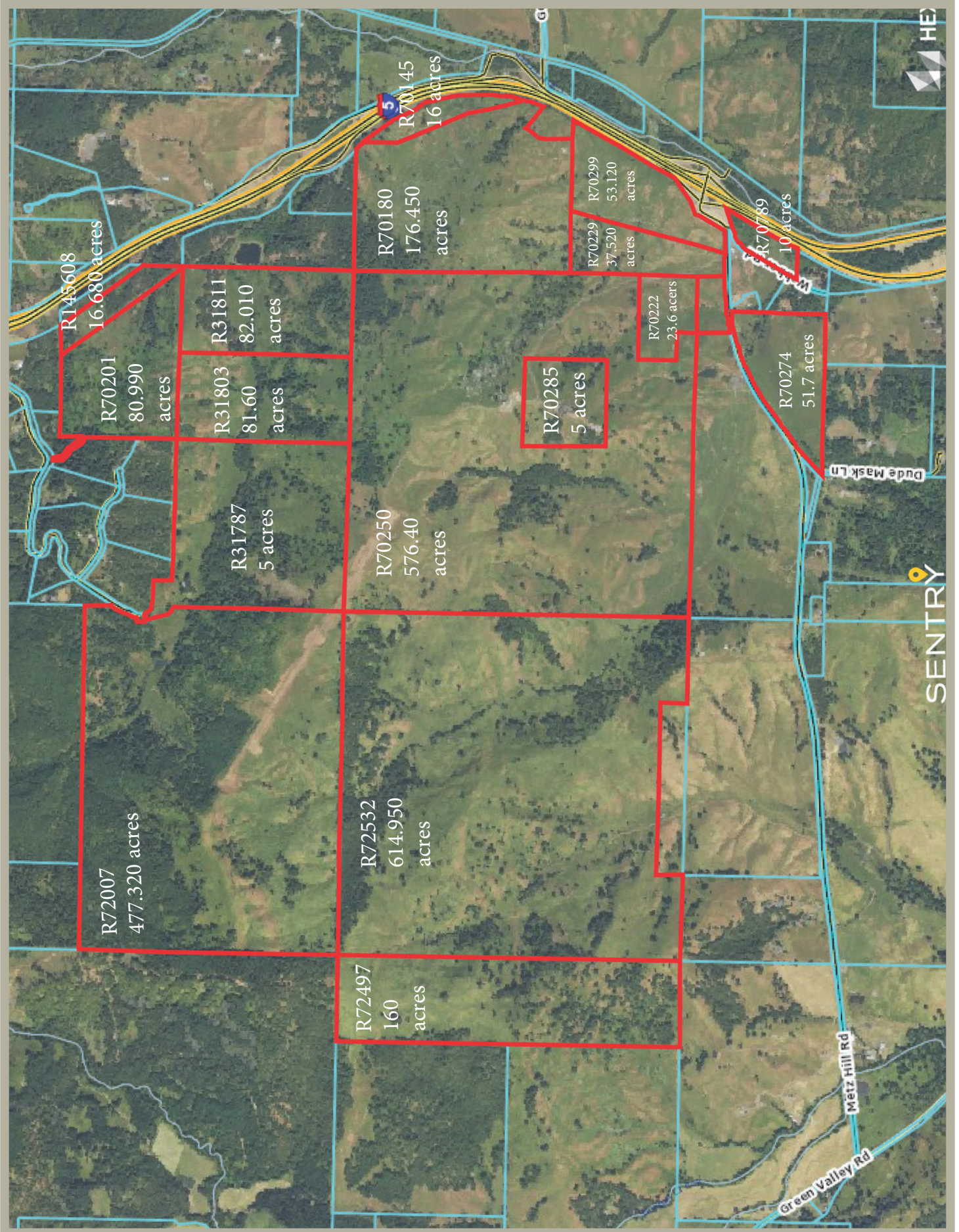
CLOSET

WALK IN CLOSET 11'7" x 7'10"

WALK IN CLOSET 8'0" x 6'10"

FLOOR 3

AERIAL MAP



<u>R#</u>	<u>Address</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Improvements</u>	<u>I-5 Frontage</u>
R145608		16.68	FF	No	No
R72532	0 Metz Hill Rd	614.95	FG	No	No
R70789	0 Goodrich Hwy	10	FG	No	Yes
R72497	0 Sparks Rd	160	FG	No	No
R72007	0 Sparks Rd	477.32	FF	Portion of Airstrip, Well	No
R70250	0 Metz Hill Rd	576.4	FG	Shop, Hanger & Apartment, Airstrip, Office, Cooler	No
R70236	0 Metz Hill Rd	9.99	FG	No	No
R70229	0 Metz Hill Rd	37.52	FG	No	No
R70180	0 Metz Hill Rd	176.45	FF	No	Yes
R70201	0 Wheeler Canyon Rd	80.99	FF	No	No
R31811	0 Wheeler Canyon Rd	82.01	FF	No	No
R31803	0 Wheeler Canyon Rd	81.64	FF	No	No
R31683	0 Wheeler Canyon Rd	0.89	AW	No	No
R70145	0 South Cabin Creek Rd	16	FF	No	Yes
R70222	0 Metz Hill Rd	23.6	FG	No	No
R31795, R31779, R31787	0 Metz Hill Rd	161.33	FF	No	No
R70271	0 Metz Hill Rd	51.7		No	No
R70285, R70292	331 Metz Hill Rd	40	FF	House, Barn	No
R70299	0 Metz Hill Rd	53.12	FG	No	Yes
		<u>Total</u>			
		2670.6			



Docs and Maps

Heaven's Gate Ranch
331 Metz Hill Road
Oakland, Oregon 97462



Destination Resort Application and Site Plan



Prepared For:

Dave Conway
Heaven's Gate Ranch
331 Metz Hill Road
Oakland, Oregon 97462
541-459-5034

Prepared By:

ie Engineering, Inc.
741 SE Jackson
Roseburg, Oregon
97470
541-673-0166

the east boundary line of said section 18 to the one quarter corner point common with said sections 17 and 18; thence westerly for 20.23 feet to a 5/8" iron rod at the south east corner of a unit of land described in book 1891 page 630 and recorded as instrument number 2002-20242; thence north 37°13'00" west for 2294.32 feet along the easterly boundary line of said unit of land to a 5/8" iron rod at the northeast corner of said unit of land; thence south 89°34'58" for 1241.13 feet along the north boundary of said unit of land to a 5/8" iron rod at the northwest corner of said unit of land; thence southerly along the west boundary of said unit of land to the intersection of a line 30 feet northeasterly perpendicular and parallel to the boundary common to lots 12 and 13, Rice Hill Estates, Phase iv, Douglas County Oregon; thence northwesterly along said line 30 feet perpendicular and parallel to a common boundary to said lots 12 and 13 to a point on the southerly right-of-way boundary line of Wheeler Canyon Road; thence westerly along said southerly right-of-way boundary line to the intersection of a line 30 feet southwesterly perpendicular and parallel to the common boundary to said lots 12 and 13; thence southeasterly along said line 30 feet perpendicular and parallel to the common boundary line between said lots 12 and 13 to a point on the westerly boundary to aforesaid unit of land described in book 1891 page 630 and recorded as instrument number 2002-20242; thence southerly along the west boundary line of said unit of land to a 5/8" iron rod common to the southwest corner of said unit of land and the northeast corner of parcel 5 as described in book 1249 page 27 and recorded as instrument number 93-16021 as lot 17, Rice Hill Estates, Phase iv, Douglas County, Oregon; thence; westerly along the north boundary line of said parcel 5 2166.98 feet to a 5/8" iron rod; thence continuing on said boundary north for 282.60 feet to a 5/8" iron rod; thence north 89°30'40" west for 329.37 feet to a 5/8" iron rod; thence north 71°44'14" west for 105.30 feet; thence north 42°32'04" west for 132.67 feet to a 5/8" iron rod on the arc of the southeasterly end of right-of-way boundary of Wheeler Canyon Road; thence continuing along said right-of-way boundary on the right hand arc 88.69 feet of a 60.00 foot radius (the long chord of which bears south 82°08'21" west for 80.84 feet) to a 5/8" iron rod; thence continuing along said arc 148.32 feet of a 60.00 foot radius curve (the long chord of which bears north 17°42'04" east for 113.84) to a 5/8" iron rod; thence north 18°01'05" east for 42.16 feet to a 5/8" iron rod; thence along the arc of 437.54 foot radius curve to the left or 82.30 feet (the long chord of which bears north 26°21'41" east for 82.18 feet to a 5/8" iron rod; thence north 16°04'35" east for 117.11 feet to a 5/8" iron rod; thence north 20°39'30" east for 108.73 feet to a 5/8" iron rod; north 33°26'15" east for 73.59 feet to a 5/8" iron rod on the north-south line between said sections 13 and 18; thence north 00°05'40" east along said section line to the northwest corner of the south half of the north half of said section 13; thence easterly along the north boundary line of said south half of the north half section 13 to the northwest corner of the south half of the north half section 13; thence southerly along the westerly boundary of said section to the point of beginning.

Also that portion of the Nathan M. Allen donation land claim #39 which lies south and east of Metz Hill County road # 74, Douglas County, Oregon. Beginning at the south southwest corner of Nathan M. Allen donation land claim #39 located in section 30, township 24 south, range 5 west, Willamette Meridian; thence northeasterly along the southern right-of-way boundary of Metz Hill County Road #74 to a point on the east

PRELIMINARY SITE PLAN INFORMATION

1.1 LEGAL DESCRIPTION

The entire ranch is defined by the following legal description:

Exhibit A

Boundary description of a unit of land described in record deed instrument #93-16021, deed instrument #99-19274 and deed instrument #2002-20242 located in a portion of sections 13, 23 and 24, township 24 south, range 6 west, Willamette Meridian, Douglas County, Oregon and a portion of sections 18, 19, 20, 29 and 30, township 24 south, range 5 west, Willamette Meridian, Douglas County, Oregon. Being more particularly described as follows:

Beginning at the section corner common between sections 13, 14, 23 and 24, township 24 south, range 6 west, Willamette Meridian; thence westerly along the north boundary line of said section 23 to a point common with the west half of the east half of said section 23 and the east half of the east half of said section 23; thence southerly along the boundary line between the west half of the east half of said section 23 and the east half of the east half of said section 23 to a point on the south boundary of said section 23; thence easterly along the southern boundary line of said section 23 to the section corner common with sections 23, 24, 25 and 26, township 24 south, range 6 west, Willamette Meridian; thence easterly along the south boundary of said section 24 for 1321.76 feet more or less to a 5/8" iron rod at the west 1/16 corner on said south boundary; thence north 00°12'18" west along the north-south center line of the southwest quarter of said section 24 for 412.50 feet to a 5/8" iron rod; thence north 89°47'55" east, parallel with the south boundary of said section 24 for 2643.56 feet to a 5/8" iron rod on the north-south centerline of the southeast quarter of said section 24; thence south 00°11'59" east along said north-south centerline of the southeast quarter said section 24 for 412.50 feet to a 5/8" iron rod at the east 1/16 corner on the south boundary of said section 24; thence north 89°47'55" east along said south boundary 1321.76 feet to the section corner common with sections 24 and 25, township 24 south, range 6 west, Willamette Meridian and sections 19 and 30, township 24 south, range 5 west, Willamette Meridian; thence southerly along the range line between said section 25, and said section 30, to a point on the northern right-of-way boundary of Metz Hill county road number 74 as located on September 26, 1963; thence easterly along said northern right-of-way to a point from which the quarter corner to sections 19 and 20, bears north 05°46' 00" west 2978.69 feet; thence north 15°17' 00" east for 2348.69 feet, more or less, to a point on a line 2014 feet north of and parallel to the south line of section 20; thence easterly along said line parallel to the south line of section 20 to the westerly right-of-way boundary of U.S. Interstate Highway number 5; thence northerly along said westerly right-of-way boundary of U.S. Interstate Highway number 5 to a point on the north boundary of section 20, township 24 south, range 5 west, Willamette Meridian; thence westerly along the north boundary of said section 20 to the section corner common with sections 17, 18, 19 and 20, township 24 south, range 5 west, Willamette Meridian; thence northerly along

boundary line of said donation land claim #39 thence southerly along said east boundary line to the southeast corner of said donation land claim #39; thence westerly along the southern boundary of said donation land claim #39 to the point of beginning.

Also that portion of land, a portion of tax lot 300 located in the north half of section 30, township 24 south, range 5 west, Willamette Meridian. Beginning at a point common to the west boundary line of the Nathan M. Allen donation claim number 39 and the northern right-of-way boundary of old Metz Hill County Road #74 (before re-alignment); thence northeasterly to a point common with said northern right-of-way of old Metz Hill County road #74 and the southern right-of-way boundary of Metz Hill County road #74; thence westerly along said southern right-of-way boundary line of Metz Hill County road #74 to a point common with said southern right-of-way boundary line of Metz Hill County road #74 and the northern right-of-way boundary of old Metz Hill County Road #74; thence easterly along the northern right-of-way boundary to the point of beginning.

The project area is located in the SE corner of the above description, as shown on the supporting maps. See section 1.7.1 for ownership information, and section 1.7.2 for cost estimate and phasing information.

1.2 COMPATIBILITY

The Heaven's Gate Ranch is replete with diverse and myriad facets of nature. Of highest concern is maintaining as much natural vegetation and wildlife as possible; it is this objective that drives the design of the project. Every conscious effort has been taken to ensure the continuance of natural features. Existing creeks, ponds, copses, and glades will permeate the entire project. Wildlife indigenous to the region will be preserved and encouraged. In accordance with the theme of the ranch, nodes of natural wildlife and vegetation are maintained between areas of the development.

The ultimate goal of the design is to achieve a symbiotic relationship between nature and resort. This symbiosis can be achieved by adhering to two basic principles:

- 1) Self-containment is key to minimizing the environmental impact. By providing adequate water supply and treatment facilities onsite, self-containment is achievable. The proposed design provides a self-contained system that is both functional and visually pleasing.
- 2) By maintaining as many natural features as possible, visual impact is minimized. Consideration for aesthetic sensibilities throughout the design ensures an unblemished landscape. Open space and buffers between developed areas increase the natural feel of the area.

Considerable effort has gone toward avoiding development on wetlands in this project. Should a wetland be impacted, however, a wetlands consultant will be hired to ensure it is properly mitigated. Additional expertise may be brought in on an as-needed basis for any other expected or unexpected environmental issues. Please refer to the compatibility

Docs and Maps

section of the cover letter included at the beginning of this narrative, and to the compatibility section of the appendix for further information.

1.3 UTILITIES

1.3.1 Water Supply System

The Heaven's Gate destination resort is designed to be completely self-contained and self-sufficient. Great lengths have been taken to ensure feasibility of the project and self-sustainability. The first, and most important criterion, in self-sustainability is having a clean and abundant water supply. The Heaven's Gate ranch is fortunate in having multiple and plentiful sources of water available for use.

Current Water Needs

In a worst-case scenario, approximately 410 acre-feet per year of water are necessary for domestic use and irrigation. Typically, there will be 50 acre-feet per year for domestic use from creek flow during the winter months. Therefore, storage necessary for domestic water use and irrigation will be approximately 360 acre-feet.

Two solutions were considered for supplying water to the resort. Reservoir option #2 is preferred, as it will provide a year-round "destination" for both recreational users and denizens of the ranch. The following is a summary of the two options considered in the design.

Proposed Design Solutions

- Reservoir #1: Construct a 500 acre-foot reservoir for water supply and irrigation purposes. This is sufficient for the needs of the resort and subdivision with enough additional supply for contingencies.
- Reservoir #2: Construct a 700 acre-foot reservoir for water supply, irrigation, and recreational purposes. This would provide sufficient water supply for the resort and subdivision, while leaving a large amount of water for fishing, water sports, aesthetics, etc.

Water Summary Table			
	Need acre-feet	Other Sources acre-feet	Storage acre-feet
Domestic	112	50	62
Irrigation	225	0	225
Losses	75	0	75
Total Storage Required			
			362

transported to the treatment plant for further treatment. The effluent from the STEP/STEG system would enter the treatment plant at a strength of approximately 150 mg/l BOD₅ and 30 mg/l TSS. The STEP/STEG effluent would be further treated utilizing a recirculating textile filter. This system, while relatively new, is very similar to the recirculating gravel filter treatment systems used in Oregon for over 20 years. The effluent leaving the textile filter treatment plant would be less than 20 mg/l BOD₅ and 20 mg/l TSS. This high quality effluent is next used for irrigation during the summer and stored in a treated effluent storage pond during the winter months when irrigation is not feasible.

The proposed collection system will be made up of small diameter PVC pipelines ranging from 2 to 4-inches in diameter. Areas below the pipeline or at adverse grade will use a small high-head effluent pump. This raises the effluent up to the collection system so it can flow to the treatment plant. Where sufficient grade exists to allow the effluent to flow into the collection system by gravity, a STEG system will be used. Though much of the collection system will flow by gravity, a PVC pressure pipe capable of withstanding 200 psi will be used.

The collection system will discharge into a total of 14 recirculation tanks when all three phases are completed. The flow will be equally distributed to each tank by a system of flow control orifices. Each tank will have a duplex pump system that will pump the effluent up to the textile filter. The effluent will flow through the filter receiving treatment before discharging back into the recirculation tank and mixing with the untreated or partially treated effluent in the tank. Timers, providing the correct recirculation rate for optimum treatment, control the pumping system. Once the tank has filled sufficiently to close the recirculation valve in the tank, the effluent having just received treatment will be discharged into the treated storage pond. Each recirculation filter and tank will be capable of treating 5,000 gallons per day of septic tank effluent for a total capacity of 70,000 gpd when all three phases have been completed. The treated effluent will be stored in the pond until it is used for irrigation during the summer months.

The treated effluent will be stored in two ponds until needed for landscape irrigation. Pond 1 will hold approximately 30 acre-feet of treated effluent and rainfall. Pond 2 will hold approximately 18 acre-feet of treated effluent and rainfall. Pond 1 will be sufficient to handle Phase 1 of the project and Pond 2 will handle the remaining two phases. An irrigation pump station will be located near Pond 1. The station will allow treated effluent to be pumped from Pond 1 to Pond 2 as required to meet the storage requirements. During the irrigation season the pipeline from Pond 1 to Pond 2 will be used to transfer treated effluent to the irrigation pump station for distribution on nearby land. The system will allow for approximately 165,000 gallons per day of irrigation water during May, June, July, August, and September. The beneficial re-use of treated effluent will lower the amount of water required at the development.

Reservoir Option #1	
	Volume acre-feet
Storage Available	500
Storage Required	362
Remaining Water	138

Reservoir Option #2	
	Volume acre-feet
Storage Available	700
Storage Required	362
Remaining Water	338

Water Availability

The Calapooya Creek drainage provides an average of 1,500 acre-feet per square mile. This individual source should be sufficient to fill the reservoir. Additional water sources in the form of wells for drinking water, retention ponds for emergency fire use, and effluent from the treatment pond further supplement the available water supply.

Water Distribution

Having an efficient and reliable water distribution system is equally as important as having an ample source. The Heaven's Gate destination resort is designed to have optimum flows and pressures at all points within the project. Given the relatively steep topography of the project, a series of pressure reducers have been incorporated within each pressure zone. These pressure reducers allow a continuous pipe network without the need for multiple reservoirs. Having only one storage tank is more cost effective and less visually impacting than employing multiple storage tanks.

Safety for the environment, and the inhabitants is paramount. Therefore, large diameter PVC pipes capable of withstanding high pressure are utilized to ensure sufficient fire flows. All nodes within the project are capable of flowing a minimum of 1,000 gallons per minute for fire flow. Additional fire flow for the hotel may be available from any of the surrounding ponds.

Irrigation

A sufficient source for irrigation will ensure year-round greenery and improve defensible space during the dry summer months. The Heaven's Gate destination resort will have a dual-source irrigation supply. The primary irrigation source will come from the large reservoir. A secondary source of irrigation will come from the re-use of effluent provided by the treatment ponds. This secondary source is described in greater detail in the following section.

1.3.2 Sewage Management

The proposed wastewater treatment system for Heaven's Gate would use a combination STEP (Septic Tank Effluent Pump) and STEG (Septic Tank Effluent Gravity) collection system. This system has the advantage of pre-treating the wastewater before being

1.3.3 Storm Drain Management

The Heaven's Gate Destination Resort is designed to minimize the addition of impervious surfaces. Modern storm modeling design methods will be employed to insure storm flows are kept at or below pre-development runoff conditions. An advantageous factor in the design is the relatively steep topography, which allows storm lines to be run with sufficient slope to achieve self-cleaning velocities. In addition, the large percentage of enhanced open space will improve the hydrologic characteristics of the project. Please refer to the

1.4 QUANTITATIVE DATA

Heaven's Gate Ranch encompasses approximately 2,700 acres. The proposed development area is approximately 379 acres. Area designated as open space comprises 228 acres, leaving approximately 151 acres for land development. According to Oregon State Revised Statutes, at least 50 percent of the site shall be dedicated to permanent open space. The Heaven's Gate destination resort, however, designates nearly 60 percent as open space. This generous amount of open space coupled with relatively large lot sizes will enhance the outdoor feel of the resort. The table presented below shows a summary of the expected land use of the Heaven's Gate destination resort.

Description	Phase I Acreage	Phase II Acreage	Phase III Acreage	Overall Project Acreage
Dwelling Units	87	59	57	203
Open Space and Recreational Facilities	127	86	83	296

Total Land Area	214	145	140	499
Percentage of Open Space to Total	59%	59%	59%	59%

See section 1.5 for a detailed description of the number and type of lodging accommodations and developed recreation facilities and opportunities.

DESTINATION RESORT SITE PLAN



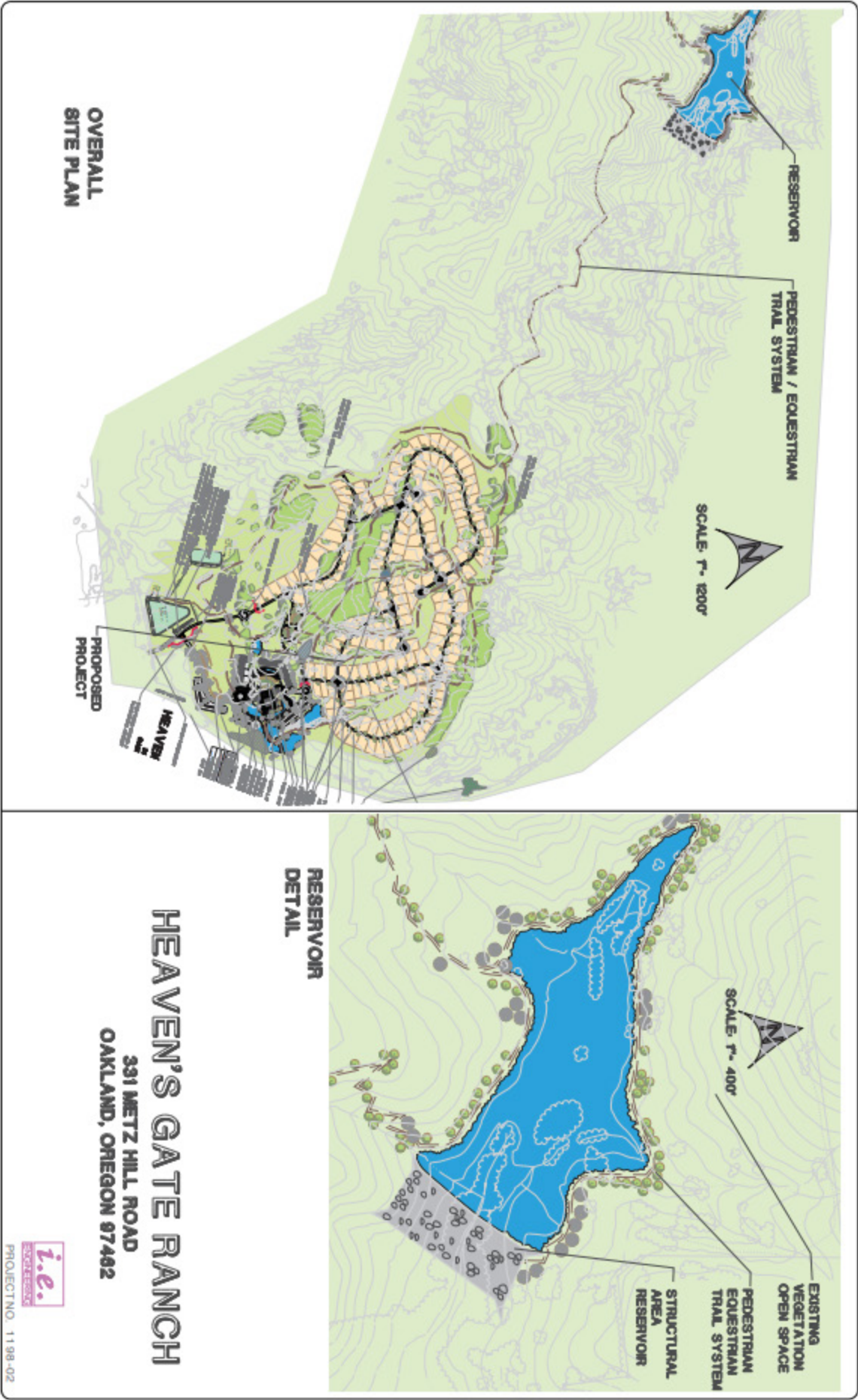
DESCRIPTION	PHASE			
	PHASE I ACQUISITION	PHASE II ACQUISITION	PHASE III ACQUISITION	PHASE IV ACQUISITION
CONSTRUCTION	1.0	1.0	1.0	1.0
OPERATING EXPENSES	0.5	0.5	0.5	0.5
TOTAL PROJECT COSTS	1.5	1.5	1.5	1.5
PERCENTAGE OF TOTAL PROJECT COSTS	33.3%	33.3%	33.3%	33.3%



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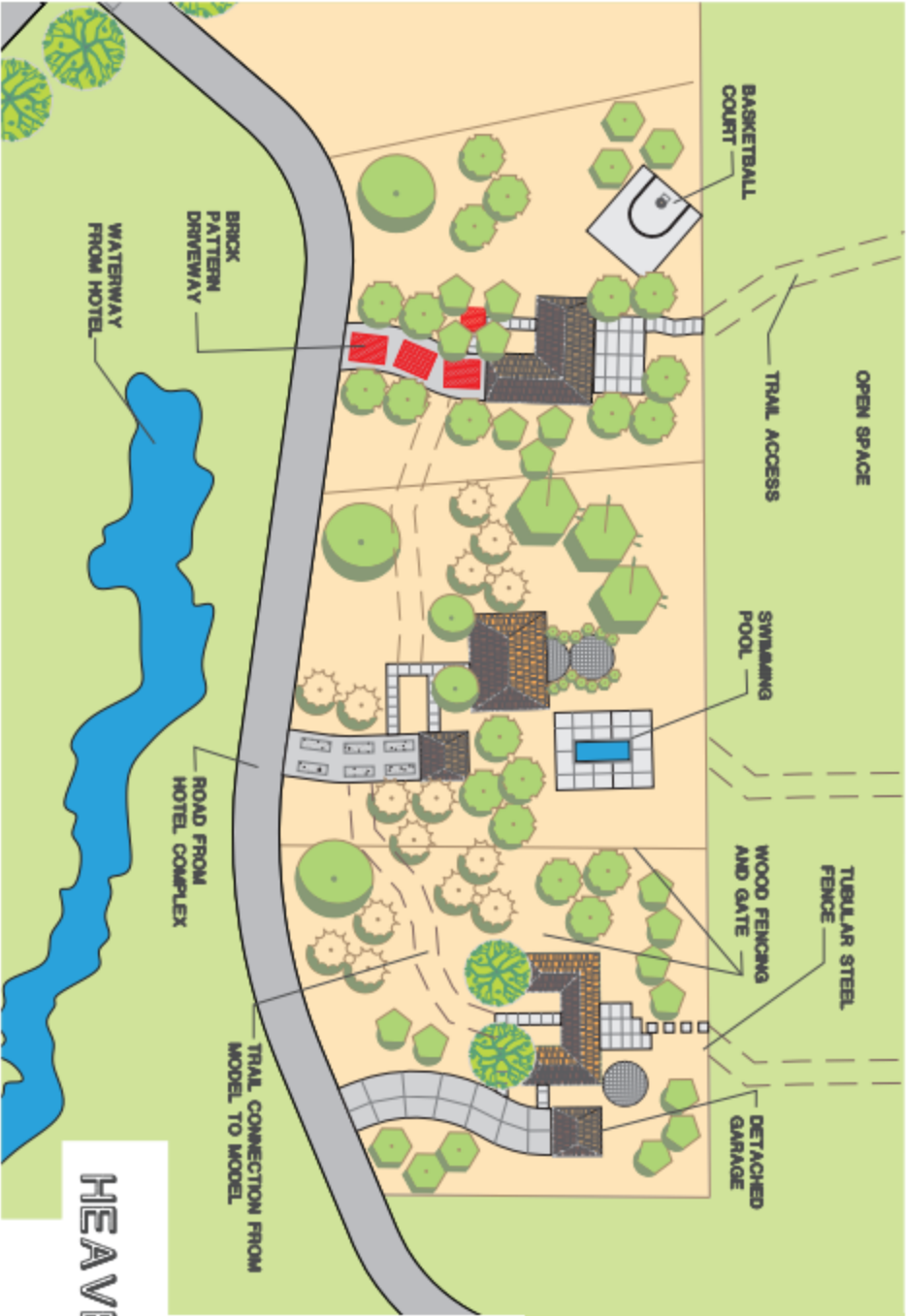


SUPPORTING MAPS



SUPPORTING MAPS

MODEL HOME
SITE PLAN



SCALE: 1" = 60'

HEAVEN'S GATE RANCH
331 METZ HILL ROAD
OAKLAND, OREGON 97462

SUPPORTING MAPS

DESTINATION RESORT CIRCULATION PLAN



SUPPORTING MAPS

TYPICALLY ALL OPEN SPACE AREAS TO HAVE MINIMAL DEVELOPMENT, ESQUSTRIAN AND PEDESTRIAN PATHWAY TO BE OF NATURAL MATERIAL AND NATIVE LANDSCAPE PLANTINGS, ALL EXISTING VEGETATION TO REMAIN

DESTINATION RESORT LANDSCAPE/ RECREATION PLAN

TYPICAL STREET TREE THEME
PROPOSED FLOWERING ACCENT
TREE AT TRAIL CROSSING

PROPOSED POND W/NATIVE PLANTINGS
AND ROCK OUT CROPPINGS
POOL AND SPA AREAS

LUSH LANDSCAPE THEME PLANINGS

RESTAURANT/ CONVENTION CENTER WITH
CANTLEVERED OUTDOOR DINING AND SEATING
TYPICAL FLOWERING EVERGREEN TREES
W/ALTERNATING SHRUB AND TREE PLANTINGS

EXISTING WETLAND AREA AND UNDERDEVELOPED
OPEN SPACE TO REMAIN

PROPOSED PARKING LOT SHADE TREES
W/FLOWERING EVERGREEN SHRUB MASSES



HEAVEN'S GATE RANCH
331 METZ HILL ROAD
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PROPOSED BROAD DOAM
FLOWERING ACCENT TREES



LANDSCAPED
PARKWAY AND
MEDIAN

TRAIL ACCESS TO OVERNIGHT
AND EXTENDED HORSE
BOARDING FACILITIES
ADDITIONALLY ARENA AND
TRAINING FACILITIES

PHASE 1
POND 1
14 ACRES
14 ACRES

TRAIL
ACCESS

TRAIL
ACCESS

TRAIL
ACCESS

TRAIL
ACCESS

TRAIL
ACCESS

TRAIL
ACCESS

TRAIL
ACCESS

TRAIL
ACCESS

Find Wellbeing and Inspiration at Heaven's Gate Ranch

Nestled in the heart of Oregon's scenic Umpqua Valley, this extraordinary 2,670-acre ranch offers a rare blend of luxury, tranquility, and commercial potential. As one of Douglas County's largest contiguous ranches, the estate merges the character of a classic cattle operation with modern amenities, development-ready infrastructure, and breathtaking, pristine surroundings.

At the center of the estate stands a grand 7,936-square-foot Tudor-style mansion, thoughtfully positioned atop a prominent knoll to command sweeping 360-degree views of rolling pastureland, woodlands, and distant hills.

The home's three levels are a testament to craftsmanship and attention to detail. It features six bathrooms—including a master with a jacuzzi tub—and five spacious bedrooms, each adorned with custom millwork, built-in desks and bookshelves, and beautiful views of nature through large windows. Throughout the residence, you'll find rich woodwork crafted from local timber and oak, stained-glass accents, chandeliers, and multiple fireplaces, creating an atmosphere of warmth and timeless elegance.

Seeking a quiet reading space? Step into the library, which exudes castle-like charm. Climb the rolling ladder to select a book, settle into an armchair with a hot cup of tea, and get lost in a story beneath a stunning chandelier. A private balcony overlooks the room, enhancing its storybook feel.

The mansion's basement is a haven for wellness and relaxation. It features a hot tub, a tanning bed with specialty lighting, a functioning sauna and steam room, and a fully equipped exercise room. Prefer a drink? Head to the downstairs bar and craft the perfect nightcap using the built-in ice machine and soda/water dispenser, or select a bottle from the spacious wine cellar.

For recreation, the home includes a large game room with a ping pong and foosball table, which connects directly to the outdoor patio. Whether you're hosting a gathering, unwinding after a day on the land, or prioritizing personal wellness, this home has you covered.

The kitchen, preserved in its original 1980s design, offers style and functionality. It includes a built-in Sub-Zero refrigerator, a custom copper range hood, a trash compactor, and ample workspace. Every element was thoughtfully selected to serve culinary needs and social occasions alike, making it a welcoming hub for family and guests.

Enjoy a tennis match on the private court, surrounded by awe-inspiring vistas. Afterward, fire up the outdoor kitchen in the timber-framed gazebo and gather for a barbecue. Then, take a peaceful stroll through the meticulously maintained landscape and soak in the quiet grandeur that surrounds you.

Currently operating as a working cattle ranch, the property also includes a general-purpose building with a helicopter hangar, a helicopter landing pad, a caretaker's apartment, a meat-processing room, and a large workshop with a water filtration system. A state-registered, one-mile private airstrip and hangar cater to aviation needs and offer potential for further development. Water is abundant and supplied by a private reservoir with development potential that preserves the surrounding wildlife habitat. The site has secured initial approvals for utilities and sewage.

One of the most impressive aspects of this property is the land itself—a dream for any nature lover. Wildlife abounds, with elk, deer, turkeys, and more populating the pastures, timberland, and ponds. Life on this ranch is quiet and private.

Enjoy the soothing sounds of birds and gentle breezes. Marvel at the mesmerizing dance of the valley's grasses as shifting winds meet. Climb to the fire lookout—a classic structure of Oregon forests—and watch the sun set over panoramic views of trees, rolling hills, and valleys. Breathe deeply: the air is fresh and clean, with a hint of Douglas fir.

The Umpqua Valley's mild climate brings warm summers and gentle winters. Thanks to plentiful water and sunshine, the property is ideal not only for cattle but also for boutique vineyards and diverse agricultural pursuits.

While peaceful and secluded, the ranch is conveniently located adjacent to and directly borders the I-5 interstate. It's close to the historic town of Oakland—renowned for its preserved 19th-century architecture—and the town of Sutherlin, which offers golf courses and lakes.

While this estate offers sumptuous, grand living, it also provides exceptional investment potential. Heaven's Gate Ranch comes fully approved by the county for destination resort development, with civil engineering, site maps, and utility designs already completed.

Upon purchase, the new owner will receive comprehensive documentation, including plans for a 100-room hotel, restaurant, convention center, and a 200-lot residential subdivision—providing a unique advantage for streamlined development and customization. These approvals and plans alone save years of work and expense.


Heaven's Gate Ranch marries majestic living with the rare potential to craft a world-class destination resort. It is a once-in-a-lifetime opportunity to surround yourself with stunning beauty, architectural distinction, and opulent comfort. You only live once—so enjoy everything this extraordinary property has to offer: an unparalleled lifestyle amid Oregon's timeless character and vast open spaces, inspiring and uplifting you and generations to come.

TRAFFIC STUDY

INTERAGENCY MEMORANDUM

Date: September 18, 2002

To: Robb Paul, P.E.
Public Works Director
Douglas County, Oregon

From: H. Ronald Hughes, P.E. 
ODOT Region 3 Access Management Engineer

Subject: Metz Hill Destination Resort Traffic Evaluation

Robb:

ODOT staff has completed a review of the traffic information furnished by I.E. Engineering and Lancaster Engineering for the proposed destination resort located near Exit 142 on I-5 in Douglas County. The entrance to this facility will be located on Metz Hill Road (County Road No. 74) approximately 1100 feet west of the freeway.

Although there are some deficiencies in the interchange at this location, our general consensus is that the development will have a minimal impact on the interchange and the costs to improve the interchange are substantially more than a proportionate share for this location. Apparently, the developer has agreed to improve some of the existing conditions on Metz Hill Road, which will improve the road approach to the interchange.

Our understanding of the proposed improvements are the existing frontage road (Webber Road, CR 74A) will be relocated to form a four way intersection with Metz Hill Rd. and the entrance to the development approximately 1100 feet west of the south bound on and off ramps to the Freeway. All existing approaches and driveways in the section of Metz Hill Road between the intersection and the Freeway will be relocated to the realigned Webber Road.

This will bring the location of the approaches closer to the minimum spacing standards in the area of a freeway interchange. This particular location is rural in nature and presently has a very low traffic volume. The anticipated traffic from the development is not expected to increase sufficiently to trigger any of the criteria for additional State mitigation.

The only other item I feel important is the location of the gate for this development. There should be sufficient room between the gate and road intersection so cars and horse trailers are not blocking the intersection. We are assuming there will be stop signs on the entrance and Webber Road at the intersection and Metz Hill Road will have the free traffic motions.

This summary does not preclude the developer improving any items required by the County as mitigation for its transportation system.

CC: John Kennedy
Haregu Nemariam
Susanne D'Agnese
Thomas Guevara



741 S.E. JACKSON
POST OFFICE BOX 1271
ROSEBURG, OR 97470
(541) 673-0166
FAX: (541) 440-9392

September 5, 2002

Cheryl Goodhue
Planner
Douglas County, Planning Department
Room 106, Justice Building
Douglas County Courthouse
Roseburg, OR 97470

Subject: ODOT / Metz Hill Interchange

Dear Mrs. Goodhue:


As requested we have coordinated with Ron Hughes, and Tom Guevara, of ODOT on the Metz Hill interchange in Oakland, Oregon. On September 3, 2002 Mike Parker, Dave Conway and I attended a meeting with the above representatives from ODOT. We discussed the issues related to the proposed destination resort and the potential traffic impacts that may effect the future operation and safety of the existing interstate five interchange at Metz Hill Road. Ron and Tom requested that we address the estimated trip generation and items in the ODOT I-5 study. Attached is the response and solutions to the report. Additionally the TIS reflect the site plan development phase program. The report also uses the proposed conceptual road adjustment to Metz Hill Road.

Based on the meeting with ODOT, we reviewed the issues and layout with Robert G. Paul, Director of Public Works, Douglas County, on September 4, 2002. Mr. Paul stated that there were no issues at this time with the proposal.

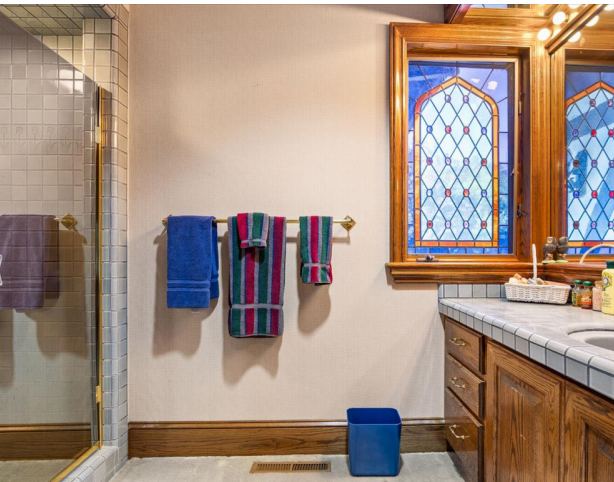
At this time we feel we an adequately addressed your concerns as it relates to the interchange and ODOT's jurisdiction. If you have any questions please call me.

Sincerely,

I.E. Engineering.


John R. Kennedy, L.A.
Landscape Architect / Project Manager





TRAFFIC STUDY

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LANCASTER ENGINEERING

PAGE 02



September 4, 2002

Mike Parker, PE
i. e. Engineering
Post Office Box 1271
Roseburg, OR 97470

Dear Mike:

As you requested, I have estimated trip generation for the proposed Heaven's Gate resort development in Douglas County near the Interstate 5 Metz Hill Interchange. The trips were estimated by project phase.

The trips were estimated using the *TRIP GENERATION* handbook, Sixth Edition, published by the Institute of Transportation Engineers. Trip rates for *Resort Hotel*, ITE land-use category 330, and *Recreational Homes*, category 260, were used. Trips for the resort restaurant were not calculated separately because restaurants are included in the trip measurements for resort hotels. Weekday trips for resort hotels are not included in the handbook, so weekday trips were estimated based on the ratio of weekday trips to peak-hour trips for standard hotels. It was assumed that there would be 100 rooms in the resort hotel, the recreational houses would be constructed in four phases, and the resort hotel would be constructed in the first phase. The results are shown in the table on the following page.

In addition, we have reviewed the proposed access location to the project site. I understand that the current proposal is to relocate an existing roadway so that it will form a standard four-way intersection with the project driveway. This proposal will eliminate an existing T-shaped intersection that is operationally awkward and potentially confusing. The major movements at the existing intersection are on the north and west legs of the intersection, and the minor movement is on the south leg. By closing and relocating the south leg, the intersection will be eliminated and the major movements will be on a curve without any intersecting movements. The new four-way intersection at the project access will conform to driver expectations by having the major movements on the east and west legs and the minor movements on the north and south legs. This should result in a substantially improved intersection.

Union Station, Suite 206 ■ 800 NW Sixth Avenue ■ Portland, OR 97209 ■ Phone 503.248.0313 ■ Fax 503.248.9251

TRAFFIC STUDY



741 S.E. JACKSON
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Memo

To: Mike Parker, P.E.

From: David Buhl, P.E. *[Signature]*

Date: September 5, 2002

Re: Metz Hill Interchange

Mike,

As requested, I have reviewed the data submitted by Lancaster Engineering concerning the Metz Hill interchange, Exit No. 142. The Metz Hill Interchange was constructed in 1965 as a standard diamond configuration. The only improvements noted since its initial construction was the installation of guardrail, concrete barriers and wider shoulders. The deficiencies noted by ODOT are due to today's updated design guidelines. Operational conditions for the interchange are from ODOT and from Lancaster Engineering's trip generation report for the proposed development.

The traffic data for the interchange is from 1997 ODOT data. From this data, the northbound entrance and exit ramps carry approximately 80 and 330 vehicles per day, respectively, while the southbound entrance and exit ramps carry 340 and 440 vehicles per day, respectively. As noted in the ODOT report, accidents at the interchange generally involved running into the median or the guardrail and were related to excessive speed. With the addition of the proposed development just west of I-5, an additional 604 vpd would be anticipated after the construction of the Hotel and 33 recreational homes. An additional 214 vpd could be anticipated after completion of 68 additional homes. The combined 818 vpd do not have a directional distribution as related to the interchange. The directional distribution as related to the development are as noted in Lancaster Engineering's report. The peak hour demand for the combined two phases contributes an estimated 47 vehicles in the AM and 69 vehicles in the PM. These volumes do not contribute significantly to the operational condition of the interchange.

All four legs of the interchange ramp show a deficiency in horizontal alignment in the interchange report. Noted deficiencies on the entrance ramps include a spiral length less than the desirable minimum (61m vs. 80m); a taper length less than the desirable minimum (73m vs. 90m); and a parallel distance less than the desirable minimum (116m vs. 150m). Both exit ramps have a deficient spiral length (61m vs. 80m) and a deceleration lane that is 14 meters short of the desirable minimum. Although the above parameters are deficient when compared with the desirable minimums noted in the interchange report, they are practically acceptable for existing conditions. As an example, the desirable spiral length, when based on 110 km/h design speed, is 61 meters as noted in Chapter 3 of "A Policy on Geometric Design of Highways and Streets, 2001, Fourth Addition" as published by AASHTO. The noted spiral length may need to be increased to adequately develop the desired super

• Page 1

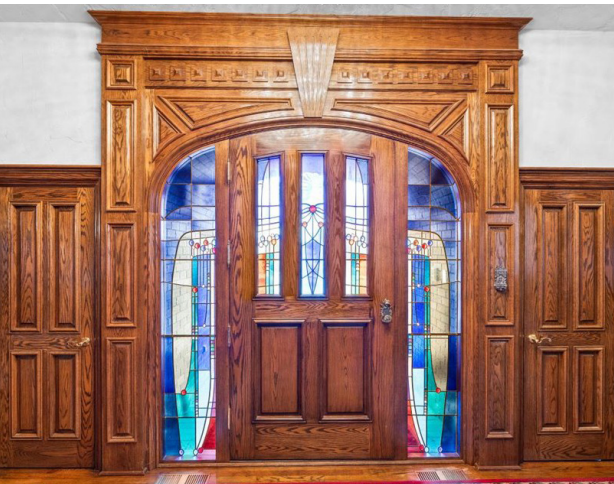
elevation. Based on the expected traffic volume increase due to the proposed development and the lack of accidents caused by the interchange geometry, any improvement to correct the noted deficiencies would not be warranted and would be cost prohibitive to the developer.

Other deficiencies noted relate to the Metz Hill Road vertical alignment and sight distance from the exit ramps. I assumed this to be looking over the bridge. The distances given for sight from the NB off-ramp was approximately 260 feet and for the SB off-ramp approximately 220 with the required sight distance of 350 ft. From the 2001 AASHTO, a stopping site distance of 260 feet has a design speed of 36 mph and 220 feet a speed of 32 mph. If decision sight distance is the parameter, the given distance provides a 34 mph and a 30 mph design speed. Metz Hill Road on the east side of I-5 ends in a "T" intersection approximately 100 feet from the NB ramp. On the west side, there is an approximate 15 mph curve beginning at the westerly side of the SB ramps. The use of a 30 mph design speed may not be appropriate without a major Metz Hill Road realignment. Given the terminus on the east side, an increase in speed would not be desirable. The remaining deficiencies in the ODOT report have to do with vertical clearance under the structure and interchange spacing relating to the rest area to the north of Metz Hill.

In conclusion, the proposed development should not have a significant impact on the functional characteristics of the interchange at Metz Hill. Only the first two phases of this development were considered. The remaining two phases, if they should occur, will have a negligible impact. The addition to the final 2 phases would increase the ADT from the development by approximately 30 percent.

• Page 2





WATER RIGHT CERTIFICATE

STATE OF OREGON

COUNTY OF DOUGLAS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BILL R WOODS
PO BOX 331 METZ HILL ROAD
OAKLAND OR 97462

confirms the right to use the waters of WOODS STREAM, A TRIBUTARY OF CABIN CREEK AND WOODS' RESERVOIR 1 CONSTRUCTED UNDER PERMIT R-10822, for IRRIGATION of 1.0 ACRE.

This right was perfected under Permit 49960. The date of priority is APRIL 10, 1986. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.01 CUBIC FOOT PER SECOND AND 2.5 ACRE FEET, measured at the point of diversion.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
24 S	5 W	WM	30	NW NE	39	20 FEET SOUTH & 1580 FEET WEST FROM THE NE CORNER, SECTION 30

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

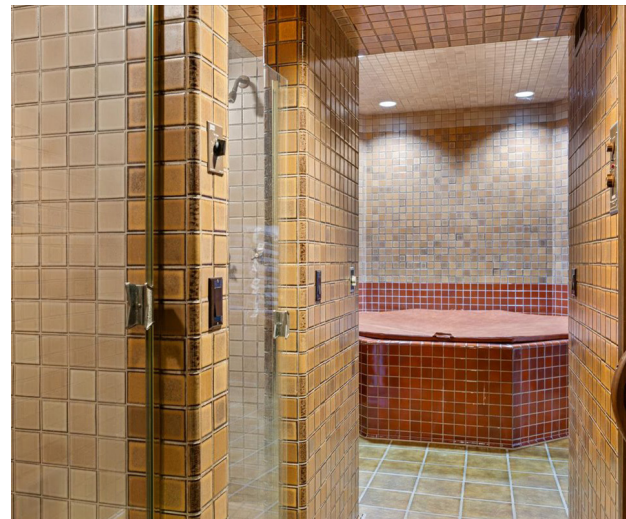
A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC
24 S	5 W	WM	19	NW SE	3	1.0

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

WATER RIGHT PERMIT



690-10-PS1-v



STATE OF OREGON

County of DOUGLAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

This is to certify that I have examined APPLICATION 68701 and do hereby grant the same SUBJECT TO EXISTING RIGHTS INCLUDING THE APPROPRIATE MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD and the following limitations and conditions:

This permit is issued to Bill R. Woods of Route 1, Box 15, Oakland, Oregon, 97470, phone 459-4156, for the use of the waters of Woods' Stream, a tributary of Cabin Creek, and 6.0 acre-feet from Woods' Reservoir #1 to be constructed under Application * for the PURPOSE of Irrigation of 3.5 acres,

that the PRIORITY OF THE RIGHT dates from April 10, 1986,

and is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.04 cubic foot per second.

The POINT OF DIVERSION is to be LOCATED: 20 feet South and 1580 feet West from the Northeast corner of Section 30, being within the NW 1/4 NE 1/4 Section 30, Township 24 South, Range 5 West, WM, in the County of Douglas.

A description of the PLACE OF USE under the permit, and to which such right is appurtenant, is as follows:

* R-68700, Permit R-10822,

Township 24 South, Range 5 West, WM Section 19 NW1/4 SE1/4 3.5 acres

The AMOUNT OF WATER used for irrigation, together with the amount secured under any other right existing for the same lands shall be limited to 1/80 of one cubic foot per second per acre, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

Actual construction work shall begin on or before May 27, 1988, and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 19 89.

Complete application of the water to the proposed use shall be made on or before October 1, 19 90.

Witness my hand this 27th day of May, 19 87.

/s/ WILLIAM H. YOUNG
WATER RESOURCES DIRECTOR

This permit, when issued, is for the beneficial use of water. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan. It is possible that the land use you propose may not be allowed if it is not in keeping with the goals and the acknowledged plan. Your city or county planning agency can advise you about the land-use plan in your area.

APPLICATION 68701

PERMIT 49960



Scan QR Code to
visit Property Website

GILMAN HOMES



Jacob Gilman, REALTOR® | LIC# 201214490
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The Neil Company
Real Estate