EXHIBIT 83

OLSON ENGINEERING INC.

Civil Engineering Surveying Planning Landscape Architecture

Practical expertise. Exceptional results.

222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385

To: Green Mountain Land, LLC

From: Kurt Stonex

Date: May 11, 2015

Re: Green Mountain PRD – North to South Access Road

As requested, Olson Engineering Inc. (OEI) has evaluated providing a street from the southern golf course area, north to the plateau that is just west of Green Mountain. Based on our review of the topographical constraints we wouldn't recommend constructing this street.

The elevation rises approximately 140' from the lower golf course area to the upper bench area before it flattens out. The attached preliminary plan, profile and sections depict why constructing a road through this area is impractical. The steepest slope is over 100% as the road approaches the upper bench. To further complicate matters there is a Bonneville Power Administration (BPA) tower located on the southern end of the top bench area (the hexagon symbol on the plan) that impacts the alignment negatively. Cut depths of over 30' are required at centerline. The steep side-slopes create much larger cut and fill slopes at the catch points. Without the use of retaining walls in the steeper sections, the elevation change from the toe of slope to the top of slope approximates 100' and the road section is over 250' across. Extensive geotechnical analysis would also be required to determine if this is feasible. While BPA will not address permitting issues until there is a specific development application for the area in question before them, it is likely that they would have geotechnical concerns about the stability or future development of their towers, based upon such large cuts.

Attachments: Plan, profile, cross-sections

B12 LINE

C12 LINE

C12 LINE

A7 LINE

A7 LINE

WETLAND "BB"

WETLAND "B"

WETLAND "R"

WETLAND "S"

WETLAND "T"

WETLAND "A"

WETLAND "C"

SCALE: 1"= 100'

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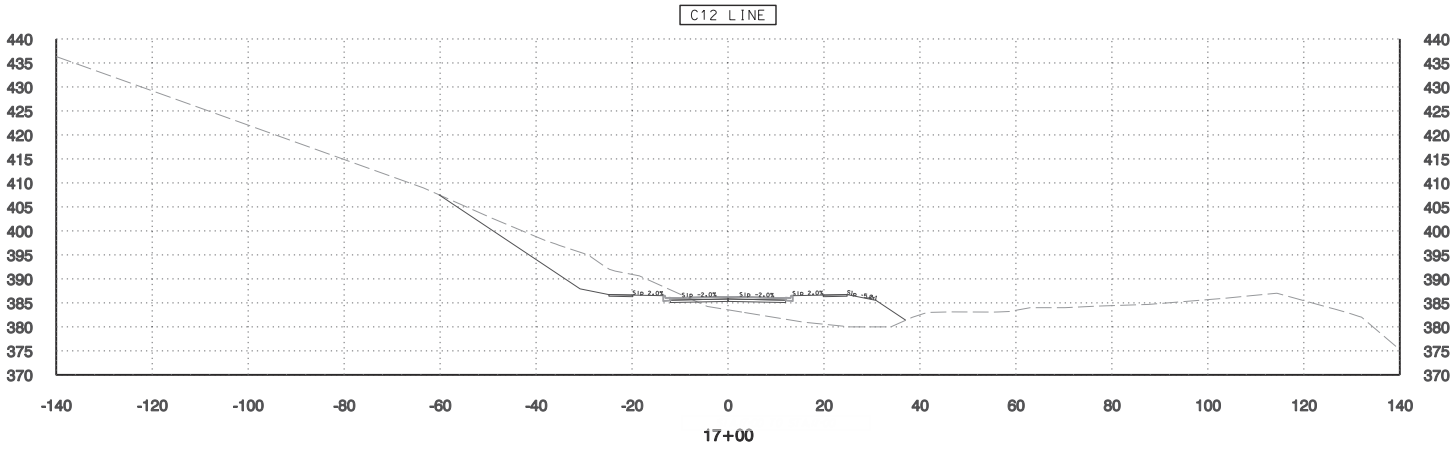
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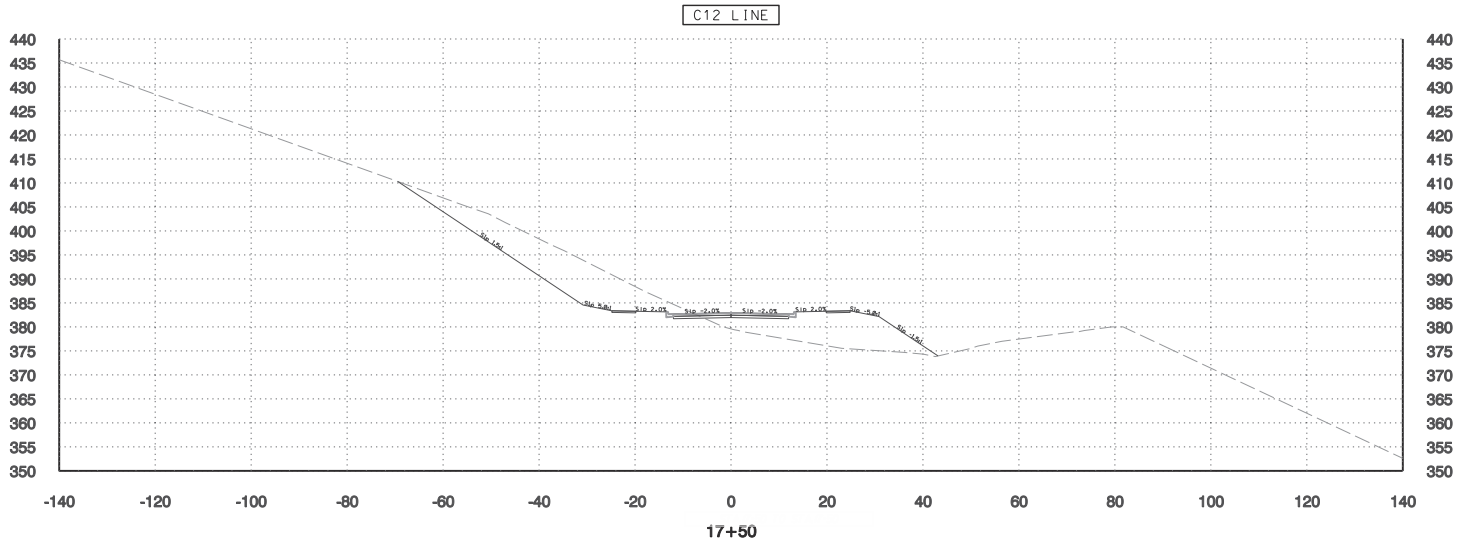
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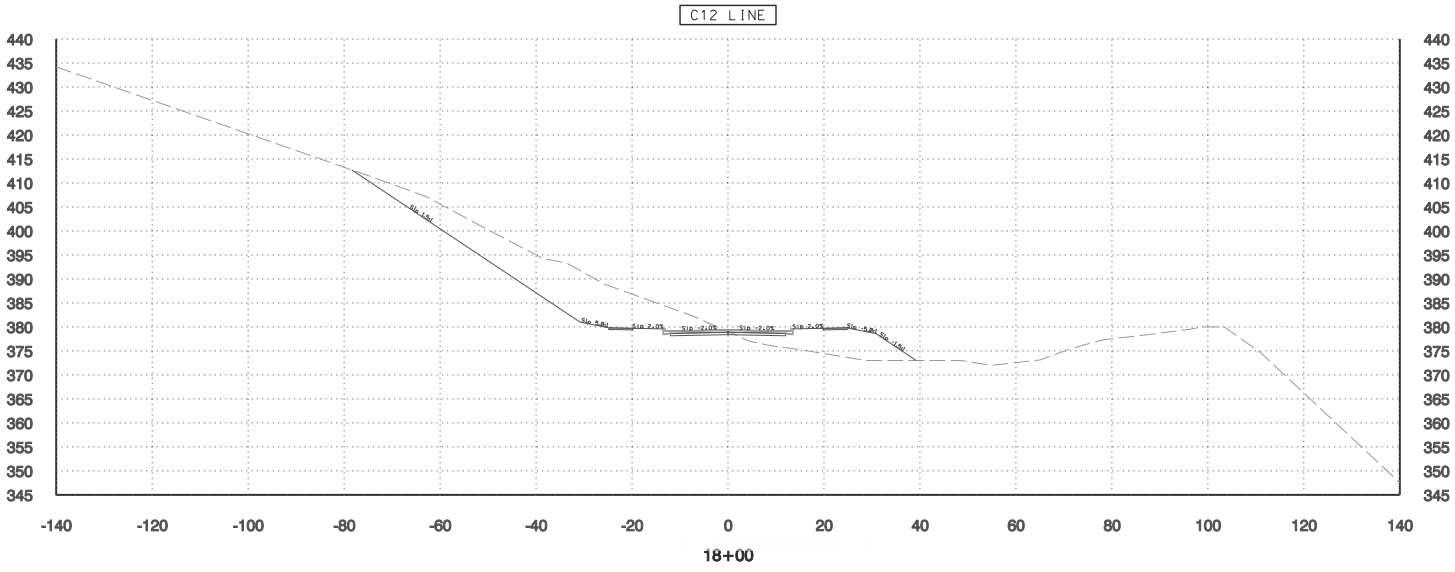
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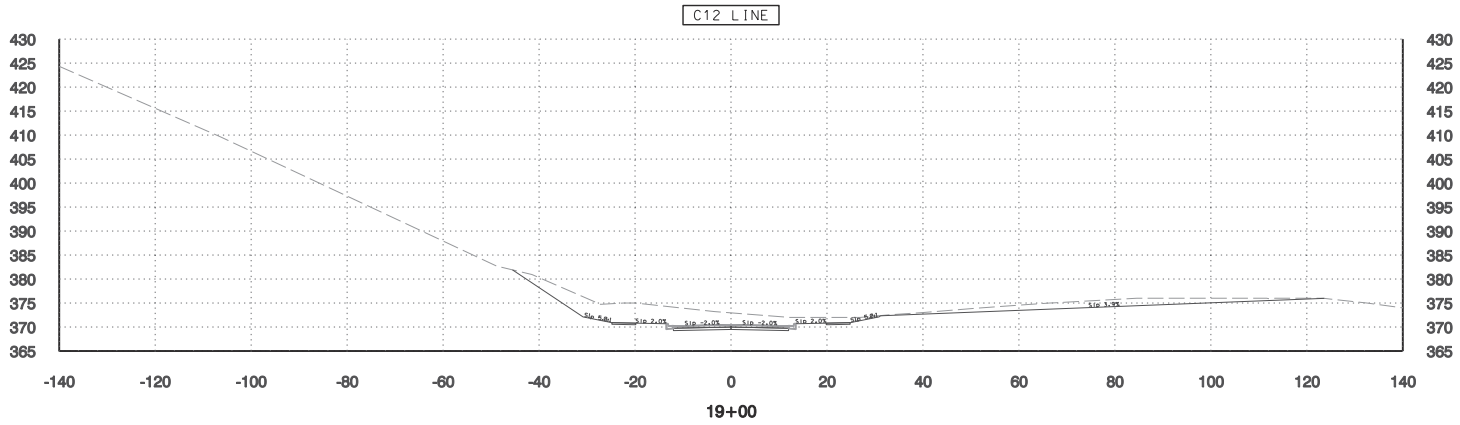
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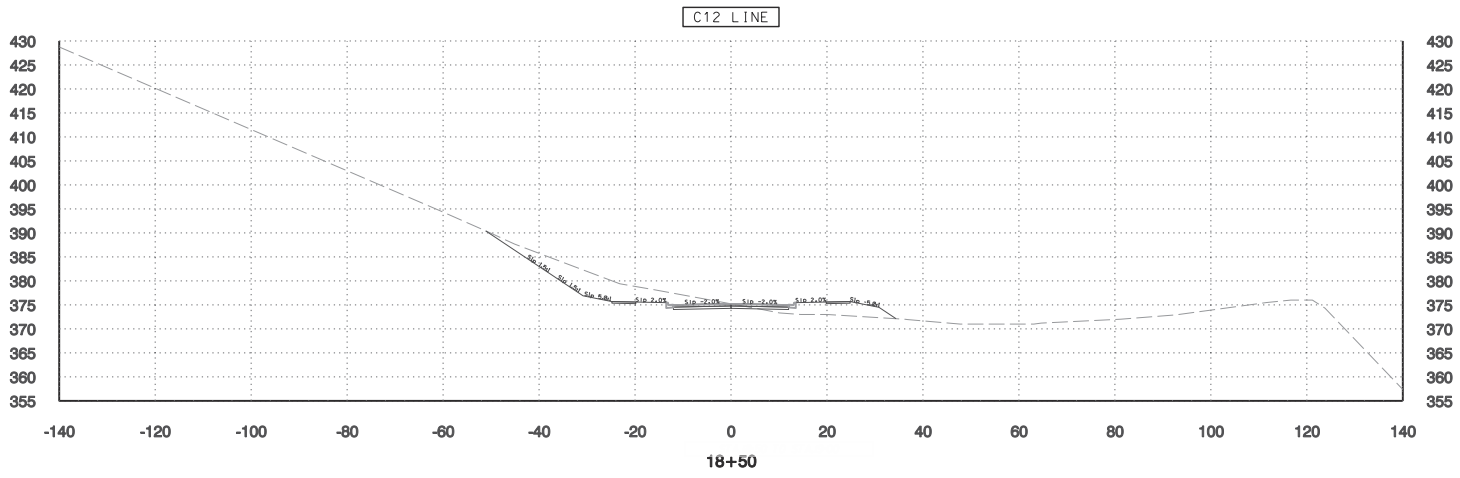
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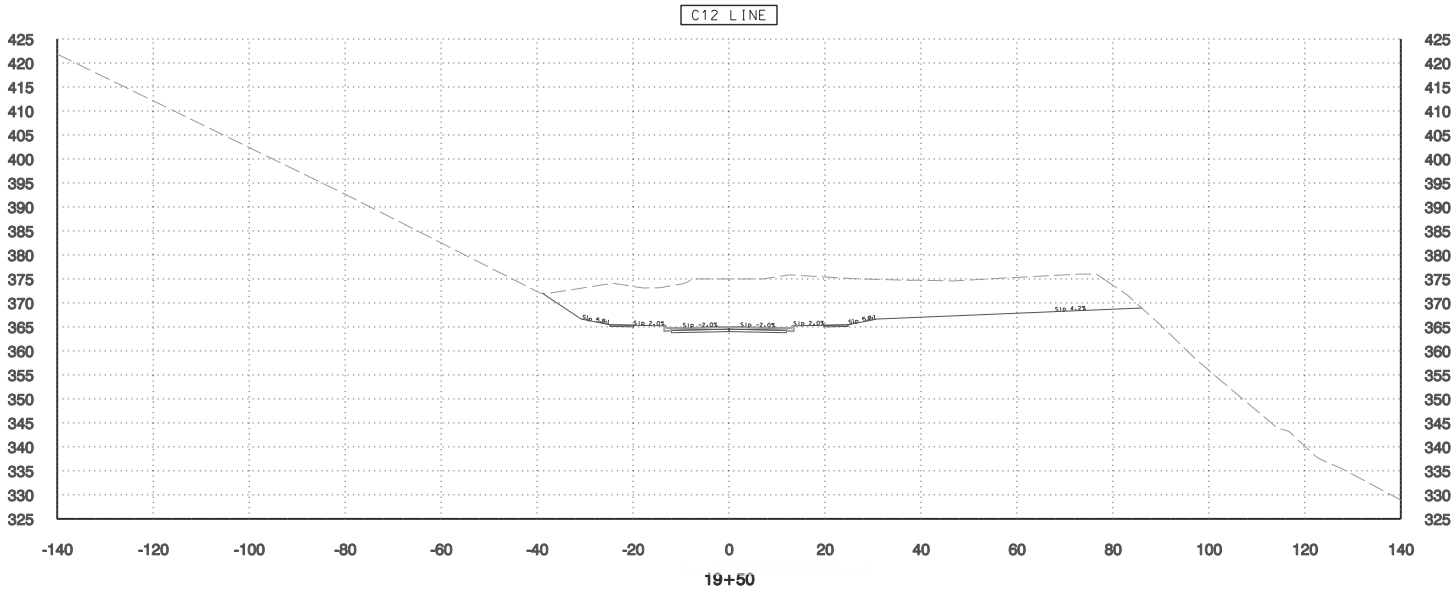
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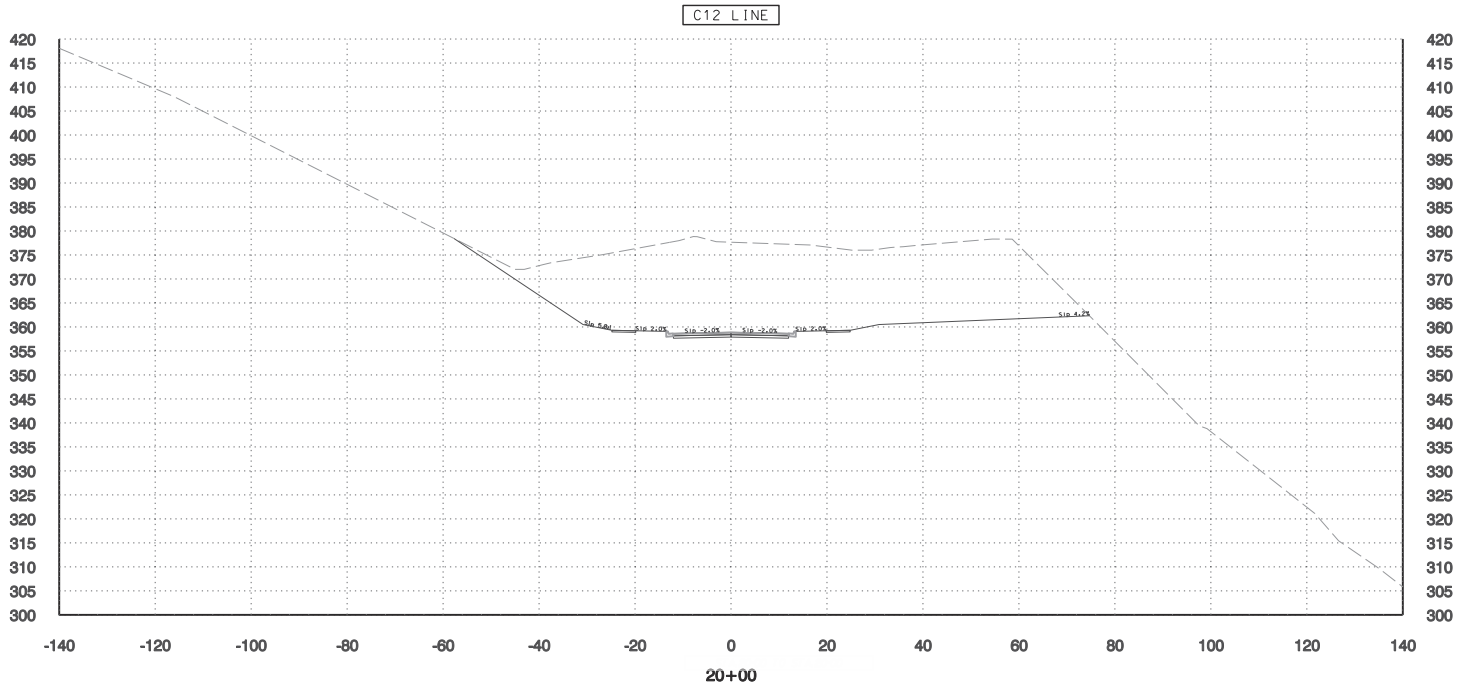
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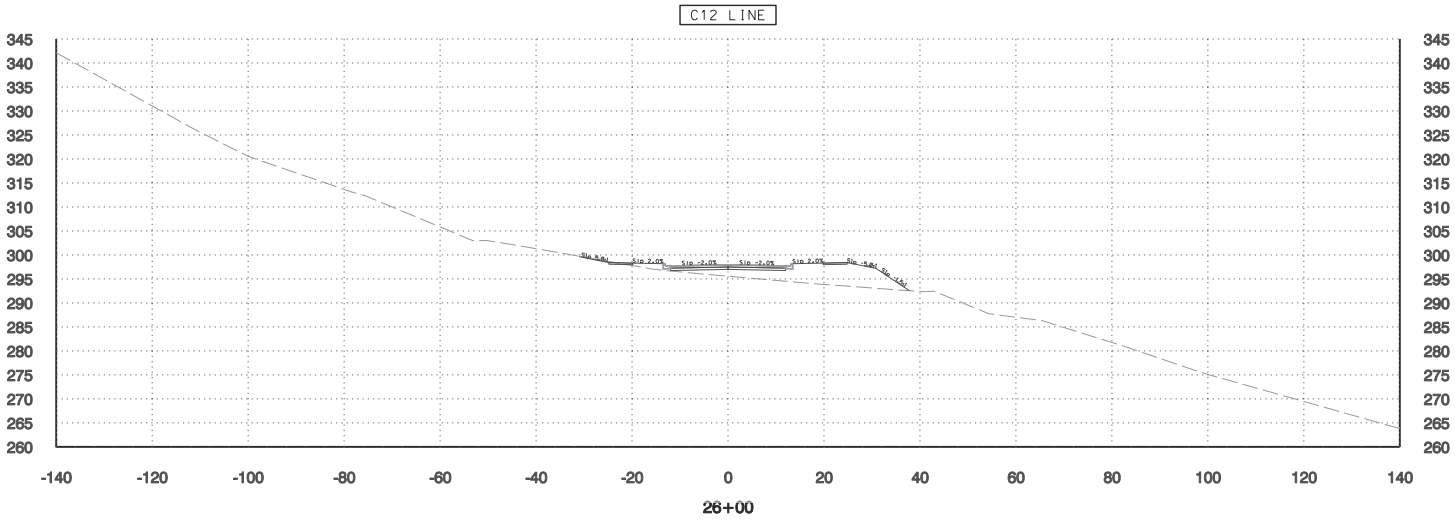
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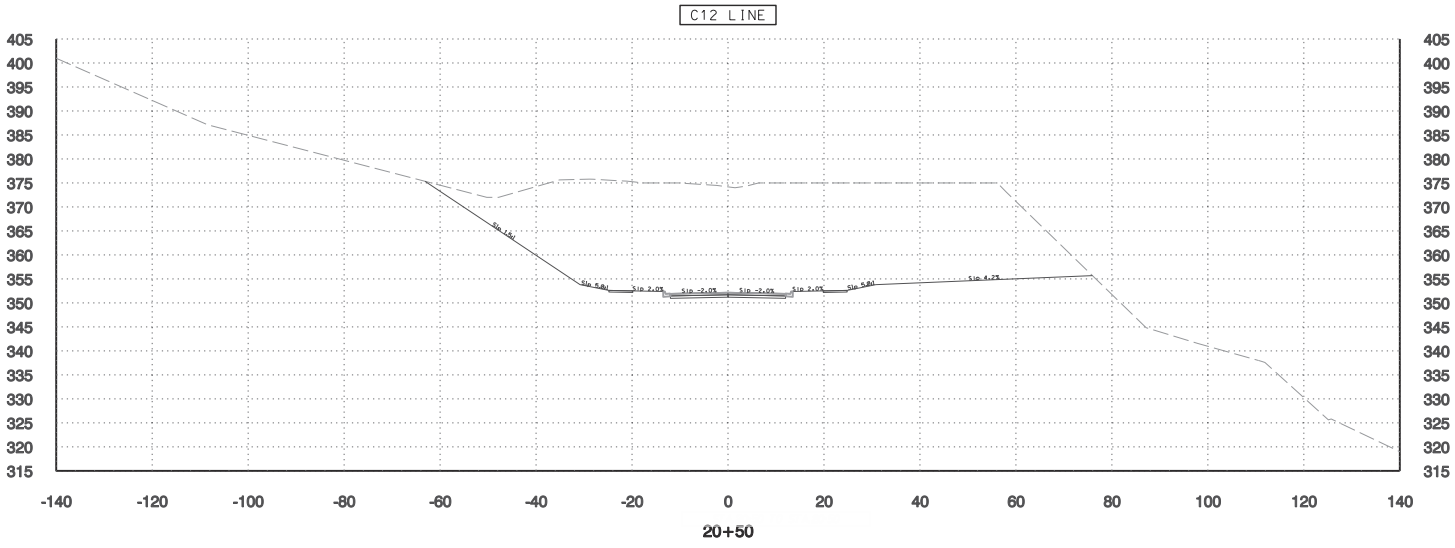
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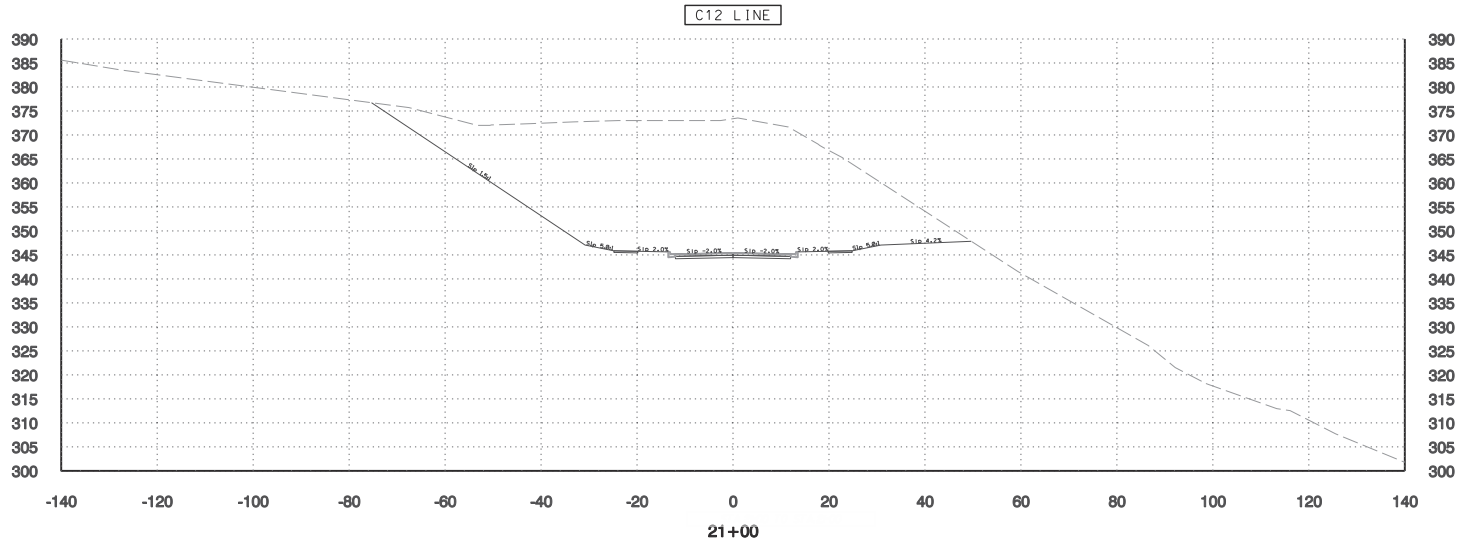
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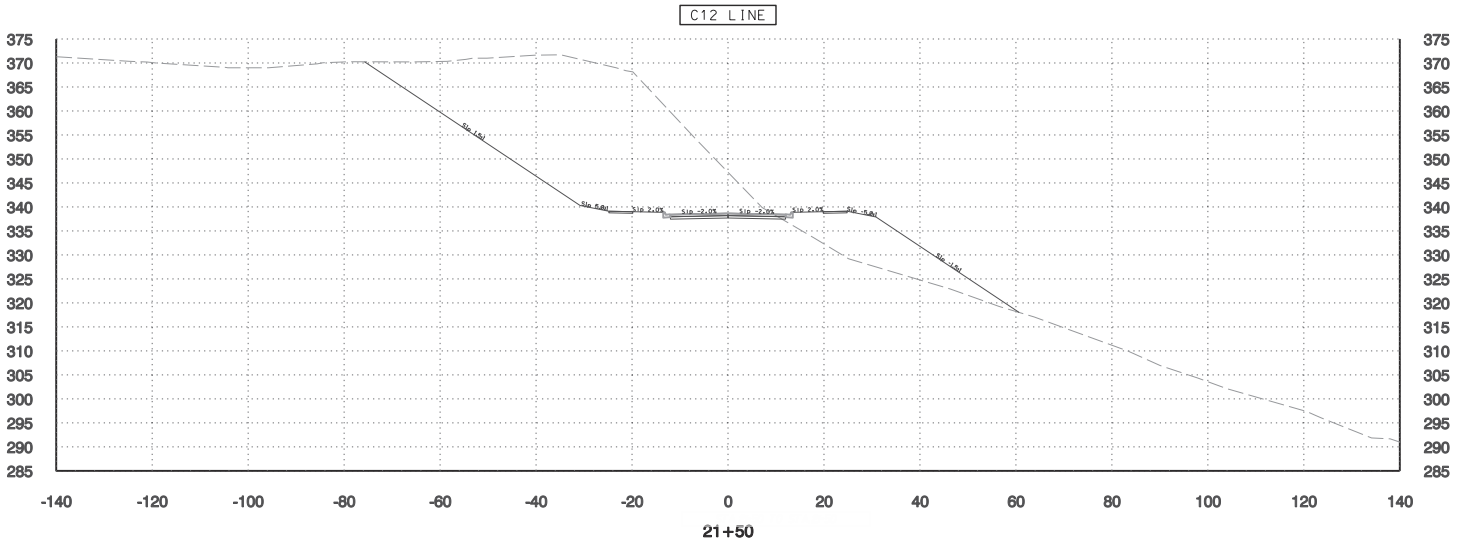
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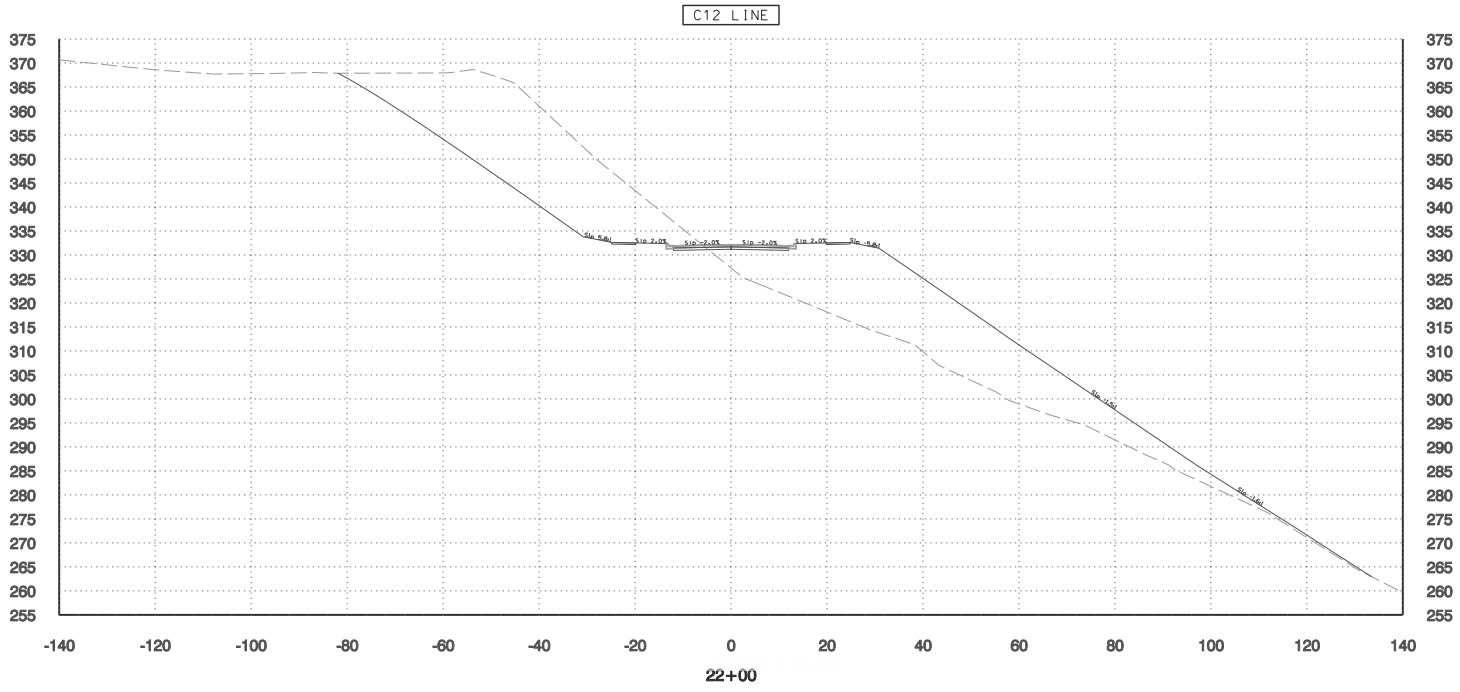
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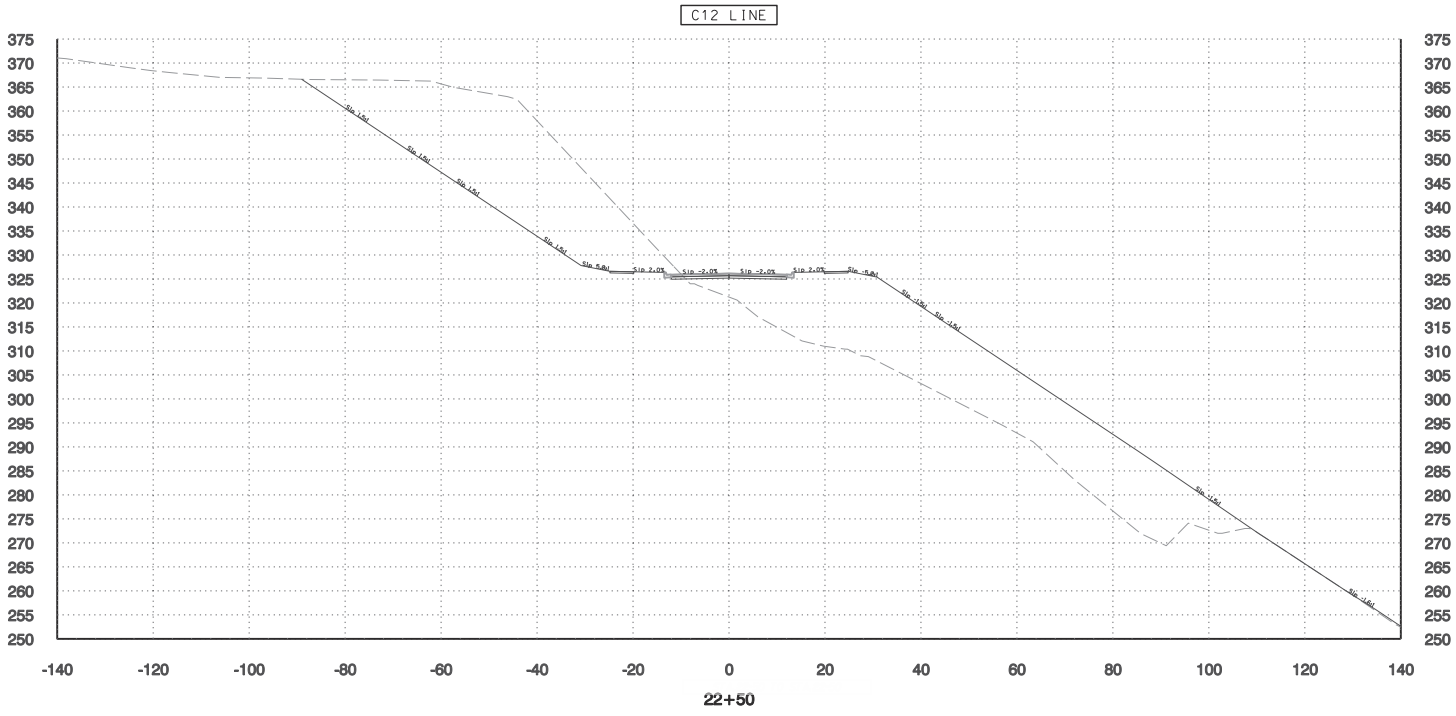
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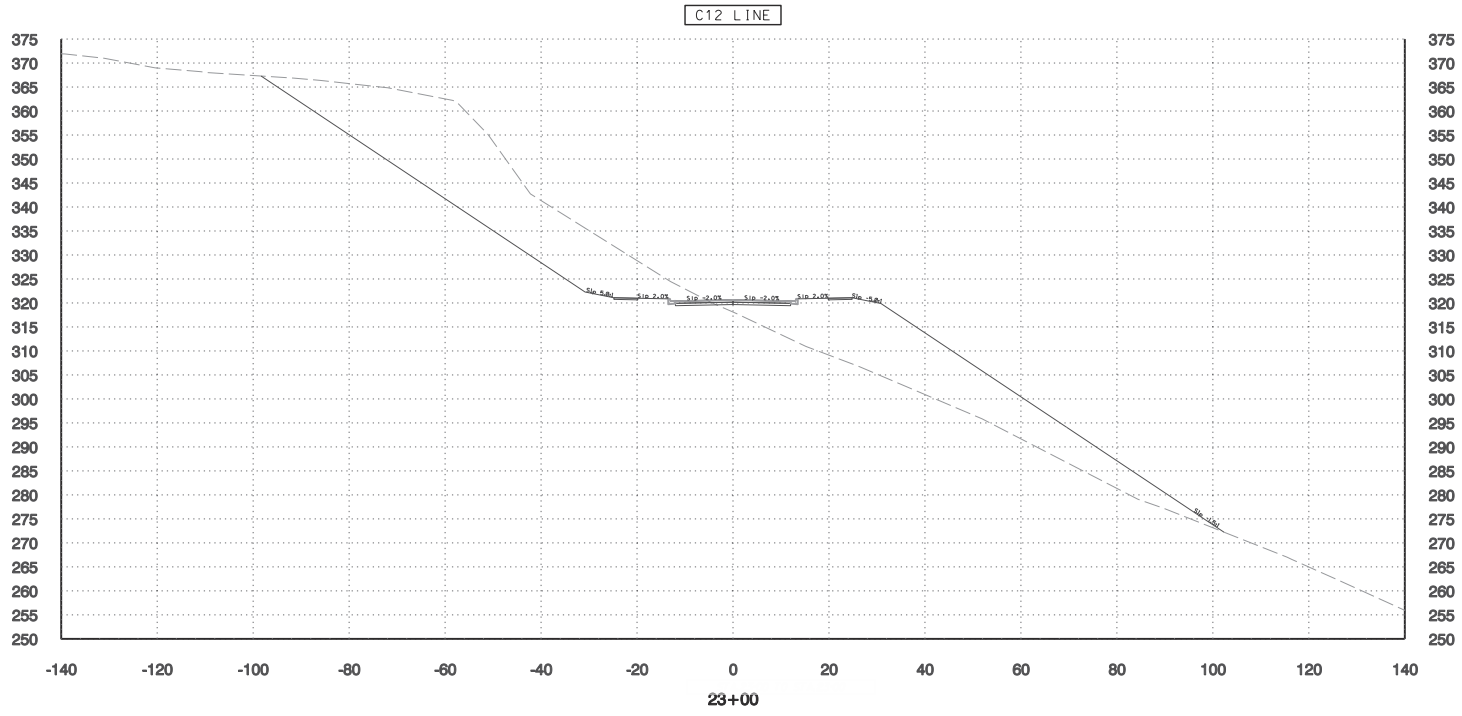
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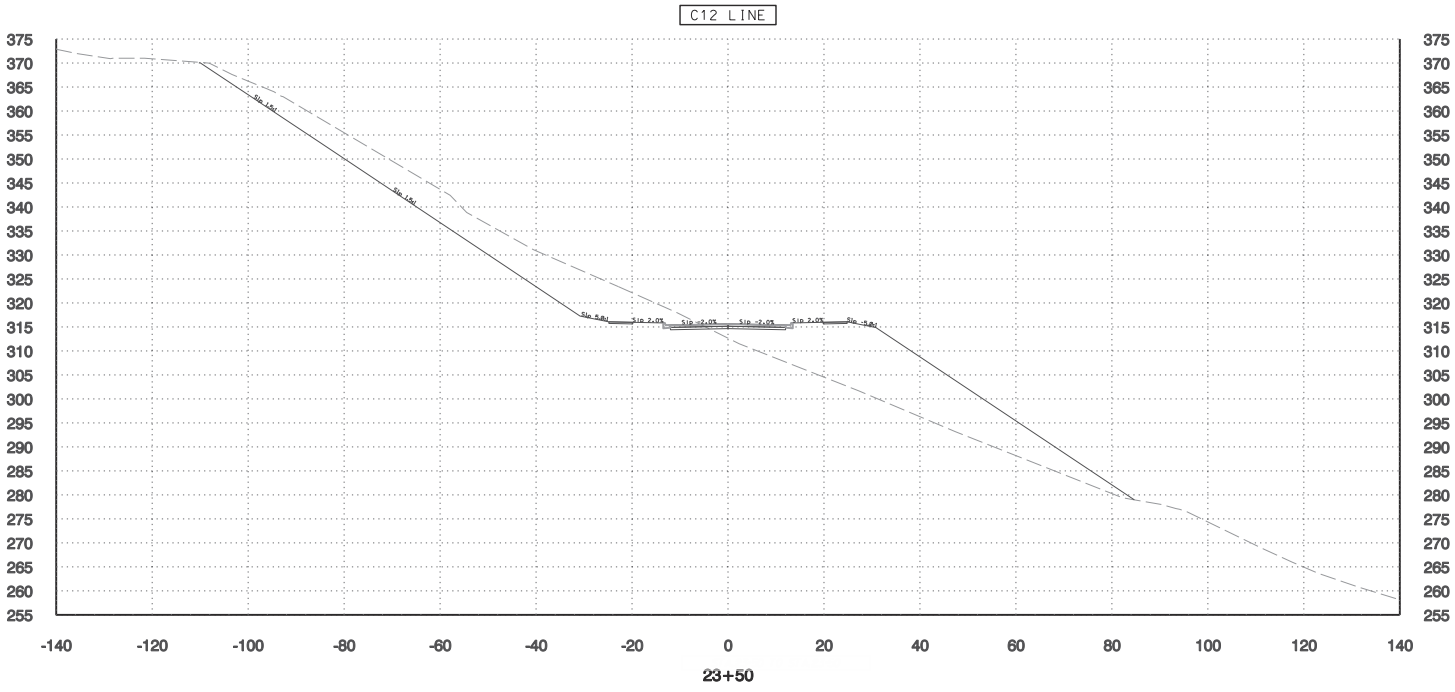
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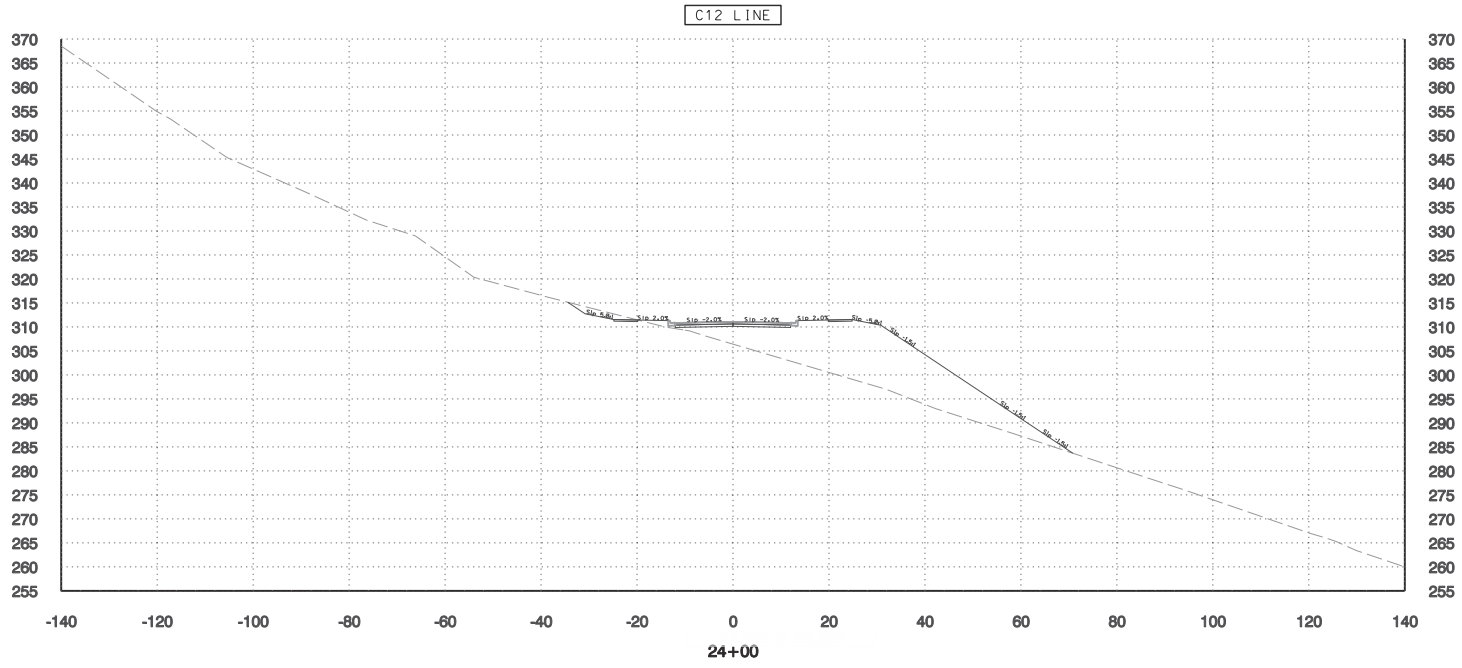
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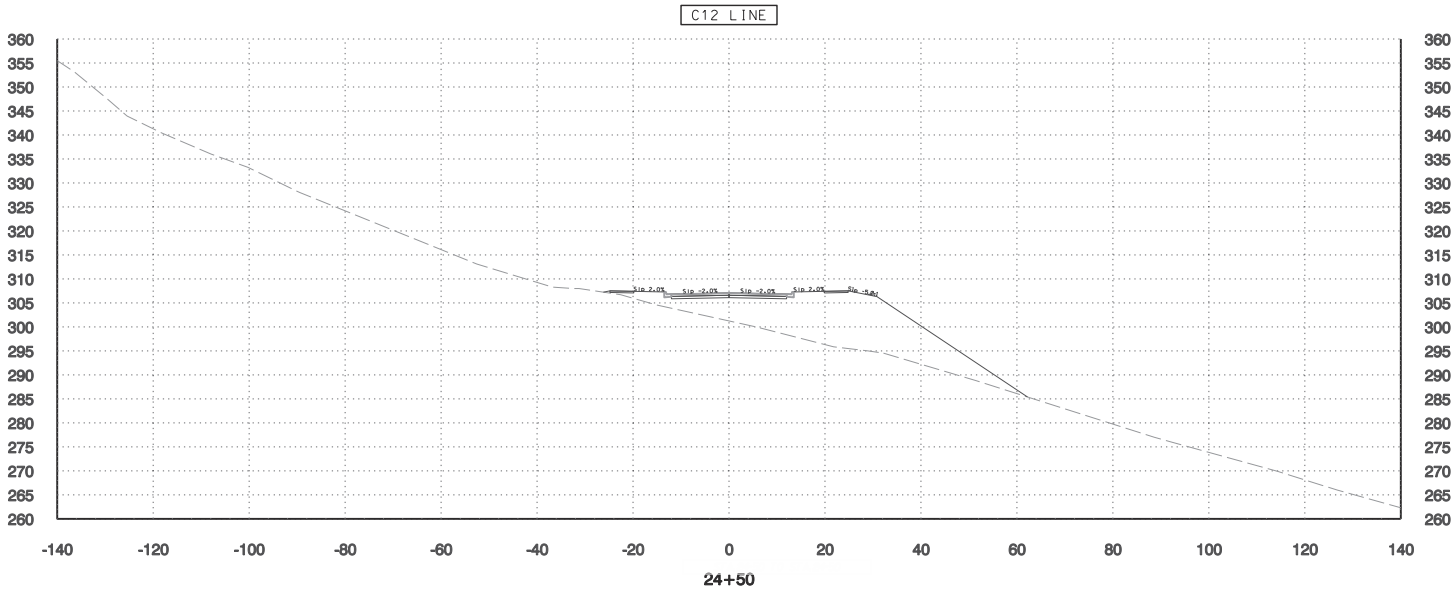
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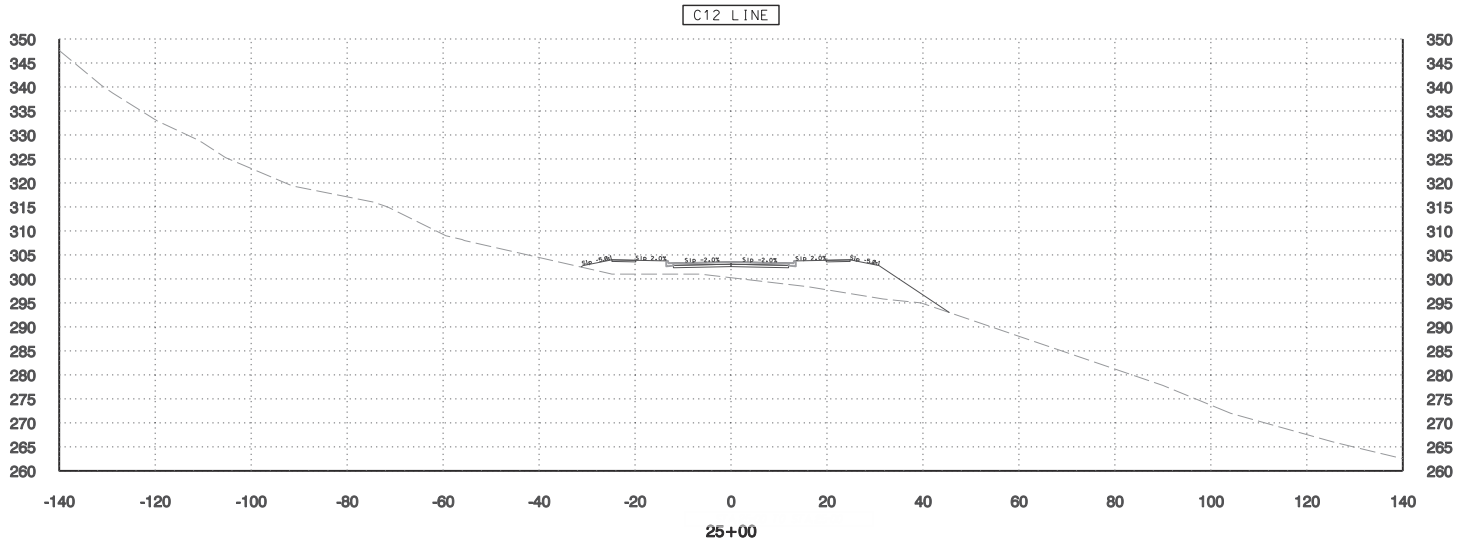
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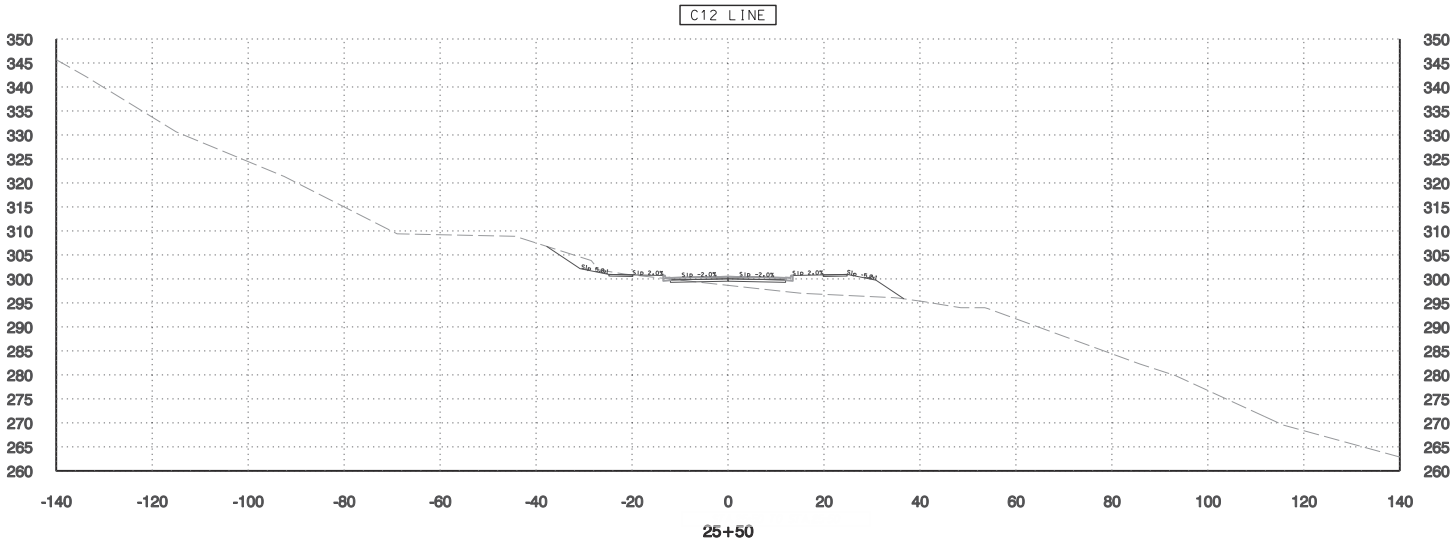
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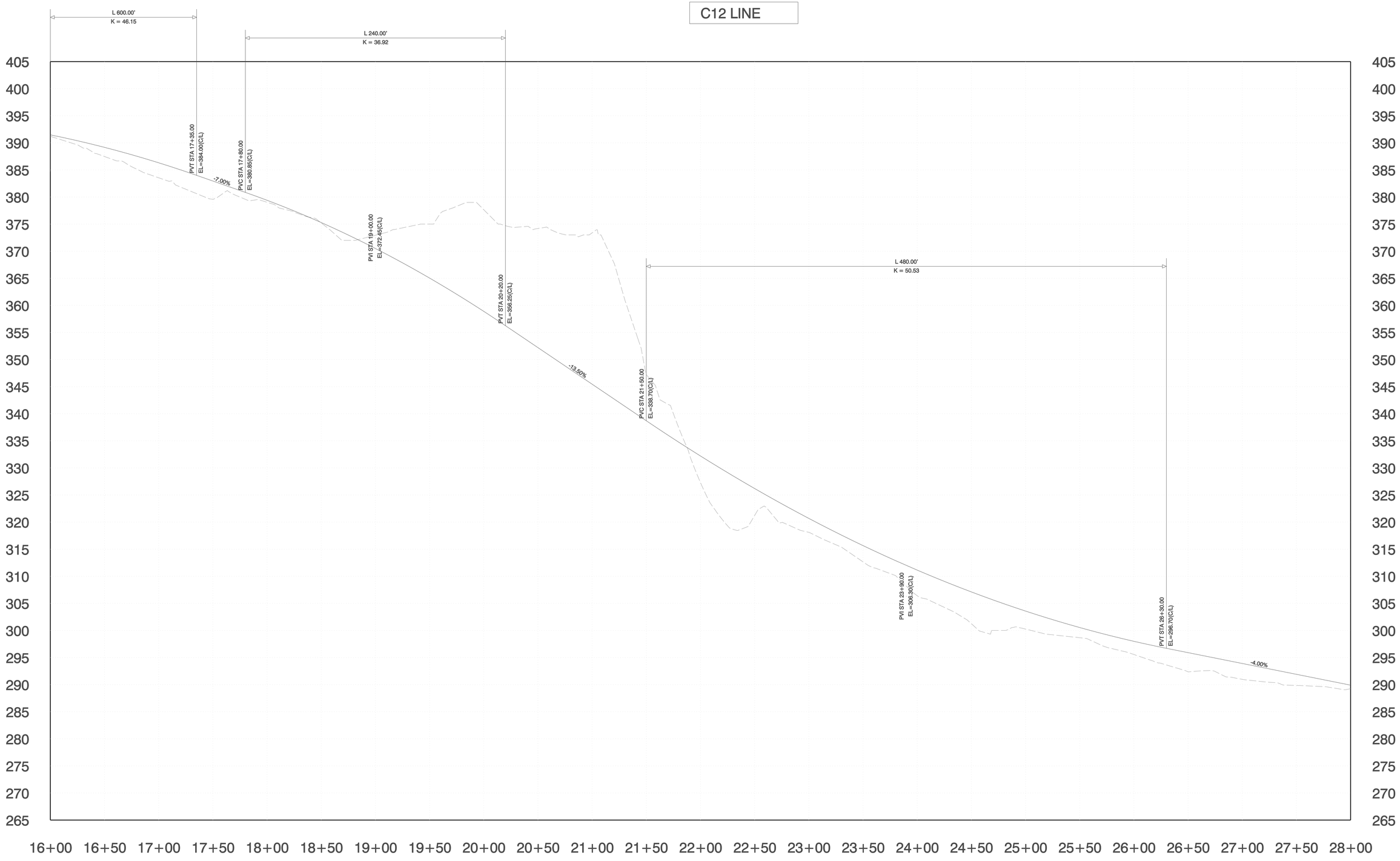
L 600.00'
K = 46.15
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K = 36.92
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K = 50.53
PVT STA 17+35.00
EL=384.00(C/L)
PVC STA 17+80.00
EL=380.85(C/L)
-7.00%
PVI STA 19+00.00
EL=372.45(C/L)
PVT STA 20+20.00
EL=358.25(C/L)
-13.50%
PVC STA 21+50.00
EL=338.70(C/L)
PVI STA 23+80.00
EL=306.30(C/L)
PVT STA 26+30.00
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