



**Mount Tabor Neighborhood Association  
Presentation to the Historic Landmarks Commission on the Mount Tabor Park Historic Reservoirs  
January 12, 2015**

**Portland Water Bureau**  
**Letter to the Historic Landmarks Commission**  
**December 23, 2014**

**Page 5 – Responses to comments and recommendations entered into the record by opponents:**

1. *PWB does not take care of these resources and therefore must be compelled to do so.*  
The current proposal—not the allegation of insufficient care—is the subject of the land use review. PWB is entering information into the record showing that the 2009 Mount Tabor Historic Structures Report is the maintenance and restoration plan that has guided its work in caring for the historic resources that it owns. The City has unofficially adopted this report and has been following its recommendations. During the hearing, staff mistakenly indicated that the work on Gatehouse 1 was the only work that has been done. That statement was in error and Attachment A is the tabular summary from the 2009 report which has been revised with additional columns showing what work has been done.

***“The current proposal —  
not the allegation of insufficient care —  
is the subject of the land use review.”***











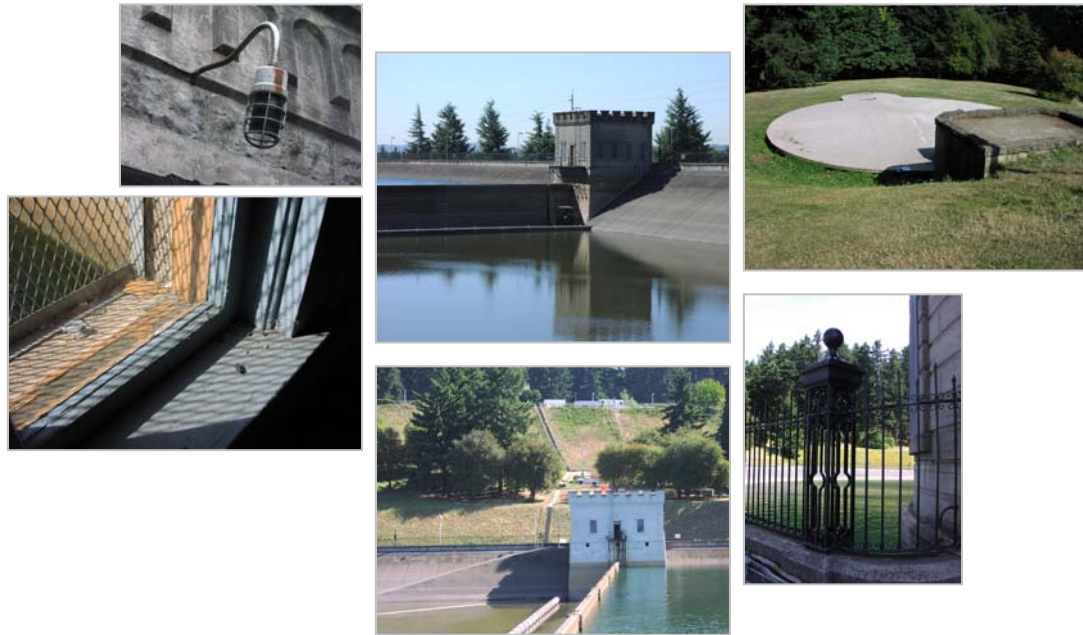




# **MOUNT TABOR RESERVOIRS HISTORIC STRUCTURES REPORT**

**Reservoir Nos. 1, 5, 6 and 7**

**City of Portland Water Bureau**



**May 2009**

***“PWB is entering into the record information showing that the 2009 Mount Tabor Historic Structures Report is the maintenance and restoration plan that has guided its work in caring for the historic resources that it owns.”***

***“The City has unofficially adopted this report and has been following its recommendations.”***

***“PWB is entering into the record information showing that the 2009 Mount Tabor Historic Structures Report is the maintenance and restoration plan that has guided its work in caring for the historic resources that it owns.”***

***“The City has unofficially adopted this report and has been following its recommendations.”***

***This is good news, although it is not something that we have ever heard before now.***

***The bad news, though, follows quickly:***

***“Attachment A is the tabular summary from the 2009 report, which has been revised with additional columns showing what work has been done.”***

***This “revised” table is not enlightening, because what it does is to lead us away from the original 2009 recommendations in a way that is misleading and hugely confusing.***

***The “revised” table submitted by the Water Bureau adds a variety of not just columns but also line items that were not in the original table.***

***It also introduces subtotals that were not in the original and then includes some of those subtotals in subsequent subtotals, so that none of the Bureau’s math adds up.***

***In addition, where Robert Dortignacq, the author of the 2009 report, assigned cost projections only to the restoration projects that the report recommends achieving within a 5-year time frame and a 10-year time frame, the Bureau has inserted some costs for routine maintenance, and then seeks to treat such maintenance as though it contributed to actual restoration, which of course it does not.***

***Moreover, the “revised” table also shows things as being “done” that were not done, or that were only partially done, or that were done in a far lesser fashion than the way that Dortignacq recommended.***

***In more than one place the Bureau has inserted into this table repair work that had been done years before the Historic Structures Report was written and that is clearly not relevant to any assessment of repairs based upon the report.***

Mount Tabor Reservoir Historic Structures Report 2009 (Table revised Dec. 2014)

Condition Analysis and Recommendations

TABULAR SUMMARY

Structure	Component	Observation	Recommendation	Priority (1)			Cost (Est. 2009 Const only)	Contractor Skill Level (2)	Est. Actual Const. Cost	Status	Notes/ Dates
				S	L	M					
GH1	INT	Damage to concrete floor deck; metal stair rusting	Option A.1a: Maintain wood restroom structure, stairway, equipment			X	--	B			
			Option A.1b: Maintain stairway, equipment			X		B	ongoing	Note there is a cost, it's not free	
			Option A.2: Limited interpretive tours; signage, graphics	X			\$4,000	-			
			Option A.3: Additional documentation, inventory and photographs of existing historic equipment	X			\$4,000	--			
			Option A4 - structural evaluation & repair of interior metal stairs	X			--	C	<del>\$22,000</del>	done	1) 1989-1992: Interior stairwell to lower level treads overlaid with expanded metal for safety/traction, 2) 1990: Surface mounted interior floodlights added along stairwell to lower level, 3) Dec 2007: several deteriorated anchorage points were replaced on the curved interior stairway to lower level
GH1	STEP	Substantial spalling; coating breaking up	Clean concrete surfaces, remove loose and deteriorated material; patch tests; patch spalled areas	X			\$12,000	B			
			<b>Subtotal</b>				<b>\$142,000</b>		<b>\$251,023</b>		
<b>RESERVOIR 1</b>											
<b>WEIR BUILDING</b>											
WB1	CONC	Moisture entering at parapet capstone	Option A.1a: Concrete repair & seal	X			\$28,000	A			
			Option A.1b: Roofing replacement	X			\$19,000	C	\$19,000	done	Cost estimated based on 2009 report
			Option A.2: Metal cap parapet	X			\$52,000	B			
			Option A.3: Downspout repair		X		\$5,500	B			
WB1	DOOR	Need repainting; slightly rusty light fixture	Option A.1a: Maintain existing doors; (painted door)			X	--	C		done	Cost estimated based on 2009 report
			Option A.1b: preserve historic light fixture			X					
			Option A.2: Restore wood doors and frames	X			\$5,500	B			
WB1	WIND	Fair condition; new grating on interior planned	Maintain as is			X	--	C		done	done with the Deferred Maint. Project (3366) Cost based on 2009 Report
WB1	INT	No issues	Maintain as is			X	--	C			
<b>RESERVOIR 1</b>											
<b>FOUNTAIN STRUCTURE</b>											

(1)  
 S: Short-term (less than 5 yrs)  
 L: Long-term (5-10 yrs)  
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***I spent the better part of a day going over and over the Water Bureau's "revised" cost table with our own historic structures consultant in an effort to make sense of it.***

***We finally concluded, after many hours of trying to deconstruct the "revised" table, that it is just an incoherent mess; it provides no illumination but is rather simply a distraction.***

***The legitimate approach, now that the Water Bureau has proclaimed its allegiance to the 2009 Historic Structures Report, is to take the original table that Robert Dortignacq compiled and use it as a kind of report card, to measure how well the Bureau has actually been doing as far as "following [the report's] recommendations" and "caring for the historic resource that it owns," to bring us back to a true assessment of the progress toward historic preservation.***

***We have done this by counting up the value of the specific tasks that are detailed in Mr. Dortignacq's original report — that is, the original table, not the version that was "revised" by the Water Bureau — and then counting up the value of those specific tasks from among his list that the Water Bureau has accomplished, and comparing the two.***

**Mount Tabor Reservoirs Historic Structures Report**  
**Condition Analysis and Recommendations**  
**TABULAR SUMMARY**

Structure	Component	Observation	Recommendation	Priority <sup>(1)</sup>			Cost	Contractor Skill Level <sup>(2)</sup>
				S	L	M		
<b>RESERVOIR 1</b>								
<b>GATEHOUSE 1</b>								
GH1	CONC	Wall surface spalling, deterioration and exposed reinforcing	Clean exterior, test for absorption, apply sealer	X			\$12,000 ✓	A
GH1	CONC	Wall openings and projections deteriorated	Clean exterior, test for absorption, rebuild severely deteriorated projections, apply sealer	X			\$56,000 ✓	A
GH1	CONC	Roofing in fair condition, ponding at drain, inadequate roof drip	Replace roofing, provide overflow drain	X			\$25,000	B
GH1	BALC	Iron work is rusted, ladder connections rusted	Further investigation needed, clean and repair rusted connections, repaint.		X		\$8,000 ✓	B
GH1	DOOR	Non-original main entry doors	Option A.1: Repaint doors, preserve cast-iron sills			X	--	C
			Option A.2: Repair and replace with units matching original design and materials				\$6,000 ✓	B
GH1	WIND	South and west side wood members weathered, paint missing/oxidized; glass units need reputtying	Option A.1: Rehabilitate windows and deteriorated frame parts; select certain openings to be operable		X		\$3,500 ✓	B
			Option A.2: Rehabilitate all windows and deteriorated frame parts; all openings to be operable		X		\$11,500 ✓	B
GH1	INT	Damage to concrete floor deck; metal stair rusting	Option A.1: Maintain wood restroom structure, stairway, equipment			X	--	B
			Option A.2: Limited interpretive tours; signage, graphics		X		\$4,000	-
			Option A.3: Additional documentation, inventory and photographs of existing historic equipment		X		\$4,000	--
GH1	STEP	Substantial spalling; coating breaking up	Clean concrete surfaces, remove loose and deteriorated material; patch tests; patch spalled areas	X			\$12,000	B

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				S	L	M		
<b>RESERVOIR 1</b>								
<b>WEIR BUILDING</b>								
WB1	CONC	Moisture entering at parapet capstone	Option A.1: Concrete repair & seal	X			\$28,000	A
			Option A.1: Roofing replacement	X			\$19,000	C
			Option A.2: Metal cap parapet	X			\$52,000	B
			Option A.3: Downspout repair		X		\$5,500	B
WB1	DOOR	Need repainting; slightly rusty light fixture	Option A.1: Maintain existing doors; preserve historic light fixture			X	--	C
			Option A.2: Restore wood doors and frames		X		\$5,500	B
WB1	WIND	Fair condition; new grating on interior planned	Maintain as is			X	--	C
WB1	INT	No issues	Maintain as is			X	--	C
<b>RESERVOIR 1</b>								
<b>FOUNTAIN STRUCTURE</b>								
FS1	FS	Front level top has hole and corners spalled and broken; side walls have spalling; cup and chain missing; securing bolt deteriorated	Option A.1: Clean and patch damaged areas; brush out adjacent planting		X		\$3,500	A
			Option A.2: Clean and patch damaged areas; brushing; investigate-reconnect water source, replace cup and chain; provide signage		X		\$7,000	A
<b>RESERVOIR 1</b>								
<b>SITE</b>								
S1	RES	Breaks and spalls in concrete; weeds; unsound valve platform	Option A.1: Routine maintenance; salvage historic materials from valve platform			X	--	C

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Structure	Component	Observation	Recommendation	Priority <sup>(1)</sup>			Cost	Contractor Skill Level <sup>(2)</sup>
				S	L	M		
			Option A.2: Remove bituminous patching, replacement liner		X			
S1	WALL	Substantial wear and deterioration; exposed reinforcement	Option A.1: Repair deteriorated surfaces and detail; preserve intact portions; clean, patch and repair damaged areas; test	X			\$50,000	A
			Option A.2: In addition to A.1, replace existing pole lighting, remove surface mounted conduit, provide entry lights at fence corner posts		X		\$155,000	B
S1	WALK	Broken slabs, corners, spalls, rough surface, settlement	Patch-replace damaged portions; control vegetation; preserve/maintain stair and railing, cast iron grates and lids		X		\$16,000	C
S1	METR	Vandalism, damaged entry door frame, damaged concrete edges of opening	Monitor and remove graffiti; replace door			X	--	C
<b>RESERVOIR 5</b>								
<b>GATEHOUSE 5</b>								
GH5	CONC	Wall spalling, weathered concrete capstones, interior concrete topping slab spider cracking; worn roofing membrane	Option A.1: Roof and flashing	X			\$19,000	B
			Option A.1: Clean concrete exterior; test for water absorption, renew sealer to parapet; preserve-repair historic light fixtures	X			\$16,000	A
			Option A.2: Replace downspouts, remove surface conduit		X		\$6,000	B
GH5	BALC	Balcony not needed for operations	Alter; install protective guardrail, remove/salvage exterior light fixture; cap conduit		X		\$1,600	C

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				S	L	M		
GH5	DOOR	Bottoms rusted out, moderate damage to side door	Option A.1: Maintain non-original doors, retain cast iron sills			X	--	C
			Option A.2: Restore wood doors and frames		X		\$8,000	B
GH5	WIND	South and west sides: weathered, paint missing, sills deteriorated	Preserve			X	--	C
GH5	INT	Metal stair rusting, exposed gearing and valve stems	Option A.1: Maintain restroom structure, metal stairway, historic equipment			X	--	C
			Option A.2: Provide add'l documentation, inventory and photographs of historic equipment		X		\$4,000	--
GH5	STEP	Spalling	Clean, test, patch	X			\$4,000	B
<b>RESERVOIR 5</b>								
<b>HYPOCHLORITE BUILDING (WEIR HOUSE)</b>								
WH5	CONC	Soiling, some loose termination points, roof drains susceptible to clogging, visible roof equipment	Roof repair & flashing	X			\$13,500	C
			Clean concrete; test for water absorption; breathable sealer to flat capstone; minor roof repairs	X			\$5,000	B
WH5	DOOR	Need repainting	Remove hoist crane, replace doors similar to original, repaint		X		\$4,500	B
WH5	WIND	Need repainting	Option A.1: Repaint and caulk			X	--	C
			Option A.2: Replace windows		X		\$18,000	B
WH5	INT	No significant issues	No scheduled work					

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				S	L	M		
<b>RESERVOIR 5 SITE</b>								
S5	RES	New liner has abated deterioration	Preserve and maintain			X	--	C
S5	WALL	Defects at cap end joints, no fence lighting in place	Option A.1: Clean, minor patching	X			\$11,500	B
			Option A.2: Maintain			X	--	C
			Option A.3: Replace existing non-historic pole lighting around perimeter walkway	X			\$250,000	B
			Option A.3: Fence lighting; restore iron fence post tops; install LED lighting	X			TBD	B
S5	WALK	Broken slabs, corners, spalls, rough surfaces, settlement	Minor patching or replacement, preserve cast iron grates and lids	X			\$11,500	C
S5	STAIR	Portions of stairway replaced/patched, finish not match original pattern	Option A.1: Minor patching/replacement, preserve historic railing	X			\$5,000	C
			Option A.2: In addition to A.1, repair/replace newer concrete with matching finish	X			\$10,000	B
T1	Tunnel	(Not Accessed)	Preserve - ongoing maintenance			X	--	C
T6	Tunnel	Paint	Preserve - ongoing maintenance			X	--	C
<b>RESERVOIR 5 OTHER FEATURES</b>								
OT5	ROAD	Roadway repaved, curb on westside added	Option A.1: Preserve; ongoing maintenance			X		
			Option A.2: Possible historic paving restoration		X			
OT5	HOUS	Cobblestone remains of old house foundation	Option A.1: Protect existing historic walls			X	--	C

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Structure	Component	Observation	Recommendation	Priority <sup>(1)</sup>			Cost	Contractor Skill Level <sup>(2)</sup>
				S	L	M		
			Option A.2: Provide historic interpretive information on the house		X		\$2,000	
<b>RESERVOIR 6</b>								
<b>INLET GATEHOUSE 6</b>								
IGH6	CONC	Spalling, soiling, weathered capstones, spider cracking, door slab breakup, worn roofing membrane, roof ponding	Option A.1: Replace roofing, drains	X			\$19,000	C
			Option A.1: Minor exterior cleaning, renew parapet as needed	X			\$16,000	B
			Option A.2: Remove surface conduit		X		\$5,000	C
			Option A.3: New breathable sealer		X		\$26,000	B
IGH6	BALC	Iron work rusted, upper portion of ladder deformed	Inspect metal connections, clean and repair connection and damaged parts, repaint		X		\$8,000	B
IGH6	DOOR	Rusting, need repainting, weathered exterior facing	Option A.1: Repaint doors, frames; maintain wood door, frame, sills,; patch side door landing			X	--	C
			Option A.2: Replace metal doors and frame; repair existing wood door, frame and hardware		X		\$5,000	B
IGH6	WIND	Weathered wood members, paint missing/oxidized, need reputting	Option A.1: Rehabilitate windows and deteriorated frame parts, repaint, repair select openings, evaluate interior security grill		X		\$4,000 ✓	B
			Option A.2: Rehabilitate all windows and deteriorated frame parts, repair all openings		X		\$16,000	B
IGH6	INT	No issues	Option A.1: Ongoing maintenance			X	--	C
			Option A.2: Additional documentation, inventory and photographs		X		\$4,000	--

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				S	L	M		
IGH6	STEP	Spalling	Clean concrete surfaces, remove loose and deteriorated material; patch tests; patch spalled areas	X			\$8,000	B
<b>RESERVOIR 6</b>								
<b>OUTLET GATEHOUSE 6</b>								
OG6	CONC	Areas of spalling; exposed, corroding reinforcing bars; soiling; weathered capstones; cracking; worn roof membrane	Option A.1: roofing, roof drains	X			\$19,000	C
			Option A.1: Clean soiled exterior; test for water absorption	X			\$22,000	B
			Option A.2: Repair; remove surface conduit as other project allow		X		\$5,000	C
OG6	BALC	Iron work rusted, original wheel valves rusted and inoperable	Further inspection, clean and repair connections and damaged parts, repaint		X		\$8,000	B
OG6	DOOR	Some rusting, weathered exterior facing, need repainting	Option A.1: Repaint doors and frames, maintain cost iron sills			X	--	C
			Option A.2: Replace metal doors and frame, repair existing wood door, frame and hardware		X		\$5,000	B
OG6	WIND	Weathered, missing/oxidized paint, need reputtying	Option A.1: Rehabilitate windows and deteriorated frame parts, repaint, repair select openings, evaluate interior security grill		X		\$4,000 ✓	B

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				S	L	M		
			Option A.2: Rehabilitate windows and deteriorated frame parts; repair all openings		X		\$14,000	B
OG6	INT	Corroded wheeled gate operator on exterior balcony corroded, stem cover needs repair/replace	Option A.1: Preserve existing office, historic light fixture, wood doors and trims; preserve metal stairway and equipment; add new equipment as needed			X	--	C
			Option A.2: Addition documentation, inventory and photographs of equipment		X		\$4,000	--
<b>RESERVOIR 6 SITE</b>								
S6	RES	Reservoir structure in good condition	Option A.1: Preserve the existing structure and liner			X	--	C
			Option A.2: Remove bituminous patching, new replacement liner		X			C
S6	WALL	Normal wear and tear, fencing in good condition, lighting discontinued	Option A.1: Clean and provide minor conc patching		X		\$16,000	B
			Option A.1: Metal framing repairs		X		\$110,000	B
			Option A.2: Replace existing non historic pole lighting with historically compatible design		X		\$370,000	B
			Option A.3: Fence lighting; repair-restore fence post tops; install new LED lighting		X			B
S6	WALK	Many damaged areas, little base remaining for concrete slabs	Provide minor patching or replacement at damaged areas; preserve assorted cast iron grates and lids		X		\$12,000 ✓	C

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				S	L	M		
<b>RESERVOIR 7 BUILDING</b>								
B7	BUILD	Drainage problems, water damage, some deterioration, nonhistoric door hardware and security, frame molding partially missing, badly deteriorated wood louver vents	Option A.1: Roof and upper wall	X			\$6,000	B
			Option A.1: Repair wood door and frame, repair louver vents where venting required	X			\$6,000	B
			Option A.2: In addition to A.1, restore louver vents on sidewalls		X		\$2,500	B
<b>RESERVOIR 7 UNDERGROUND TANK STRUCTURE</b>								
TS7	TANK	New top; good condition	Ongoing maintenance as required			X	--	C
	(1)	S: Short term (1 to 5 years)						
		L: Long term (5 to 10 years)						
		M: Maintenance (Varies and ongoing)						
	(2)	A: Requires Historic Preservation Specialist/Specialty Contractor						
		B: Contractor with preservation background (i.e. 5 similar projects)						
		C: Qualified contractor or Water Bureau Maintenance Personnel						

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***“PWB is entering into the record information showing that the 2009 Mount Tabor Historic Structures Report is the maintenance and restoration plan that has guided its work in caring for the historic resources that it owns.”***

***“The City has unofficially adopted this report and has been following its recommendations.”***



**Total estimated cost  
of the 2009 HSR recommendations  
for combined five- and ten-year time frame  
(June 2009 – May 2019):**

**\$1,573,100**

**Total reported cost  
of the 2009 HSR recommended  
5-year and 10-year time frame repairs  
accomplished so far  
(June 2009 – December 2014):**

**\$153,000**

**Total number of years it will take at this rate:**

**57**

**Estimated year of completion:**

**2066**



Save our  
**RESERVOIRS!**  
PLEASE!

Kids for OPEN  
OR SAVE  
**RESERVOIRS**  
2013

SAVE  
OUR  
RESERVOIRS

Save our  
**Reservoirs**

Save our  
Reservoirs!

SAVE  
OUR  
RESEVOIRS!

爱力

SANDMAN  
ROVING