



**IN THE MATTER OF ANNEXATION
OF 101.79 ACRES KNOWN AS THE
BROOKMAN ANNEXATION, CITY FILE NO:
AN 15-01**

Order 2015-001

The above referenced application came before the Sherwood City Council on August 4 and August 11, 2015. Based on the record created throughout the review process and the testimony and evidence submitted to the City Council, the Council finds as follows:

1. The Brookman Concept Plan area was brought into the Urban Growth Boundary in 2002 by Metro via Ord. 02-0969B and the City of Sherwood developed a concept plan for the area and adopted the Concept Plan and implementing Ordinances in 2009 via Ordinance 2009-004.
2. On April 1, 2015, the Applicant Holt Group, Inc. filed an application to annex 8 tax lots, comprising approximately 84.21 acres to the City of Sherwood.
3. After proper legal notice, on August 4 and August 11, 2015, the City Council held public hearings considering this annexation proposal.
4. At the August 4 hearing, five additional property owners, owning approximately 17.58 acres sought inclusion within the annexation request.
5. At that same hearing, the owner of one lot, consisting of 2 acres, sought to be removed from the proposed annexation.
6. The City Council received testimony and argument from the applicant, the public and the staff regarding the application, the applicable provisions of the Metro Code, Sherwood Comprehensive Plan Growth Management policies, and the Sherwood Development Code (SDC).
7. The City Council having considered the testimony presented concludes for the same reasons, that the application meets the applicable approval criteria;

NOW, THEREFORE, THE CITY ORDERS AS FOLLOWS:

Section 1: For the reasons set forth in the July 17, 2015 Staff Report for Brookman Annexation (attached hereto as Attachment A) and the August 8, 2013 Staff Report for the Brookman Annexation (attached hereto as Attachment B) including consideration of the applicable approval criteria on the additional 5 tax lots proposed for annexation, the City Council approves AN 15-01, except as specifically modified below:

The addition of the following properties:

Order 2015-001

August 11, 2015

Page 1 of 2, with two attachments – Attachment A, July 17, 2015 Staff Report (152 pages) Attachment B, August 8, 2013 Staff Report (16 pages)

- Miller, Tax Lot 3S106BB02502, approximately 2.39 acres
- Bissett, Tax Lot 3S1060000102, approximately 9.72 acres
- Clark and Richards, Tax Lots 3S16BB01100, 3S16BB02302, 3S16BB02590, approximately 5.47 acres

Section 2: The City Council adopts as their own the findings of fact and conclusions of law set forth in the July 17, 2015 Staff Report for Brookman Annexation and the August 8, 2013 Staff Report for the Brookman Annexation as attached.

Section 3: The extension of Red Fern Street into the Brookman area is considered an area of special concern due to existing development constraints and upon subsequent annexation shall only be deemed appropriate for bicycle, pedestrian and emergency vehicle access consistent with the findings adopted with the adoption and implementation of the Brookman Concept Plan.

Section 4: Under Section 3 of the City of Sherwood Charter, a decision to annex property into the City becomes effective only upon voter approval. On August 11, the City Council adopted Resolution 2015-068, calling an election and approving a ballot title, summary and explanatory statement for annexation of these properties for the November 3, 2015 election, subject to the approval of this Order.

Section 5: Under ORS 222.520 and 222.120(5), the City Council declares that upon approval of the annexation by the voters and subsequent acceptance of the election results by the Sherwood City Council via separate resolution, the annexed territory will be designated in accordance with the zoning adopted into the Comprehensive Plan as part of the Brookman Concept Plan (see July 17, 2015, staff report, Exhibit C, for reference).


Section 6: If annexed, the area will be re-zoned consistent with the Comprehensive Plan which was updated via Ordinance 2009-004 to implement the Brookman Concept Plan and will include the following zones: Medium Density Residential Low and Medium Density Residential High as shown in the map (see July 17, 2015, staff report, Exhibit C for reference)

Section 7: This Order shall take effect immediately upon its passage by the Council and signature by the Mayor.

Duly passed by the City Council this 11th day of August, 2015.



 Krisanna Clark, Mayor

Attest:


 Sylvia Murphy, MMC, City Recorder

Signed:



Brad Kilby AICP, Planning Manager

Proposal: The applicant is proposing to annex the property under the triple majority annexation method. This means property owners within the proposed annexation area, who own the majority of land, and the majority of the assessed value of approximately 84.21 acres, including the Brookman Road right-of-way, are proposing to annex their land into the City of Sherwood. The proposal includes eight individual properties. Owners of five of the eight properties have signed petitions indicating their intent to annex into the City.

I. BACKGROUND

- A. Applicant: **The Holt Group, Inc.**
2601 NE 163rd Court
Vancouver, WA 98687
- B. Location: South of the existing Sherwood City limits, generally north of Brookman Road, east of Pacific Highway and west of Ladd Hill Road. A map of the project area is attached as Exhibit F and a list of tax lots, owners, and assessed values within the area to be annexed is included as Exhibit D.
- C. Review Type: An annexation is a legislative decision by the City Council and the City Charter requires a vote on annexation if approved by the City Council. Council approval of this request would place the issue before the voters on the November 2015 ballot. If approved by the City voters, the area subject to this application would come into the city limits upon acceptance of the election results by the City Council.
- D. Public Notice and Hearing: Notice of the August 4, 2015 City Council hearing on the proposed annexation was provided to affected agencies and service providers, posted in five public locations around town, posted in three locations in the subject vicinity. While ORS only required mailed notice within 250 feet, the City mailed notice to all property owners within 1,000 feet of the area proposed to be annexed. Notice of the hearing was also provided in the July 16, 2015 edition of The Times, and the August edition of the Gazette.
- E. Review Criteria: While the Oregon Revised Statutes (ORS 222) guide the process for annexations, there are no specific criteria for deciding city boundary changes within the statutes. Metro, the regional government for this area, has legislative authority to provide criteria for reviewing (Metro Code 3.09). In addition, the City of Sherwood Comprehensive Plan Growth Management policies for urbanization are applicable and are addressed within this report.

- F. History: The Brookman Area was brought into the Sherwood Urban Growth Boundary in 2002 via Metro Ordinance 02-0969B to provide for needed residential land. The entire Brookman area is comprised of 66 tax lots and approximately 258 acres. The area was concept planned between 2007 and 2009. In June 2009, via Ordinance 09-004 the City approved the concept plan and associated implementing comprehensive plan and map amendments. There have been two prior attempts to annex the area into the City. The first attempt was initiated by the City in 2011, and was intended to bring the entire area into the city limits at once. The measure required approval of both the citizens of Sherwood, and the registered voters in the Brookman Area. That ballot initiative failed within both the City (48.41% to 51.59%) and within the Brookman Area (21.27% to 78.72%).

The second attempt to annex land from the area into the City was initiated by a group of property owners that owned approximately 100 acres. The request was made under the triple majority annexation method, which meant that the majority of property owners who own a majority of land area and a majority of assessed value in the area petitioned to have the land annexed. That initiative did not require a vote of owners within the Brookman area, but it also did not obtain enough “yes” votes from voters within the City to pass (39.52% to 60.48%).

- G. Site Characteristics and Existing Zoning: The proposed annexation area includes eight tax lots totaling approximately 84.21 acres of land including the Brookman Road right-of-way. The area is bisected by the Cedar Creek corridor. A railroad line cuts through the northwest corner of the area proposed to be annexed. The area proposed to be annexed is gently to moderately sloped, heavily treed, and contains protected resource areas.

Currently, the property is zoned Future Development (FD-20) by Washington County. According to Washington County’s code, the FD-20 purpose statement is, “The FD-20 District applies to the unincorporated urban lands added to the urban growth boundary by Metro through a Major or Legislative Amendment process after 1998. The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro’s Urban Growth Management Functional Plan.” The county has intentionally zoned this property so that development is limited until it is annexed into the City and developed under urban standards consistent with the adopted concept plan. Although the zoning allows for limited uses, it generally prohibits divisions of land that result in lots smaller than 20 acres.

In this instance, many of the lots in the area are already below 20 acres in size and was already being urbanized when it was rezoned FD-20 by Washington County. If the area is brought into the City, then the properties would be zoned consistent with the Brookman Concept Plan.

The majority of the properties, approximately 82 acres are zoned Medium Density Residential Low (MDRL). There is also a portion of the site, approximately 2 acres,

zoned Medium Density Residential High (MDRH). The MDRL zoning district allows for single-family and two-family housing, manufactured housing, and other related uses with a density of 5.6 to 8 dwelling units per developable acre. The MDRH zoning district provides for a variety of medium density housing, including single-family, two-family housing, manufactured housing, multi-family housing, and other related uses with a density of 5.5 to 11 dwelling units per developable acre.

As part of their application, the applicant provided a concept plan that would provide for approximately 257 single-family units within the proposed annexation area. These plans are conceptual and are only intended to identify the applicants' vision for the area. It should be noted that their plan is based upon the previously adopted Concept Plan referenced earlier in this report. It is likely that future development within the area would look different than what is shown by the applicant, but it is also unlikely that the area would develop with large multi-family developments given that there is only a small portion of the property within the proposed annexation area that would allow for multi-family development.

Any future development would not be approved unless an applicant submits a formal land use proposal to develop the site that is consistent with the city zoning and subdivision design standards. The concept plan provided by the applicant is not binding on the property owners and is simply provided to illustrate what future development within the area is likely to look like should the property be brought in to the City by this applicant.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:

The following agencies: Tri-Met, NW Natural Gas, Sherwood Broadband, Bonneville Power Administration, City of Sherwood Public Works, Tualatin Valley Fire and Rescue, Sherwood School District, ODOT, Pride Disposal, Allied Waste, Waste Management, Sherwood Engineering, Kinder Morgan, Raindrops2Refuge, PGE, Washington County, Clackamas County, Metro, and Clean Water Services.

Tualatin Valley Fire and Rescue – Provided an e-mail indicating that they had no comment on the proposal.

ODOT Outdoor Advertising Sign Program – Provided an e-mail indicating that they had no comment on the proposal.

Sherwood Public Works – In a telephone conversation with Rich Sattler, the Public Works Operations Supervisor, he indicated that they can support the annexation area provided any improvements made within the area are consistent with the infrastructure system plans.

Sherwood Engineering Department – Bob Galati, the City of Sherwood Engineer provided the following comments with regard to the proposed annexation:

Engineering staff has reviewed the information provided for the above cited project. Review of the proposed annexation materials is based on data of existing City infrastructure and the proposed improvements necessary to provide services to the area covered by the annexation request.

The information below is to provide an explanation of the utility needs, a description of the proposed utility system required to serve the annexation area and the ability to service areas beyond the proposed annexation area.

City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

The City's Sanitary Master Plan (dated July 2007) indicates that sanitary service will be provided by the extension of an existing 15" diameter sanitary mainline located at the southern City limits boundary between Redfern Drive and Greengate Drive.

The Sanitary Master Plan shows the proposed extension of a 15" diameter line through the Brookman area following the stream corridor intersecting with Brookman Drive and continuing north towards Hwy 99W. Construction of the 15" diameter mainline to the City's southern City limits has already occurred as a City capital improvement project.

The Brookman area has access to existing City sanitary mainline utilities which have the capacity to provide public utility service. As development within the area occurs, there is a need to extend services to ensure that all new lots have access to public services. Extensions of these services will be required of all new development within the area.

Water

The City's adopted 2015 Water Master Plan indicates that water service will be provided by the extension of existing 12" diameter water mainlines located within Ladd Hill Road, Inkster Drive, and Old Highway 99W.

The "Draft" Water Master Plan shows a mainline system capable of serving the Brookman area. Complexities with the design and construction include crossing the railroad right-of-way, wetland corridor and stream crossings, and the need for looping for system pressure/flow balancing.

The Brookman area has access to existing City water mainline utilities which have the capacity to provide public utility service. A certain amount of extending existing water system and public easements will be required to provide full access.

Storm Sewer

The Brookman Concept Plan indicates that the development will be serviced by several regional storm water treatment facilities. The location and number of the facilities are predicated on the phase of development under which they are being constructed. Out of phase development relative to treatment basin limits should be avoided.

The Brookman area has access to existing stormwater drainage corridors.

Transportation

The City's Transportation System Plan (TSP) and Washington County (WACO) TSP are referenced and indicate the type of future transportation impacts. These impacts include future ROW needs, intersection impacts (Hwy 99W), and out of phase roadway development issues.

The Brookman area has access to existing transportation facilities, but these facilities will need major expansion and upgrading to bring them into conformance with future needs (i.e., traffic flows and road section configuration) and County Standards.

Conclusion

The Brookman area has access to existing City utility and transportation facilities, which appear to have capacity to provide service, but will require a certain level of extension and expansion to make usable.

Public Notice and Comments:

On June 30, 2015, the City sent notice of the proposed annexation to all property owners located within 1,000 feet of the boundary of the annexation area. As of the date of this report, the City received two letters from a group of property owners who wanted their land included within the annexation request.

First, the City received a letter from Jerry Clark, Elisabeth Clark, and Donald Richards of 24350 SW Middleton Road requesting that three additional tax lots totaling approximately 5.47 acres be included in the annexation request. The three parcels are WCTM 3S16BB tax lots 1100, 2302, and 2590.

The City also received a letter from Charles and Louise Bissett requesting that their parcel of approximately 9.72 acres be included in the annexation request. The parcel owned by the Bissetts' is WCTM 3S106 tax lot 00102.

Staff Response: After notice of the proposal was sent out, the property owners above contacted staff requesting what they would need to do to be included in the annexation request. Staff anticipated that some people might make this request, as it had happened the last time annexation within the area was requested, and for this reason increased the notice area beyond the state required 250 feet to the 1,000 feet to ensure that any such requests would be covered by the notice should the applicant or the Council decide to honor their request.

The applicant was contacted by both property owners and in turn contacted the City to indicate that they did not want to delay the process to amend their application, but would not object to additional area being included in the proposed annexation if the Council agreed. The two parties were instructed to prepare the petitions for annexation, attend the public hearing on August 4, 2015, and make a formal request of the Council to consider adding their properties to the annexation area.

All of the properties are adjacent to the proposed annexation area, so it is feasible that if the area was brought in that the properties could be served in an orderly and efficient manner consistent with what has been envisioned in the Brookman Area Concept Plan. The four properties included in these requests are also zoned MDRL upon annexation to the City. If the Council is inclined to include the properties within this request, then the

property owners have been informed that the legal description for the area would need to be amended at their expense. An alternative map illustrating the properties listed above is included in the Council packet as Exhibit E. An alternative explanatory statement and ballot title are also included within the Council packet should this request be considered.

No other public comments have been received by staff as of the date of this report.

III. REQUIRED CRITERIA AND FINDINGS FOR ANNEXATION AND BOUNDARY CHANGE

State

Oregon revised Statute 222 authorizes and guides the process for annexations of unincorporated and adjacent areas of land into the incorporated boundary of the City. In this particular instance, the property owners of the area are petitioning the City to annex under the triple majority method as allowed by ORS 222.170. Since the City of Sherwood charter requires all annexations to be approved by the electors within the City, ORS 222.160 is applicable. ORS 222.160 states that when the annexation is put to the electors, the City shall proclaim the annexation via resolution or ordinance if it receives a majority vote. Assuming the annexation is approved by the voters, a resolution proclaiming the annexation and forwarding notification to the Secretary of State, Department of Revenue and affected agencies and districts will be prepared for Council approval.

Regional Standards

There are no specific criteria for deciding city boundary changes within the Oregon statutes. However, the Legislature has directed Metro to establish criteria, which must be used by all cities within the Metro boundary. This area is within the Urban Growth Boundary; however Metro has not extended their jurisdictional boundaries to include this area. Regardless, the City will err on the side of caution and review the annexation for compliance with the applicable Metro Code Chapter, Chapter 3.09 (Local Government Boundary Changes).

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

(a) The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

(b) Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria in subsection (d) and includes the following information:

(1) The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

The Brookman Area Concept Plan, developed in 2009 identifies the location and size of urban services including water, sanitary and storm sewer. The Water System Master Plan, Storm Water Master Plan, and Sanitary Sewer Master Plan already include assumptions for the Brookman area and upgrades needed to serve the Brookman area are already programmed in. Therefore, while urban services are not immediately available within the Brookman area, they have been extended to locations where it is feasible for them to be extended to serve the proposed annexation area.

Water: The Water System Master Plan identifies the need for several major improvements to extend water service to the area. These projects include: the seismic upgrade to the existing reservoirs; construction of new reservoirs; installation of a pressure reducing valve; and the addition of several pipeline segments. These improvements are required to provide a “backbone” network that will serve the area. Several of these items, including a seismic upgrade of the Main Reservoir and a new 4.0 million gallon reservoir have been completed. The Southwest Sherwood Pressure Reduction Valve (PRV) station and associated piping will be constructed in the right-of-way of Old Highway 99 at the border of the 455-foot pressure zone. This connection will provide service to the western portion of the concept plan area, located in the 380- foot pressure zone. The PRV reduces the water pressure in the piping as it moves from the 455-foot pressure zone to the lower pressure, 380-foot pressure zone. This project is programmed for 2018 within the most recently adopted Water System Master Plan, however it may be completed sooner as development occurs within the area.

Sewer: The Sanitary Sewer Master Plan identifies needed system upgrades including the extension of a 15-inch line to the southern limit of the annexation area, and a 12-inch line west and across Highway 99 to serve future development within the overall Brookman Plan area. The 15-inch line will be completed with development of the area proposed to be annexed. The 12-inch line will not be necessary to serve the annexation area.

The City is within the Clean Water Services County Service District and is served by the Durham regional treatment plant. The territory to be annexed is not currently within the District and will require separate annexation request to CWS.

Storm Drainage. The Concept Plan and Storm Water Master Plan identifies regional water quality facilities to meet the storm water needs of the area. The concept plan identifies several ideal locations for these facilities, however, they do not currently exist and it is unlikely funding will be available in the near future to provide for these facilities prior to development. Developers could construct a regional stormwater facility and create a Local Improvement District (LID) or Reimbursement District to recoup the costs. Otherwise, developments will be required to provide private on-site storm water facilities. It may also be possible to recoup some of the costs through System Development Charges (SDC) credits.

Parks and Recreation. The City of Sherwood maintains a number of developed parks and open spaces. Additionally the City maintains over 300 acres of greenway/greenspace/natural areas. Dedication and construction of new parks and trails generally occurs with development or with system development charges required of new development. Maintenance and operations of the parks and open space system is funded out of the General Fund.

Transportation. The proposed annexation area is within Washington County. According to on-line County records, none of the properties proposed to be annexed are within the boundary of the Washington County Urban Road Maintenance District. If any are subsequently found to be within the district in error, the City will withdraw the territory from the District upon annexation. ORS 222.520 and 222.120(5).

Access to the area occurs via several locations including Highway 99W, Brookman Road, Ladd Hill, Middleton Road, Old Highway 99W, Pinehurst and Timbrel streets. Road upgrades will be necessary with development. Transportation improvement needs were identified in the development of the concept plan and the funding plan that was adopted by Council in 2011 (RES 2011-072) demonstrates that these identified transportation improvements are “reasonably likely” to be funded with existing local, county, regional, State, and developer funding sources.

Fire. The territory is within the boundary of the Tualatin Valley Fire and Rescue District, which is served by Station 33 located on SW Oregon Street. Station 35 in King City and Station 34 in Tualatin are also in close proximity. This will not change with annexation.

Police. According to online County records, none of the proposed properties to be annexed are within the Washington County Enhanced Sheriff's Patrol District. If it is subsequently found that the properties are within the district, the City will withdraw the territory from the District upon annexation. ORS 222.520 and 222.120(5). If the City declares the territory withdrawn from the District on the effective date of the annexation the District's tax levy will no longer apply.

Upon annexation police services will be provided by the Sherwood Police Department which provides 24-hour/day protection.

(2) Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

As discussed above, none of the properties proposed to be annexed are within the Washington County Enhanced Sherriff's Patrol District or Urban Road Maintenance District. If the County's records are in error, it is expected that these areas will be withdrawn from the district upon annexation into the City.

(3) The proposed effective date of the boundary change.

Because of the City of Sherwood charter requirement that annexations be approved by the citizens of Sherwood, the annexation would not take effect until after voter approval at the November 2015 election. The effective date of annexation will be finalized after the election and Council acceptance of the election results via resolution and filing of the approval and election

results with the Secretary of State, Department of Revenue, and other affected agencies.

(c) The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

The applicant has submitted the annexation application along with certified petitions and legal descriptions required to initiate the request. This staff report evaluates whether the applicant's materials, the Brookman Concept Plan and applicable standards to determine whether the applicable criteria have been met.

(d) To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in Subsections (d) and (e) of Section 3.09.045.

The criteria are evaluated immediately below

Metro Criteria § 3.09.045 (d.)

1. **Find that the change is consistent with expressly applicable provisions in:**
 - (a) **any applicable urban service agreement adopted pursuant to ORS 195.065**

Under the Washington County/Sherwood Urban Planning Area Agreement (UPAA), the City was responsible for preparing the comprehensive plan and public facilities plan within the regional urban growth boundary surrounding the City limits. In the UPAA the County agreed that the City would be responsible for comprehensive planning within the Urban Planning Area and would be responsible for the preparation, adoption and amendment of the public facility plan required by OAR 660-11 within the Urban Planning Area. The UPAA also identifies the City as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the urban planning area.

As discussed within this report, the concept plan for the area was developed consistent with the UPAA. The agreement specifies that the City of Sherwood is the appropriate urban service provider for this area and that Washington County will not oppose annexation. Therefore, the annexation is fully consistent with Washington County policies and agreements.

- (b) **Any applicable annexation plan adopted pursuant to ORS 195.205**

This is not applicable

- (c) **Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party**

The City is in the Clean Water Services District and this area will need to be annexed into the CWS district. The City and CWS have cooperative agreements that will not be affected by this annexation. The territory is also in the TVF&R service district which will not change upon annexation. The proposed annexation area is within the Washington County Enhanced Sherriff Patrol District and Urban Road Maintenance District and is expected to be withdrawn upon annexation.

Both the City and Washington County will continue to honor the mutual aid agreements which ensure coverage of law enforcement regardless of the jurisdictional boundary. The area to be annexed will be withdrawn from these districts as the City of Sherwood provides these services and the special district services are no longer necessary. Pursuant to the ORS, the cooperative agreements call for coordination of planning activities. As affected agencies, Washington County, CWS and TVF&R received notice of the proposed annexation and the opportunity to provide comments.

(d) Any applicable public facility plan adopted pursuant to a Statewide planning goal on public facilities and services; and

The Sherwood City Council reviewed and adopted the Brookman Concept Plan in June 2011. The Brookman Concept Plan incorporated the recommendations found in the City's water, sanitary sewer and storm water master plan and the Transportation System Plan. At that hearing the Council evaluated the Plan's consistency with the Comprehensive Plan and the applicable master plans and found that these were met; however, the discussions and findings in this report also demonstrate that the proposed annexation can feasibly comply with those plans.

(e) Any applicable comprehensive plan; and

Compliance with the local Comprehensive Plan is discussed further in this report under the "Local Standards" section.

2. Consider whether the boundary change would:

(a) Promote the timely, orderly and economic provision of public facilities and services;

The proposed annexation area can be served by extending existing sewer and water services that abut the City limits. Within this specific area, two potential locations for extending sewer and water have been identified by the applicant and are considered feasible to the City Engineer provided that improvements and upgrades to the system are provided by future development in the area. Franchise utilities and road access are already provided by both Washington County and the respective utility service provider. Upgrades to these utilities will be studied, and if needed, required to be paid for by development. Finally, by annexing the area, the City will be able to collect the SDC's necessary to make infrastructure improvements needed to serve the area consistent with the applicable master plans.

Provision of public facilities and services in this area can occur in a timely and orderly manner concurrent with proposed development applications. The services can be provided relatively economically in that significant extensions are not required. Any necessary upgrades to existing facilities have already been identified in existing plans, including the Brookman Concept Plan and it has been determined that funding is “reasonably likely” which is a necessary finding in order to meet state Transportation Planning Rule requirements.

(b) Affect the quality and quantity of urban services; and

The Metro Code defines urban services as “sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit.”

Currently there are no urban infrastructure in the territory proposed to be annexed; therefore, annexation will provide the opportunity for extension of urban services to City standards. There are existing roads that vary in quality. Annexation will not immediately affect these positively or negatively, however as development occurs, road improvements will likely be required, and utility extensions and upgrades will be made. Other urban infrastructure is expected to be provided at the expense of the developer when mitigation is required for impacts resulting from subsequent development of the area. Further, upon development of the area, SDC’s will be collected to assist in the construction of identified needs or improvements to City services to offset impacts to existing City and County facilities.

TVF&R, the fire protection provider for the area, has indicated that they have no comments on the proposal.

Parks and open space will be increased through the annexation and development of the area as required by the development code and illustrated in the applicant’s conceptual layout.

Mass transit will not be directly affected by the annexation; however with additional people comes additional demand on the transit system and increased opportunities for better transit service to serve the existing and future populations.

While not an “urban service” identified by Metro in this chapter, staff has heard concerns about the existing capacity of the schools to accommodate additional growth. The school district was given an opportunity to provide comments and while formal written comments were not provided, staff did consult with them. With an estimated 257 single family dwelling units identified as potential within this annexation area, this would result in approximately 136 additional elementary school students¹, 54 middle school students and 51 high school students at full build out. The Sherwood School

¹ Based on ratio identified for a single family home in the 2010 PSU population forecast.
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District has indicated that they commissioned a Facilities Planning and Assessment Report which includes a Capacity Analysis of the District's existing schools. The report, while not yet completed, indicates that the District's only high school is presently over capacity. Therefore, the District has noted that any additional development would compound the utilization challenges in the building. It is important to keep in mind that full build out is likely to take many years. The developer does not have options on all the properties to be annexed and all are not interested in development at this time. In addition, it will take approximately 1-2 years to go through the land use and engineering process prior to submitting for building permits. Before a house can be occupied by potential students it must first be constructed and sold. In the meantime, existing students within the school system age through the system. In addition, the District commissioned a population forecast study with PSU as part of the boundary committee discussion process which indicated that overall, the district would most likely be seeing a decline in enrollment. Regardless of annexation, the District will need to closely monitor new development and redevelopment while weighing these studies' projections against real conditions within the District.

While development in the area will increase the number of residents utilizing urban services, as discussed above, it is unlikely that the quantity of urban services will be diminished by the addition of this area and the anticipated residents. In addition, these new homes will be assessed taxes which will contribute to schools, fire department, transit providers and the City which will off-set the additional impacts of serving this area. In other words, the quality of services provided are not expected to decrease because the new developments will be contributing to the tax base which funds services.

A key question for the Council in making the decision to approve placing the annexation on the ballot is whether this addition of approximately 257 single family homes would negatively or positively affect the quality and quantity of urban services. It is staff's assessment that the addition of this area would not affect the quality or quantity of urban services; however this is a decision that Council and ultimately the public would need to make.

(c) Eliminate or avoid unnecessary duplication of facilities or services.

The existing property owners most likely use City facilities such as the library and parks, while also relying upon County services for road maintenance and law enforcement. However, because of the proximity to the City, Sherwood would be a first responder on many emergency calls. In addition, there can sometimes be confusion on the part of both the City and residents when an area is developed in such close proximity to the City in regard to who the service provider is. Annexation will eliminate any confusion or potential duplication of services.

C. Local Standards

The territory is within the City's Urban Planning Area as identified in Sherwood/Washington County Urban Planning Area Agreement. As such, the Comprehensive Plan goals and

policies for urbanization apply. In addition, the city adopted the Brookman Concept Plan, including amendments to the Comprehensive Plan to implement the concept plan. Ordinance 09-004 designated zoning on the properties in the area. A copy of the adopted comprehensive plan zoning map is attached as Exhibit C. This zoning will be applied upon annexation of the area.

The Growth Management Chapter of the City's Comprehensive Plan contains several policy objectives which are reviewed below.

Chapter 3, section B.2

a. Focus growth into areas contiguous to existing development rather than "leap frogging" over developable property.

The subject property is immediately south of existing fully built out development inside the City limits. Any proposed development within the area is contiguous to existing urban development, and does not "leap frog" vacant land, therefore this policy is addressed.

b. Encourage development within the present city limits, especially on large passed-over parcels that are available.

The area was brought into the UGB by Metro in 2002 to provide for residential development. The decision to annex the property provides for additional development opportunities within the City. According to a recent buildable lands inventory conducted by City staff and ECONorthwest, there are approximately 95 residentially zoned buildable acres within the existing City limits. In some cases, the land available for residential development is being actively pursued by developers, and the owners have not demonstrated a willingness to develop. By and large, the majority of land available for residential redevelopment is infill.

The proposed annexation area was included within the UGB in 2002, and has been identified as necessary to meet the local and regional need for residential development over the then 20 year planning horizon. That was 13 years ago. The annexation of this area will not significantly affect the ability for existing parcels inside the City limits to develop when and if they are ready to develop. In addition, by providing additional opportunities for development of residential land, it could relieve pressures within the existing City limits.

The Council will need to make a determination on whether the addition of this area encourages development within the existing City, and if so whether that is a good thing or not. As discussed above, it is staff's assessment that the addition of this area would be consistent with this policy.

c. Encourage annexation inside the UGB where services are available.

The area to be annexed is in the UGB and services are available to be extended into the area.

- d. **When designating urban growth areas, consider lands with poorer agricultural soils before prime agricultural lands.**

This is a criterion that Metro considered in its decision to expand the UGB. Any land's brought into the UGB have already undergone extensive weighing of the need and ultimately the decisions that were made to allow the area to be urbanized outweighs the need to preserve the area for agricultural use.

- e. **Achieve the maximum preservation of natural features.**

The annexation of the area, in and of itself will not preserve natural features; however, the development of the concept plan considered the natural environment and development of the area must be in compliance with Clean Water Services standards and the development code standards which apply to development in and near natural areas. The applicant's conceptual development layout shows stream corridors protected and utilized as an amenity similar to existing development within the City.

- f. **Provide proper access and traffic circulation to all new development.**

The concept plan for the area identifies transportation improvements necessary to serve the anticipated development of this area. As development occurs, new roads will be required of developers and intersection and off-site improvements made in accordance with the existing Development Code, and County and City Transportation System Plans.

- g. **Establish policies for the orderly extension of community services and public facilities to areas where new growth is to be encouraged, consistent with the ability of the community to provide necessary services. New public facilities should be available in conjunction with urbanization in order to meet future needs. The City, Washington County, and special service districts should cooperate in the development of a capital improvements program in areas of mutual concern. Lands within the urban growth boundary shall be available for urban development concurrent with the provision of the key urban facilities and services.**

This is a goal that is achieved through the concept planning and public facility planning for new urban areas. This was done concurrent with the Brookman Area Concept Plan.

- h. **Provide for phased and orderly transition from rural to suburban or urban uses.**

The concept plan was developed to ensure that the urbanization of this area was orderly and met the needs of the community; therefore the annexation of the proposed area is also consistent with the policies as outlined above. A key question for the Council in making the decision to approve placing the annexation on the ballot is whether this addition of approximately 257 single family homes would support an orderly transition. It is staff's assessment on a purely technical basis that

the area could be developed in an orderly and efficient way that does not burden existing residents in the community; however this is a decision that Council and ultimately the public would need to make.

The Growth Management chapter of the Comprehensive Plan also contains the following City Limits Policies

Chapter 3 section F.1.b

Policy 5 Changes in the City limits may be proposed by the City, County, special districts or individuals in conformance with City policies and procedures for the review of annexation requests and County procedures for amendment of its comprehensive plan.

The proposed annexation has been initiated by an individual corporation on behalf of a majority of the property owners within the affected area. Five of the eight property owners within the proposal have all indicated by petition, that they are interested in annexing their properties into the City. Additionally, the owners of four properties adjacent to the proposed annexation area have requested to be included within the proposed annexation area, and are prepared to submit the necessary petitions if the Council determines that their properties should be included in the request.

Policy 6 provides guidelines for the UPAA consideration and is not directly relevant to the annexation proposal since the UPAA already exists.

Policy 7 All new development must have access to adequate urban public sewer and water service.

As discussed previously, while the area must still be annexed into the Clean Water Services District Boundaries, the subject area will have access to public sewer and water. Services, once extended and upgraded, will have adequate capacity to service the area.

Policy 8 through 10 are not relevant to annexation proposals.

Specific requirements of the Brookman Concept Plan include:

Chapter 8, Comp Plan policy 8.2:

To facilitate and ensure implementation in accordance with the concept plan policies, annexation of properties within the Brookman Addition concept plan area may not occur until development code amendments are made to implement applicable policies, including but not limited to policy 4.4.

Upon detailed review of the policies, the majority are already implemented with the existing code standards. The only specific policy found to be applicable is 5.2 which called for the City to “Develop an open space requirement (e.g. as a percentage of land area) for all new development.” This was addressed when the Council adopted new standards for Parks and Open Spaces via Ordinance 2011-009.

Policy 4.4, referenced in the implementation policy is specifically regarding the extension of Red Fern from the existing City limits into the area. Staff has determined that a

development code amendment is not necessary as the Comprehensive Plan and Concept Plan already identify Red Fern as an area of special concern. However, the draft resolution includes a clause specifying Red Fern as an area of special concern to make it clear that this policy still exists and will be applied.

- a. **prior to or concurrent with annexation, and assignment of zoning of properties within the Brookman addition area, a plan shall be prepared and adopted by Council to ensure that necessary infrastructure improvements will be available and a funding mechanism or combination of funding mechanisms are in place for the necessary infrastructure improvements consistent with the funding options identified in the concept plan and in full compliance with the Transportation Planning Rule. The plan for annexation may address all or part of the concept plan area, subject to Council approval.”**

The Brookman area funding plan, adopted August 16, 2011, by Ordinance 2011-072 identifies that the infrastructure improvements identified in the Concept Plan are available to serve the area and funding will be available to extend the infrastructure into the area with the collection of SDC's and the allocation of transportation funds. The funding plan, created to discuss funding for all properties within the Brookman area also acknowledges that some property owners may wish to develop their property prior to a point in time which the City could be expected to have adequate funds collected from SDC's to install the infrastructure. In these instances, the responsibility to extend services will be the developers with the possibility that they might recoup some of their costs through SDC credits or the development of a reimbursement district.

IV. RECOMMENDATION

This staff report provides a review and analysis of the existing criteria for annexation. Based on a purely technical review, it is staff's recommendation that the annexation be approved. However, Council is not required to review this from a purely technical basis. There are major decision points that are inherently discretionary that Council must consider:

- Would annexation of this area negatively or positively affect the quality or quantity of urban services?
- Does annexation of the area encourage or discourage development within the existing City and, if so, is that desirable for the Community or not?
- Does the annexation support the orderly transition from rural to urban?

Sherwood is at a crossroads with respect to growth. On one hand, there is very little land available for residential development within the existing city limits, and the City has traditionally accommodated a moderate to aggressive growth rate in the past. It is unlikely that the demand to live within Sherwood will go away because of the unavailability of land within the existing city limits resulting in increased pressure to develop or redevelop within the existing city limits. This increased demand impacts the community character which the public attributes to growth and results in an “anti-growth” sentiment. The challenge that we face in planning for Sherwood's future is maintaining the character that makes

Sherwood a great place and the question for Council is whether the addition of this area furthers that plan or not. One of the consequences of having a limited land supply and a strong market demand is that there will be continued pressure to rezone commercial properties for residential development and to redevelop existing large lots within Sherwood. As an example of anticipated infill, three single-family lots along SW Main Street were recently redeveloped with 8 single-family lots on much smaller lots.

V. EXHIBITS

- A. Legal description of area to be annexed
- B. Exhibits to legal description
- C. Comprehensive zoning map adopted via Ord. 2009-004
- D. List of tax lots, owners, and assessed values within the area to be annexed
- E. Alternative map for properties that petitioned during the public comment period
- F. Map of areas proposed to be annexed
- G. Applicant's Materials
- H. Applicant's Conceptual Development Plan
- I. Letter from Chris Goodell, AKS Engineering and Forestry dated June 15, 2015



EXHIBIT A

Annexation Parcel

A tract of land located in the northwest one-quarter and in the northeast one-quarter of Section 6, Township 3 South, Range 1 West, and in the southwest one-quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Parcel 1:

Beginning at the northeast corner of said Section 6, being a point on the southerly line of the City of Sherwood city limits; thence along the east line of said section and being on the east line of Washington County, South $01^{\circ}51'49''$ West 50.00 feet to a point; thence leaving said county line, along a line parallel to and 50.00 feet southerly of the north line of said Section 6, North $88^{\circ}45'45''$ West 766.59 feet to the northwest corner of Deed Book 1182 Page 951; thence along the northerly west line of said Deed, South $01^{\circ}51'49''$ West 554.81 feet to a point on the north line of Document Number 87-027469; thence along the north line of said Deed, North $88^{\circ}45'45''$ West 493.00 feet to the northwest corner thereof; thence along the west line of said Deed and the southerly extension thereof, South $01^{\circ}51'49''$ West 746.85 feet to a point on the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North $88^{\circ}50'38''$ West 2510.53 feet to a point on the southerly extension of the east line of Document Number 2011-080743; thence along said southerly extension and the east line of said Deed, North $01^{\circ}07'39''$ East 479.83 feet to the northeast corner thereof; thence along the north line of said Deed North $89^{\circ}52'17''$ West 54.60 feet to the southeast corner of the Plat of "Middleton"; thence along the east line of said Plat North $00^{\circ}07'56''$ East 485.66 feet to a point on the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and referenced as **Point 'A'**, which bears South $00^{\circ}07'56''$ West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along said southeasterly right-of-way line, North $68^{\circ}14'32''$ East 1260.43 feet to a point on the City of Sherwood city limits; thence along the City of Sherwood city limits, North $66^{\circ}48'03''$ East 46.53 feet to the northwest corner of Lot 97 of the Plat of "Abney Revard No. 2", being an angle point of the southerly line of the City of Sherwood city limits; thence along the west line of said Lot 97 and the City of Sherwood city limits, South $01^{\circ}15'43''$ West 120.84 feet to the north one-quarter corner of said Section 6; thence along the north line of Section 6 and the City of Sherwood City Limits, South $88^{\circ}45'45''$ East 2647.18 feet to the Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, which bears South $00^{\circ}07'56''$ West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4"; thence along the east line of the Plat of "Middleton", North $00^{\circ}07'56''$ East 64.66 feet to a point on the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said east line, North $00^{\circ}07'56''$ East 170.19 feet to the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along the southerly line of said Tract 'U' and the City of Sherwood city limits, South $87^{\circ}19'51''$ East 381.87 feet

to a point on said northwesterly right-of-way line; thence leaving the City of Sherwood city limits along said northwesterly right-of-way line, South 68°14'32" West 411.14 feet to the True Point of Beginning.

The above described tracts of land contain 84.21 acres, more or less (of which 2.35 acres is existing right-of-way and 81.86 acres is private property).



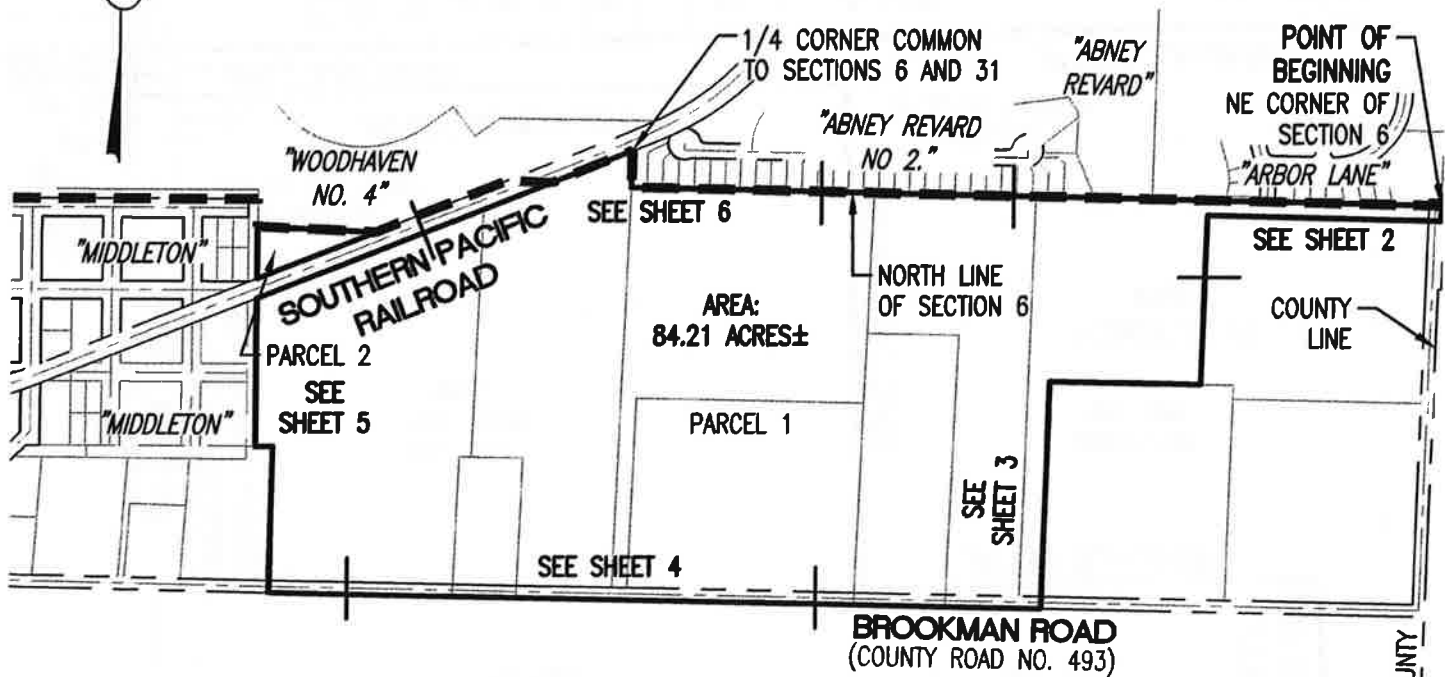
EXHIBIT B

SHEET 1 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



SCALE 1" = 600 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

AREA TABLE

TOTAL AREA: 84.21 ACRES±
 RIGHT-OF-WAY AREA: 2.35 ACRES±
 PROPERTY AREA: 81.86 ACRES±

DATE: 07/06/2015

07-06-15
 REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 11, 2005
 ROBERT D. RETTIG
 60124LS

RENEWS: 12/31/16
 Resolution 2015-068, Exhibit A to Staff Report

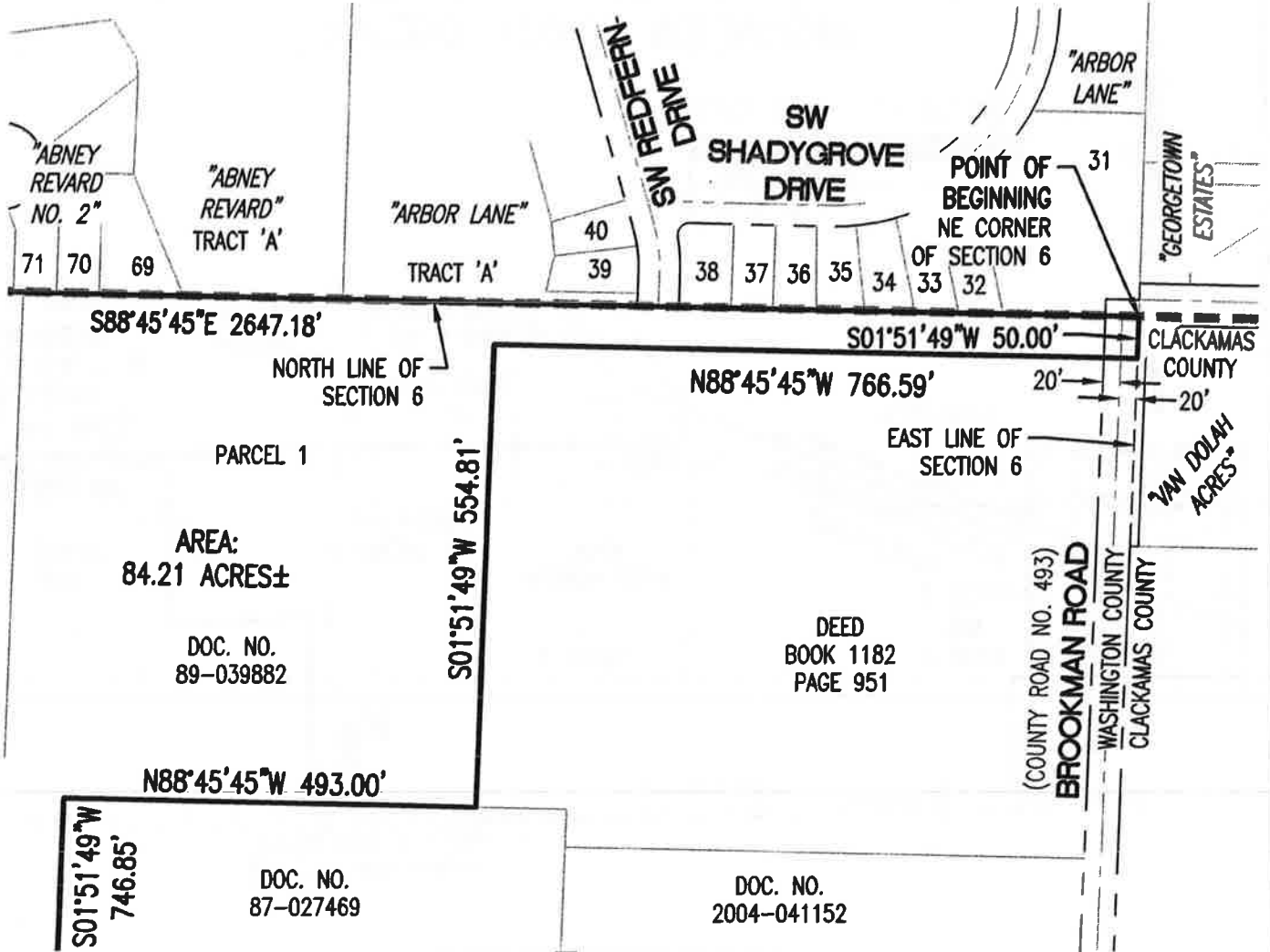
BROOKMAN AREA ANNEXATION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: RDR AKS JOB: 3591



EXHIBIT B

SHEET 2 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

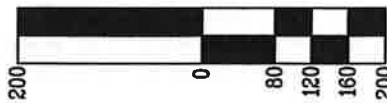


SEE SHEET 3

LEGEND

--- CITY OF SHERWOOD CITY LIMITS

SCALE 1" = 200 FEET



07-06-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

DATE: 07/06/2015

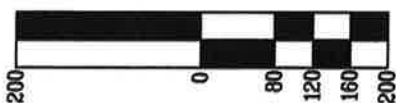
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AKS		AKS JOB: 3591

EXHIBIT B

SHEET 3 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

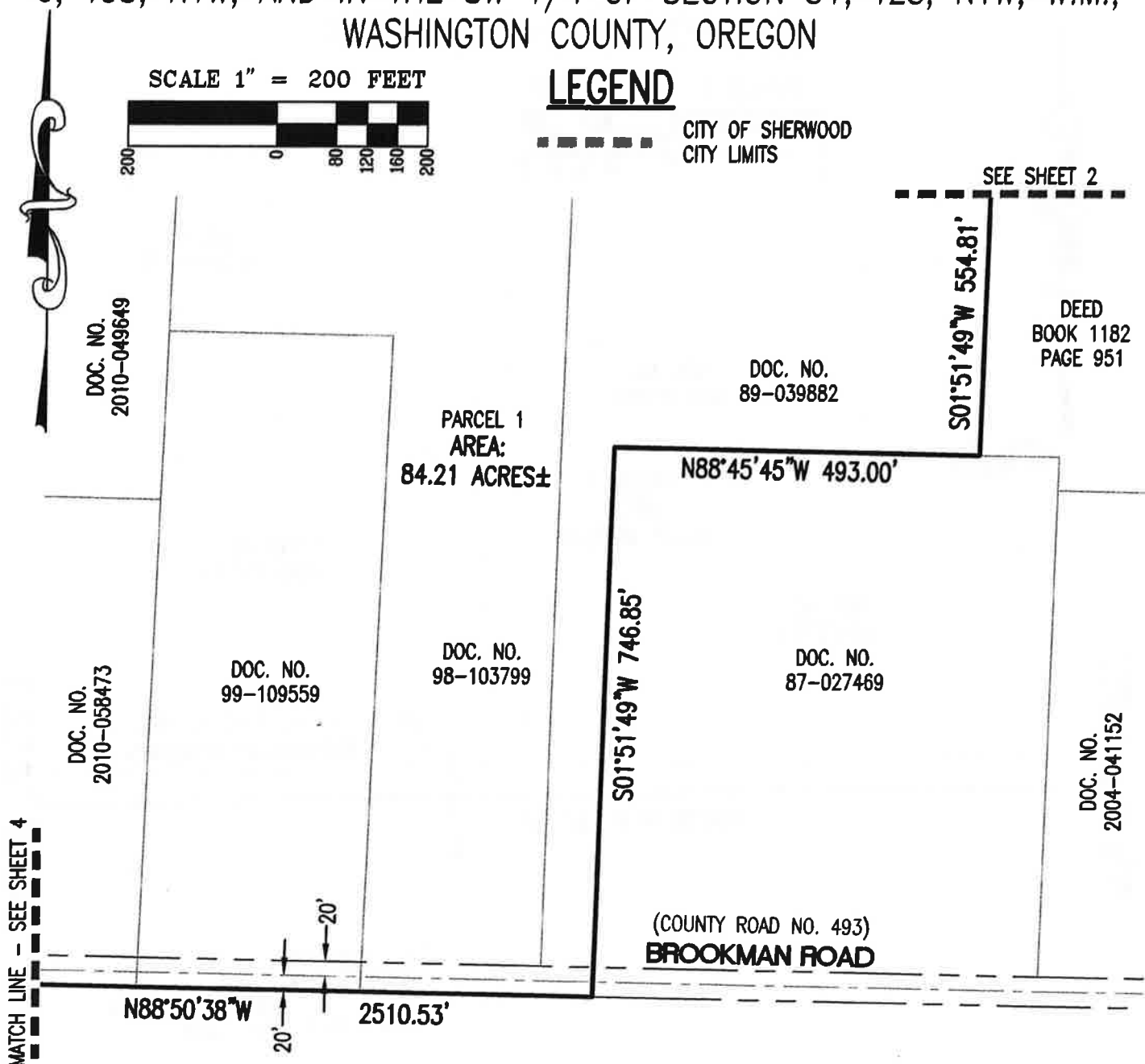
SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

SEE SHEET 2



07-06-15

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 07/06/2015

BROOKMAN AREA ANNEXATION		EXHIBIT B
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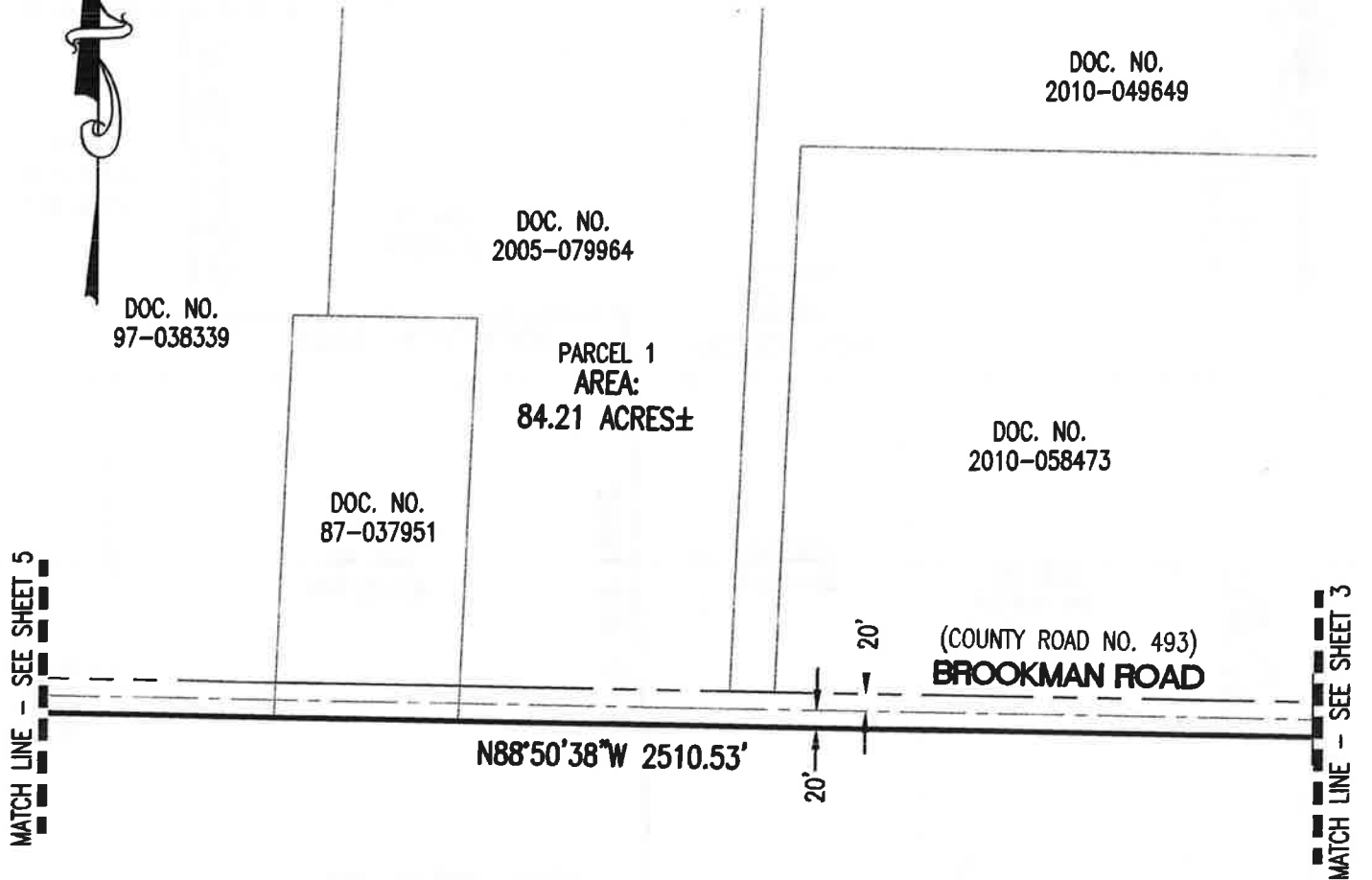
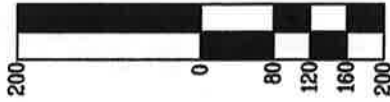
EXHIBIT B

SHEET 4 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



SCALE 1" = 200 FEET



LEGEND

----- CITY OF SHERWOOD CITY LIMITS

07-06-15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 07/06/2015

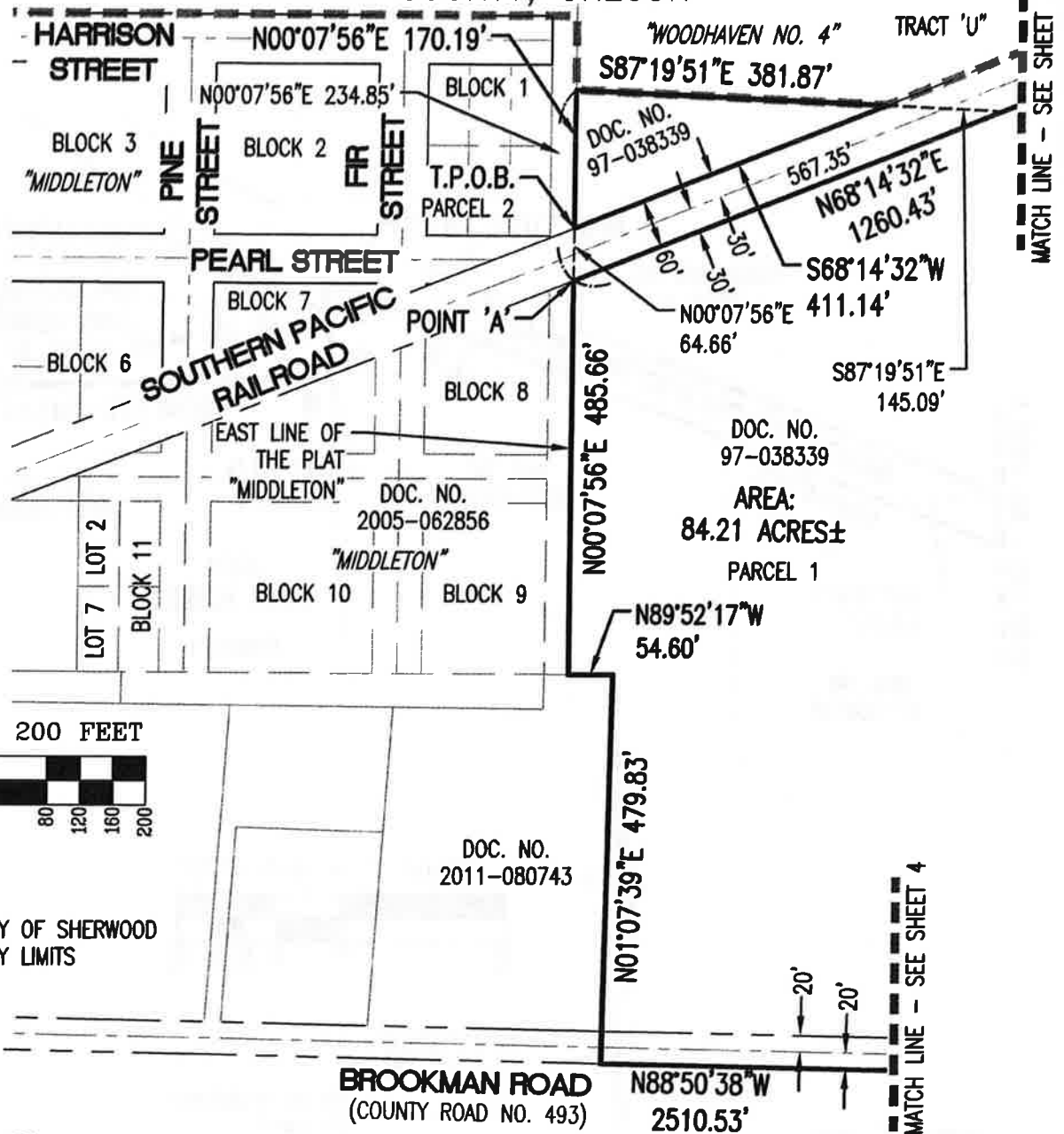
BROOKMAN AREA ANNEXATION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: RDR AKS JOB: 3591



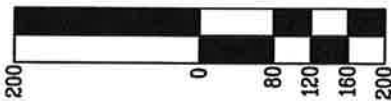
EXHIBIT B

SHEET 5 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

07-06-15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 07/06/2015

BROOKMAN AREA ANNEXATION

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062

P: 503.563.6151 F: 503.563.6152 aks-eng.com



EXHIBIT

B

DRWN: MSK

CHKD: RDR

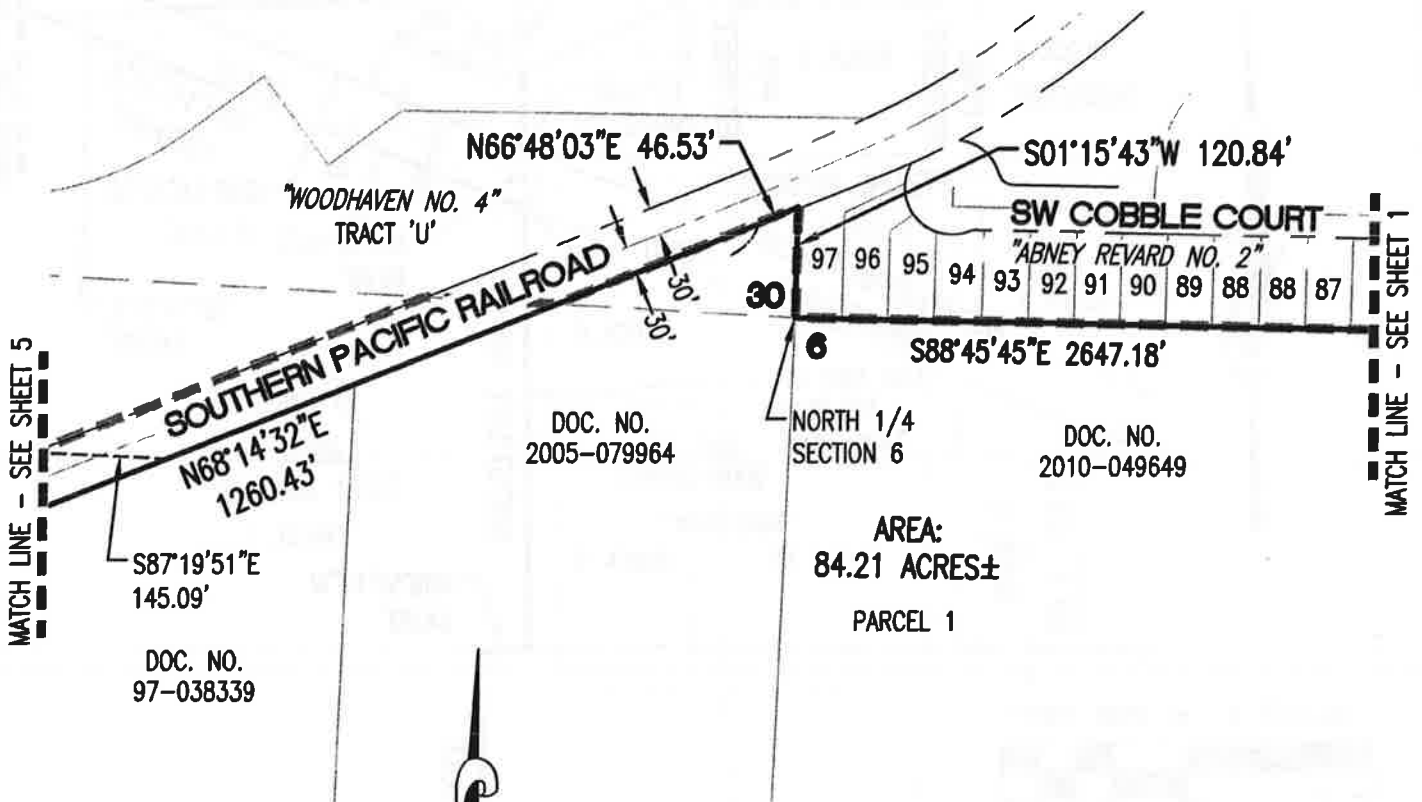
AKS JOB:

3591

EXHIBIT B

SHEET 6 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



DOC. NO.
2005-079964

NORTH 1/4
SECTION 6

DOC. NO.
2010-049649

AREA:
84.21 ACRES±
PARCEL 1



SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

07-06-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

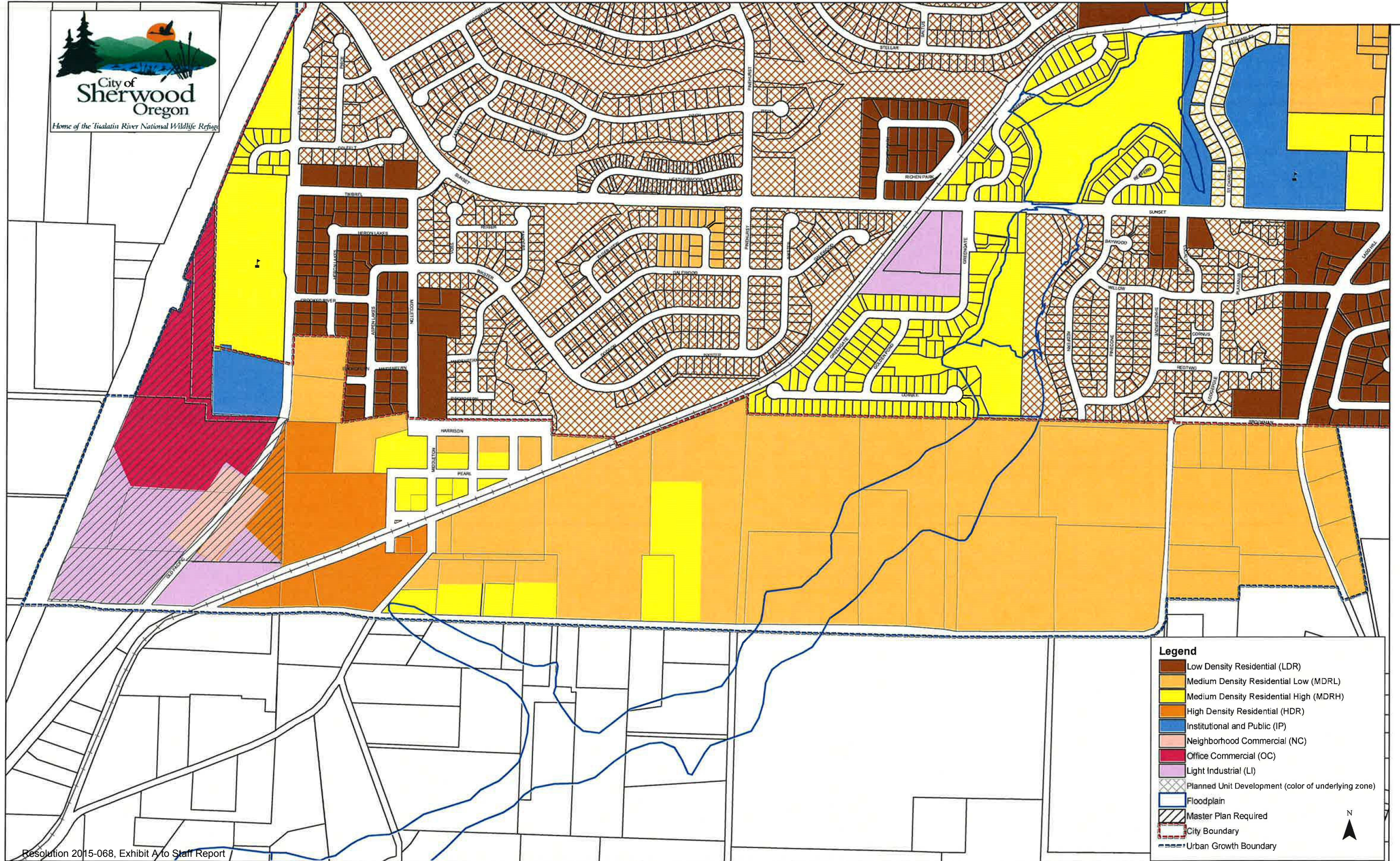
DATE: 07/06/2015

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AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MSK CHKD: RDR AKS JOB: 3591



Brookman Addition Zoning- May 14, 2009

Exhibit C



Legend

- Low Density Residential (LDR)
- Medium Density Residential Low (MDRL)
- Medium Density Residential High (MDRH)
- High Density Residential (HDR)
- Institutional and Public (IP)
- Neighborhood Commercial (NC)
- Office Commercial (OC)
- Light Industrial (LI)
- Planned Unit Development (color of underlying zone)
- Floodplain
- Master Plan Required
- City Boundary
- Urban Growth Boundary



Exhibit D List of Tax Lots, Owners, and Assessed Value

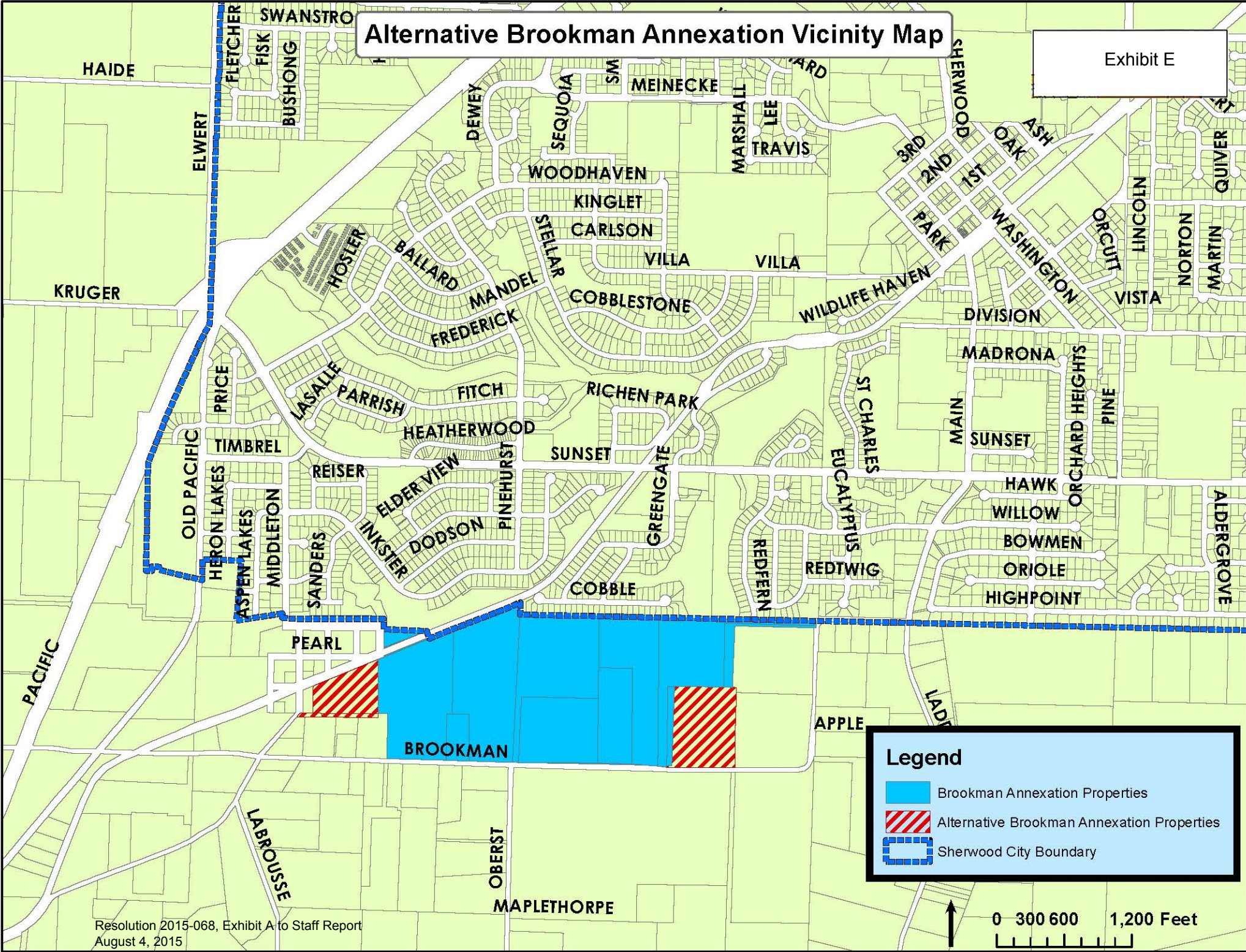
Property Owner	Parcel Number	Parcel Size (ac)	Assessed Value	Signed Petition
Gerald and Liz Oulette	3S10600-00100	9.9	\$344,830.00	Yes
Teresa Jaynes-Lockwood	3S10600-00103	13.5	\$475,870.00	Yes
Richard and Linda Scott	3S10600-00104	10.47	\$256,130.00	Yes
Sherwood Land, LLC	3S106B0-00100	12.76	\$181,520.00	Yes
George Boyd and Carleen Brewer	3S106B0-00200	15.82	\$222,640.00	Yes
TOTAL YES		62.45	\$1,480,990.00	
Thomas and Marie Bartlett	3S106B0-00101	2	\$255,300.00	No
Wayne and Linda Chronister	3S10600-00107	9.92	\$67,870.00	No
Bonnie J David	3S10600-00101	5.86	\$293,640.00	No
TOTAL NO		17.78	\$616,810.00	

Alternative Resolution

Jerry and Elisabeth Clark, and Donald Richards	3S16BB-01100	4.8	\$90,000.00
	3S16BB-02302	0.2	\$620.00
	3S16BB-02590	0.47	\$640.00
Charles and Louise Bissett	3S10600-00102	9.72	\$223,870.00
TOTAL		15.19	\$315,130.00

Alternative Brookman Annexation Vicinity Map

Exhibit E



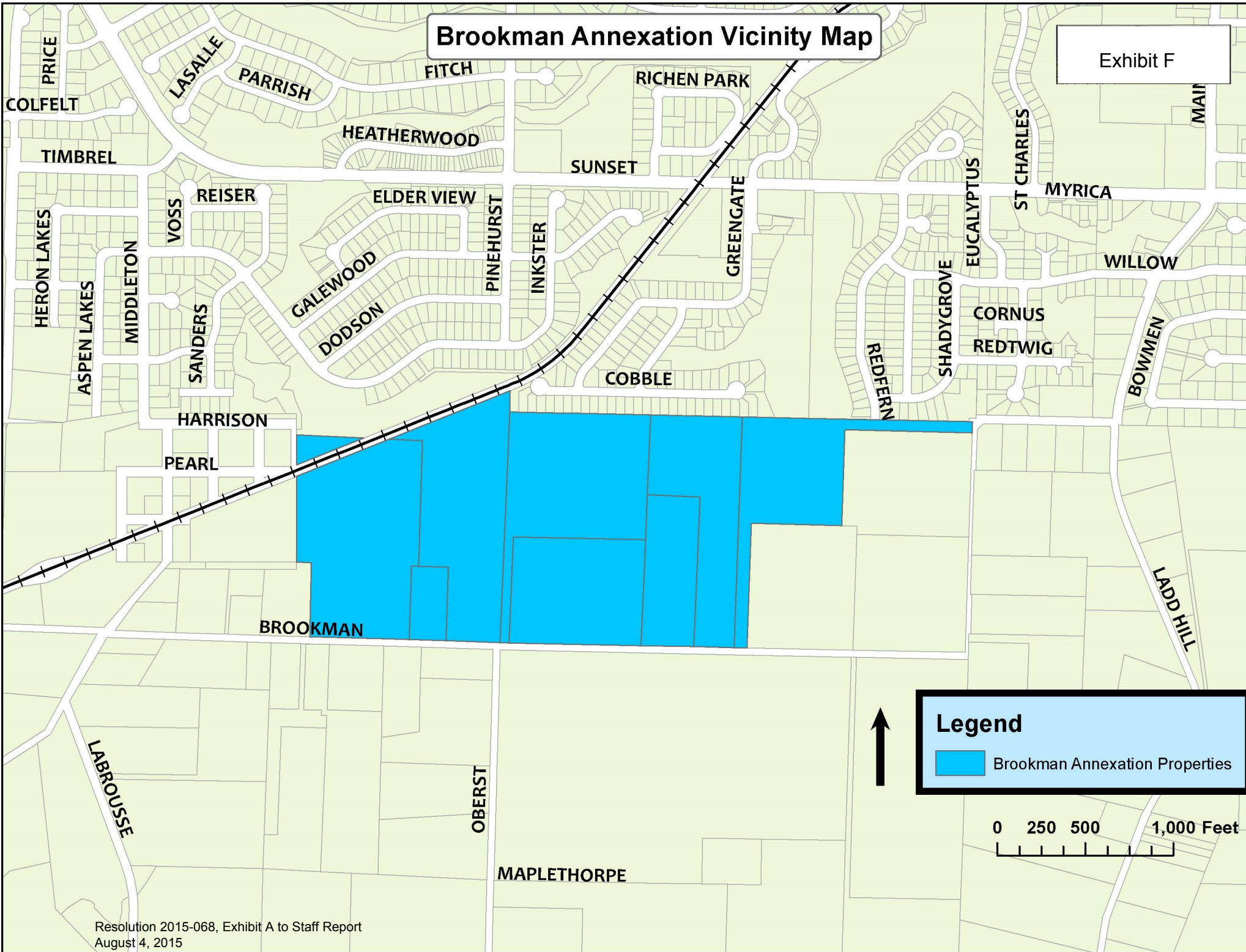
Legend

- Brookman Annexation Properties
- Alternative Brookman Annexation Properties
- Sherwood City Boundary



Brookman Annexation Vicinity Map

Exhibit F



ANNEXATION APPLICATION FOR PROPERTIES NORTH OF SW BROOKMAN ROAD

DATE: April 2015

SUBMITTED TO: City of Sherwood
Planning Department
22560 SW Pine Street
Sherwood, OR 97140

APPLICANT: The Holt Group, Inc.
PO Box 87970
Vancouver, WA 98687



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
P: (503) 563-6151
F: (503) 563-6152
www.aks-eng.com

ANNEXATION APPLICATION FOR PROPERTIES NORTH OF SW BROOKMAN ROAD

TABLE OF CONTENTS

APPLICATION CONTENTS (3 COPIES):

- City Application for Land Use Action
- City Checklist for Annexation Request Form
- Petitions for Annexation to the City of Sherwood
- Boundary Change Data Sheet
- Annexation Questionnaires
- Worksheets for Annexation to the City of Sherwood
- Property Owners List
- Washington County Assessor's Maps
- County Assessor's Certifications
 - Certification of Property Ownership
 - Certification of Assessed Value
 - Certification of Legal Description and Map
- Title Company Information

INCLUDED SEPARATELY WITH APPLICATION:

- Mailing Labels (2 Sets)
- Compact Disc (CD) of Application Materials
- City of Sherwood Annexation Application Fee

CITY APPLICATION FOR LAND USE ACTION



Home of the Tualatin River National Wildlife Refuge

Case No. AN 15-01
Fee 7500
Receipt # 173668
Date 4-1-15
TYPE V

City of Sherwood Application for Land Use Action

✓ Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone _____)
- Variance (list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area)
- Planned Unit Development
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: The Holt Group Inc. Phone: Contact Applicant's Consultant
 Applicant Address: PO Box 87970, Vancouver WA 98687 Email: Contact Applicant's Consultant
 Owner: See Attached Annexation Petitions Phone: Contact Applicant's Consultant
 Owner Address: See Attached Annexation Petitions Email: Contact Applicant's Consultant
 Contact for Additional Information: Applicant's Consultant
AKS Engineering & Forestry, LLC - Phone: (503) 563-6151

Property Information:

12965 SW Herman Road, Tualatin, OR 97062
 Street Location: North of SW Brookman Road and East of Southern Pacific Railroad
 Tax Lot and Map No: Map No.: 35106 Tax Lots: 100, 101, 103, 104, and 107; Map No.: 35106B Tax Lots: 100, 101 and 200 (See attached maps)
 Existing Structures/Use: Either vacant or residential dwelling units and accessory structures
 Existing Plan/Zone Designation: FD-20 (Washington County)
 Size of Property(ies) Total of 80.23 acres without adjacent right-of-way (per Wash. County Assessors Information)
84.21 acres including adjacent right-of-way on SW Brookman Road

Proposed Action:

Purpose and Description of Proposed Action: Annexation of properties north of SW Brookman Road from unincorporated Washington County to the City of Sherwood.

Proposed Use: Annexation of properties at this time.

Proposed No. of Phases (one year each): N/A
N/A

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Applicant's Signature

Date

Gerald J Ouellette & Liz A Ouellette
Owner's Signature

3-17-15

Date

Gerald J Ouellette & Liz A Ouellette

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 3 * folded sets of plans

At least 3 * sets of narrative addressing application criteria

Fee (along with calculations utilized to determine fee if applicable)

N/A **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

Signed checklist verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Applicant's Signature

Date

Teresa Jaynes Lockwood

3-17-15

Owner's Signature

Date

Teresa Jaynes-Lockwood

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 3 * folded sets of plans

At least 3 * sets of narrative addressing application criteria

Fee (along with calculations utilized to determine fee if applicable)

N/A **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

Signed checklist verifying submittal includes specific materials necessary for the application process

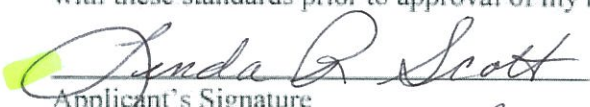
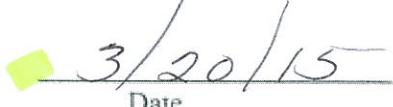
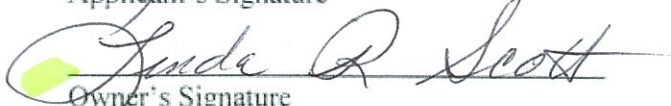
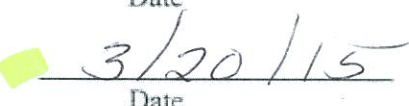
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LAND USE APPLICATION FORM

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I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

 Applicant's Signature	 Date
 Owner's Signature Linda R Scott & Richard L Scott	 Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed to verify ownership, easements, etc.
- At least 3 * folded sets of plans
- At least 3 * sets of narrative addressing application criteria
- Fee (along with calculations utilized to determine fee if applicable)
- N/A Neighborhood Meeting Verification including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- Signed checklist verifying submittal includes specific materials necessary for the application process

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LAND USE APPLICATION FORM

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Richard L Scott
Applicant's Signature

3-20-15
Date

Richard L Scott
Owner's Signature

3-20-15
Date

Linda R Scott & Richard L Scott

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed to verify ownership, easements, etc.
- At least 3 * folded sets of plans
- At least 3 * sets of narrative addressing application criteria
- Fee (along with calculations utilized to determine fee if applicable)
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LAND USE APPLICATION FORM

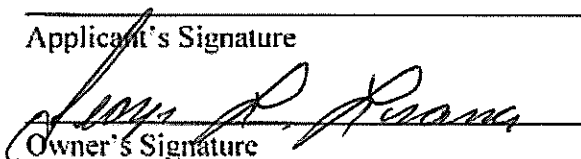
Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Applicant's Signature

Date



3/16/15
Date

Owner's Signature

Sherwood Land LLC

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 3 * folded sets of plans

At least 3 * sets of narrative addressing application criteria

Fee (along with calculations utilized to determine fee if applicable)

N/A **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

Signed checklist verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

LAND USE APPLICATION FORM

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I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Carleen Brewer
Applicant's Signature

3-24-15
Date

Carleen Brewer
Owner's Signature

3-24-15
Date

George W Boyd & Carleen H Brewer

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 3 * folded sets of plans

At least 3 * sets of narrative addressing application criteria

Fee (along with calculations utilized to determine fee if applicable)

N/A **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

Signed checklist verifying submittal includes specific materials necessary for the application process

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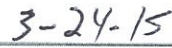
LAND USE APPLICATION FORM

Authorizing Signatures:

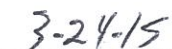
I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature


Date


Owner's Signature


Date

George W Boyd & Carleen H Brewer

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

3 * copies of Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 3 * folded sets of plans

At least 3 * sets of narrative addressing application criteria

Fee (along with calculations utilized to determine fee if applicable)

N/A **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

Signed checklist verifying submittal includes specific materials necessary for the application process

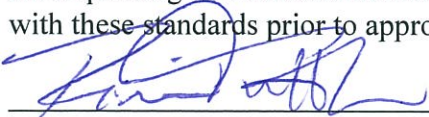
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LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

3/31/15
Date

Owner's Signature

Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc. (Title Information from First American Title Company included for all properties)
- At least 3 * folded** sets of plans
- At least 3 * sets** of narrative addressing application criteria
- Fee** (along with calculations utilized to determine fee if applicable)

N/A **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

Signed checklist verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

CITY CHECKLIST FOR ANNEXATION REQUEST FORMS



CHECKLIST FOR ANNEXATION REQUEST TO THE CITY OF SHERWOOD

Submit the following to the City of Sherwood Planning Department, 22560 SW Pine Street, Sherwood, OR 97140: (503) 925-2308.

- ✓ **Fee- \$7,500.** Applicants are required to pay the \$7,500 filing fee which will be applied to all costs related to processing the annexation application. Money not used for costs will be returned to the applicant.
- ✓ An original and one copy of the enclosed packet titled **Annexations to the City of Sherwood**.
- ✓ **Mailing labels:** two (2) sets of mailing labels for property owners within 100 feet of the outside edge of the territory to be annexed, if the territory to be annexed is within an adopted urban growth boundary. If the proposed annexation is outside an urban growth boundary, but *not* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 250 feet. If the area *is* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 500 feet. Mailing labels can be obtained from a private title insurance company.
- ✓ Additionally, you must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not.
- ✓ Electronic copy of all items submitted


Steps Following Application Submittal to the City of Sherwood:

The City of Sherwood will check the forms. If the fee and information is provided, the City will review it in detail for completeness. If complete, the City will prepare a staff report and schedule a public hearing before the Sherwood City Council. If the proposed annexation is approved at the public hearing, the City Council will direct the City Recorder to place the proposal on the ballot. Annexation proposals can be placed on a regular scheduled election or a special election. Contact the City Recorder regarding deadlines for placing items on the ballot at (503) 625-4246.

Annexations to the City of Sherwood

There are generally three methods of owner initiated annexation. These methods are described below, and the information needed to initiate either method is covered in this application. It should be noted that a vote of the citizens of the City of Sherwood are required in all three methods.

Double Majority - An annexation where the majority of electors and a majority of the landowners in the proposed annexation area have agreed to annex into the City. In this instance, a majority of the landowners, and at least 51% of the registered voters within the area to be annexed must support the annexation.

 **Triple Majority** – An annexation method that requires consent from a majority of the landowners who own a majority of real property and a majority of the assessed value of land within the area that is to be annexed. This method does not require that 51% of the registered voters in the area to be annexed support the application.

Super Majority – An annexation method where more than 50% of the registered voters within the affected territory, and 100% of the property owners within the affected territory support annexation.

I. Application Process for Property Owners and Registered Voters

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

Step 1. Petition

Complete the attached petition.

Who May Sign: An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there are multiple owners, each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner, and the form must be signed by an officer of the corporation who has the right to sign on behalf of the corporation.

Have the County Assessor's Office:

1. Certify the property owner signatures using the attached *Certification of Property Ownership* form (all methods).
2. Certify the assessed value for the properties on the attached *Certification of Assessed Value* form (for the Triple Majority Method).
3. Buy two 1/4 Section Maps showing the property to be annexed.
4. Certify the map and legal description using the attached *Certification of Legal Description and Map* form.
5. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form (for the Double Majority and Super Majority Method). Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

Step 2. Legal Description

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and bounds description should be submitted to

the City along with the application. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

✓ Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicate the territory to be annexed. Outline the area to be annexed on the maps with a red marker or pencil.

✓ Step 4. Notice List & Labels

You must submit two (2) sets of mailing labels for property owners within 100 feet of the outside edge of the territory to be annexed, if the territory to be annexed is within an adopted urban growth boundary. If the proposed annexation is outside an urban growth boundary, but *not* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 250 feet. If the area *is* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 500 feet. Mailing labels can be obtained from a private title insurance company. Additionally, you must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not.

✓ Step 5. Information Sheet

Complete the attached *Boundary Change Data Sheet*.

Step 6. Work Sheet

A *Worksheet* is attached. Fill out the worksheet to help verify that all requirements are met.

✓ Step 7. Annexation Questionnaire

Complete the Annexation Questionnaire.

✓ Step 7. Submit Application to the City

Submit all materials to the City of Sherwood Planning Department.

II. City Review

BELOW IS A SUMMARY OF THE STEPS WHICH WILL BE TAKEN REGARDING ANNEXATIONS INITIATED BY ANY OF THESE THREE METHODS.

Step 1. Compliance Review

Submitted materials will be checked for compliance with requirements of state statutes and the Metro Code section 3.09 requirements.

Step 2. Public Hearing Date Set

The proposal will be set for a hearing by the City Council at the next hearing date for which all the requirements of the Metro Code and state statutes can be met. The setting of the hearing date must occur within 30 days of the day the proposal is judged to be complete.

Step 3. Public Hearing Notice

Notice of the public hearing will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area

Step 4. Staff Study and Report

A staff report will be prepared on each proposed boundary change. This report will cover at a minimum five items specified in the Metro Code including availability of services, compatibility with regional and local plans, etc. This report will be made available to the public 15 days prior to the hearing.

Step 5. Public Hearing

The City Council holds a public hearing. At the hearing the Council will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. At the conclusion of the public hearing, if Council supports the annexation, they will forward the issue to the voters at the next available election (usually no less than 60 days).

All annexations in Sherwood require a majority approval of the voters. After the election, the Council will accept the certified election results and, if approved by the voters, proclaim the annexation.

In order to officially change the boundary, the order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well.

PETITIONS FOR ANNEXATION TO THE CITY OF SHERWOOD

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


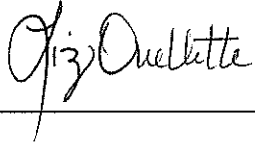
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Gerald J Ouellette	X			17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$344,830.00
	Liz A Ouellette	X	X	X				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Teresa Jaynes Lockwood</i>	Teresa Jaynes-Lockwood	X			17495 SW Brookman Road Sherwood OR 97140	3S10600 00103	13.50 AC	\$475,870.00

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in Attachment A and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

- PO - Property Owner
- RV - Registered Voter
- OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Linda R Scott</i>	Linda R Scott			✓	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
	Richard L Scott							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Linda R Scott				17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
<i>Richard L Scott</i>	Richard L Scott			X	15625 Ponderosa Ln Sisters, Or 97759	✓	✓	✓

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Wayne K Chronister Linda A Chronister				17033 SW Brookman Road Sherwood OR 97140	3S10600 00107	9.92 AC	\$67,870.00
<i>Gerald Ouellette</i> <i>Elizabeth Ouellette</i>	Gerald Ouellette Elizabeth Ouellette	X	X	X				
	Rosemary Rubsam Barbara Rubsam							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

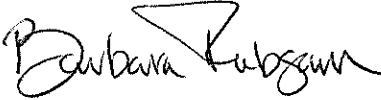
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Wayne K Chronister Linda A Chronister				17033 SW Brookman Road Sherwood OR 97140	3S10600 00107	9.92 AC	\$67,870.00
	Gerald Ouellette Elizabeth Ouellette							
	Rosemary Rubsam Barbara Rubsam	✓		✓				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

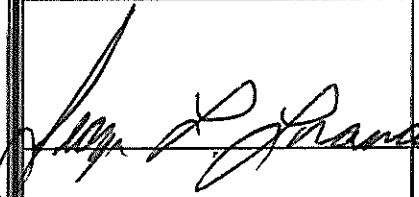
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Sherwood Land LLC	X			17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	12.76AC	\$181,520.00

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd				17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
<i>Carleen Brewer</i>	Carleen H Brewer			X				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd	X			17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
	Carleen H Brewer							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

BOUNDARY CHANGE DATA SHEET

BOUNDARY CHANGE DATA SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

- A. General location: Within the Brookman Road Concept Plan, southeast of the Southern Pacific Railroad tracks, north of SW Brookman Road.
- B. Land Area: Acres 80.23 acres without R-O-W or Square Miles _____
(per Washington County Assessor's Information)
- C. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal.)

The eastern portion of the territory includes a drainage way and has existing trees and vegetation.

The topography ranges from 165 feet in elevation to 235 feet in elevation.

- D. Describe Land uses on surrounding parcels. Use tax lots as reference points.

North: Residential subdivision within the City of Sherwood City Limits.

East: Rural single-family dwellings within Washington County.

South: Rural single-family dwellings within Washington County.

West: Rural single-family dwellings within Washington County

- E. Existing Land Use within the area to be annexed:

Number of single-family units 7 Number of multi-family units 0

Number of commercial structures 0 Number of industrial structures 0

Public facilities or other uses None

What is the current use the land proposed to be annexed: Residential, vacant.

- F. Total current year Assessed Valuation: \$2,097,800

- G. Total existing population: 8 properties with 16 owners (one property is owned by a trust)

II. REASON FOR BOUNDARY CHANGE

- A. The Metro Code spells out criteria for consideration (Metro Code 3.09.050). Considering these criteria, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary.

See attached explanation.

- B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

See attached explanation.

III. LAND USE AND PLANNING

- A. Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary?

Inside

- B. What is the applicable County Planning Designation? Future Development 20 Acres (FD-20)
Or City Planning Designation? _____

Does the proposed development comply with applicable regional, county or city comprehensive plans?
Please describe.

The area to be annexed is consistent with the Brookwood Concept Plan which complements

the City of Sherwood's Comprehensive Plan.

- C. What is the zoning on the territory to be served?

FD-20

- D. Can the proposed development be accomplished under current county zoning?

 Yes X No

If No, has a zone change been sought from the county either formally or informally?

 Yes X No

Please describe outcome of zone change request if answer to previous questions was Yes.

E. Please indicate all permits and/or approvals from a City, County or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

APPROVAL	PROJECT FILE NO.	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment	02-0969B	12/5/2002	
City of County Plan Amendment			✓
Pre-Application Hearing (City or County)			✓
Preliminary Subdivision Approval			✓
Final Plat Approval			✓
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			✓

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

F. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

Washington County Citizen Participation Organization 5

IV. SERVICES AND UTILITIES

A. Please indicate the following:

1. Location and size of nearest water line that can serve the subject area.

8" water line stubbed in Swordfern Lane, northwest of the annexation properties,
and an 8" water line stubbed in Red Fern Road, northeast of annexation properties.

2. Location and size of nearest sewer line which can serve the subject area.

According to the City of Sherwood Sanitary Sewer Master Plan, an existing 18" sewer main is
located west of Saint Charles Street.

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area.

According to the City of Sherwood Brookman addition Stormwater Concept Plan Diagram,
new detention facilities will need to be constructed with future residential development in
area. TVFR currently serves the area and will continue to do so once annexed.

4. The time at which services can be reasonably provided by the city or district.

Services are available once funding is procured to construct the necessary extensions or
expansion of facilities

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

Unknown at this time.

6. Availability of desired service from any other unit of local government. (Please indicate the government.)

City of Sherwood

B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units please so indicate by stating the name or names of the governmental units involved.

City _____ Rural Fire Dist. Tualatin Valley Fire and Rescue

County Service Dist. _____ Sanitary District _____

Hwy. Lighting Dist. _____ Water District _____

Grade School Dist. City of Sherwood Drainage District _____

High School Dist. City of Sherwood Diking District _____

Library Dist. City of Sherwood Park & Rec. Dist. City of Sherwood

Special Road Dist. _____ Other District Supplying
Water Service _____

C. If any of the above units are presently servicing the territory (for instance, are residents in the territory hooked up to a public sewer or water system), please so describe.

TVFR currently serves the area and will continue to do so once annexed.

V. APPLICANT INFORMATION

APPLICANT'S NAME The Holt Group, Inc.

MAILING ADDRESS PO Box 87970
Vancouver, WA 98687

TELEPHONE NUMBER (503) 563-6151(Applicant's Consultant) (Work)
(503) 563-6152- Fax (Applicant's Consultant) (Res.)

Boundary Change Data Sheet

II. Reason for Boundary Change

- A. *The Metro Code spells out criteria for consideration (Metro Code 3.09.050). Considering these criteria, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary.*

The application includes an Annexation into the City of Sherwood for eight (8) properties with sixteen (16) different owners and totaling 80.23 acres (According to Washington County Assessor's Information). The properties were included in the Urban Growth Boundary (UGB) in 2002 and are located between the City's boundary and the UGB.

The triple majority method was used to determine the territory's support for annexation. The triple majority method requires consent from a majority of the landowners who own a majority of the property and a majority of the assessed value of land within the area that is to be annexed. Included are signatures from the landowners who own a majority of the real property as well as own a majority of the assessed value of land within the area.

The City of Sherwood included these properties in their Brookman Addition Concept Plan (Brookman Plan). The Brookman Plan further discusses existing water, sanitary sewer and stormwater services in the area and confirm services can either be extended from the City of Sherwood City limits or constructed with the future development of the properties. The area is currently served by Tualatin Valley Fire and Rescue and will continue to benefit from their services after the annexation into the City. Washington County provides law enforcement for the area. Once annexed, the City of Sherwood would provide these services.

- B. *If the property to be served is entirely or substantially underdeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.) density, etc.*

The area is largely underdeveloped and will require City approvals for future development. According to the Brookman Plan, the area is planned to be developed with a variety of different residential densities from medium density residential low to medium density residential high. Properties would need to be subdivided, PUDs proposed, new streets constructed, and utilities extended or installed to support these densities. Some utilities will be extended from the southern City limits of Sherwood, such as water and sewer. New stormwater facilities will be installed with the new residential development as it is constructed. The area has potential for important residential development for the City.

ANNEXATION QUESTIONNAIRES

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17433 SW Brookman Road, Sherwood, OR 97140

Housing type:

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
Scott	Richard	M	65
Scott	Linda	F	64
Scott	Preston	M	35
Scott	Lisa	F	44

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17045 SW Brookman Road, Sherwood, OR 97140

Housing type:

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
Ouellette	Gerald	M	60
Ouellette	Liz	F	57
Ouellete	Megan	F	18
Ouellette	Cali	F	11

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17495 SW Brookman Road, Sherwood, OR 97140 _____

Housing type: _____

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
Jaynes-Lockwood	Teresa	F	

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17117 SW Brookman Road, Sherwood, OR 97140 _____

Housing type: _____

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
David	Bonnie	F	

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17033 SW Brookman Road, Sherwood, OR 97140 _____

Housing type: _____

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
Chronister	Wayne	M	
Chronister	Linda	F	

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17769 SW Brookman Road, Sherwood, OR 97140

Housing type: _____

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
Boyd	George	M	70
Brewer	Carleen	F	62

ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17687 SW Brookman Road, Sherwood, OR 97140 _____

Housing type:

- Single-family home
- Multi-family residence
- Manufactured home

Occupancy:

- Owner occupied
- Renter occupied
- Vacant
- Seasonal

Resident Information:

Last Name	First Name	Sex	Age
Bartlett	Thomas	M	
Bartlett	Marie	F	

WORKSHEETS FOR ANNEXATION TO THE CITY OF SHERWOOD

WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

PROPERTY INFORMATION (ALL METHODS)

PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION	
				YES	NO
3S106: 100	Gerald Ouellette, Liz (Elizabeth) Ouellette	9.90	344,830	X	
3S106: 103	Teresa Jaynes-Lockwood	13.50	475,870	X	
3S106: 104	Linda R Scott, Richard L Scott	10.47	256,130	X	
3S106B: 100	Sherwood Land LLC	12.76	181,520	X	
3S106B: 200	George W Boyd, Carleen H Brewer	15.82	222,640	X	
TOTALS:	(Subtotal)	62.45	\$1,480,990		

REGISTERED VOTERS (DOUBLE MAJORITY METHOD)

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
N/A	N/A		
TOTALS:			

SUMMARY

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: <u>N/A</u>	TOTAL NUMBER OF COMMERCIAL STRUCTURES: <u>0</u>
NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: <u>N/A</u>	TOTAL NUMBER OF INDUSTRIAL STRUCTURES: <u>0</u>
PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: <u>N/A</u>	Total Assessed Value: \$2,097,800
TOTAL ACREAGE IN THE PROPOSAL: <u>80.23</u>	Value Signed For: \$1,480,990
ACREAGE SIGNED FOR: <u>62.45</u>	Percentage Value Signed For: 71%
PERCENTAGE OF ACREAGE SIGNED FOR: <u>77%</u>	
TOTAL NUMBER OF SINGLE-FAMILY UNITS: <u>7</u>	
TOTAL NUMBER OF MULTI-FAMILY UNITS: <u>0</u>	

WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

****PROPERTY INFORMATION** (ALL METHODS)**

PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION	
				YES	NO
3S106B: 101	Thomas R Bartlett, Marie A Bartlett	2.0	255,300		X
3S106: 101	Bonnie J David	5.86	293,640	X	
3S106: 107	Wayne & Elizabeth, Chronister	9.92	67,870		X
TOTALS:	(Subtotal)	17.78	\$616,810		

****REGISTERED VOTERS** (DOUBLE MAJORITY METHOD)**

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
TOTALS:			

****SUMMARY****

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: <u> N/A </u>	TOTAL NUMBER OF COMMERCIAL STRUCTURES: <u> 0 </u>
NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: <u> N/A </u>	TOTAL NUMBER OF INDUSTRIAL STRUCTURES: <u> 0 </u>
PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: <u> N/A </u>	Total Assessed Value: <u> \$2,097,800 </u>
TOTAL ACREAGE IN THE PROPOSAL: <u> 80.23 </u>	Value Signed For: <u> \$1,480,990 </u>
ACREAGE SIGNED FOR: <u> 62.45 </u>	Percentage Value Signed For: <u> 71% </u>
PERCENTAGE OF ACREAGE SIGNED FOR: <u> 77% </u>	
TOTAL NUMBER OF SINGLE-FAMILY UNITS: <u> 7 </u>	
TOTAL NUMBER OF MULTI-FAMILY UNITS: <u> 0 </u>	

PROPERTY OWNERS LIST

PROPERTY OWNER LIST

GERALD OUELLETTE LIZ OUELLETTE	3S10600 100 17045 SW BROOKMAN RD. Sherwood, OR 97140
BONNIE J. DAVID	3S10600 101 17433 SW BROOKMAN RD. Sherwood, OR 97140
TERESA JAYNES - LOCKWOOD	3S10600 103 17495 SW BROOKMAN RD. Sherwood, OR 97140
LINDA R SCOTT	3S10600 104 17433 SW BROOKMAN Sherwood, OR 97140
WAYNE CHRONISTER LINDA CHRONISTER GERALD OULLETTE ELIZABETH OUELLETE ROSEMARY RUBSAM BARBARA RUBSAM	3S10600 107 17033 SW BROOKMAN RD. Sherwood, OR 97140
SHERWOOD LAND LLC BY: GEORGE LORANCE	3S106B 100 17601 SW BROOKMAN RD. Sherwood, OR 97140
THOMAS R BARTLETT MARIE A BARTLETT	3S106B 101 17687 SW BROOKMAN RD. Sherwood, OR 97140
GEORGE W BOYD CARLEEN H BREWER	3S106B 200 17769 SW BROOKMAN RD. Sherwood, OR 97140

WASHINGTON COUNTY ASSESSOR'S MAPS

SECTION 6 T3S RIW W.M.

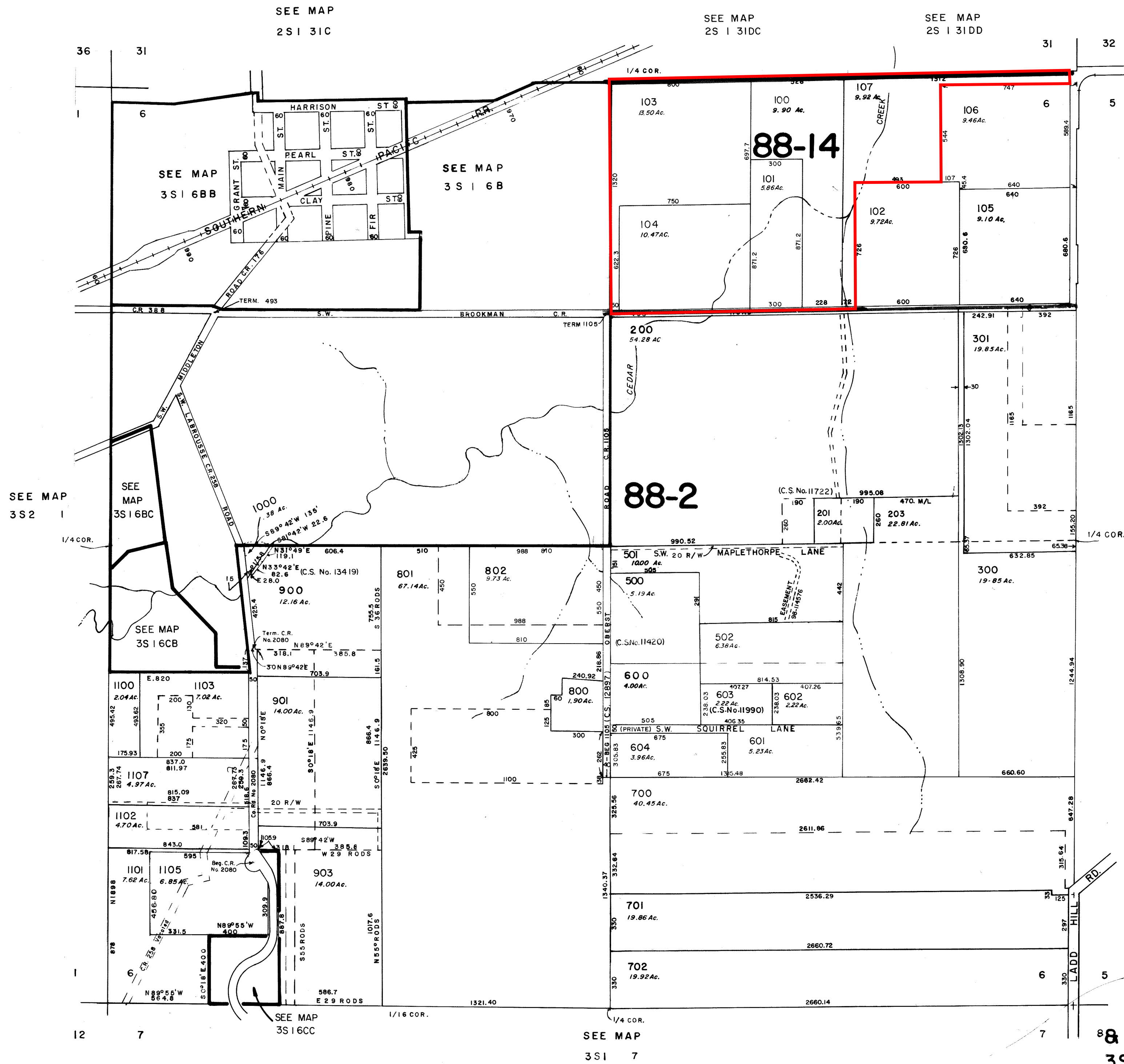
WASHINGTON COUNTY OREGON

SCALE 1"=400'

3S1 6
& INDEX

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 1200, 1290,
1104, 1106, 902, 202, 703, 400,
204,



8 & INDEX
3S1 6

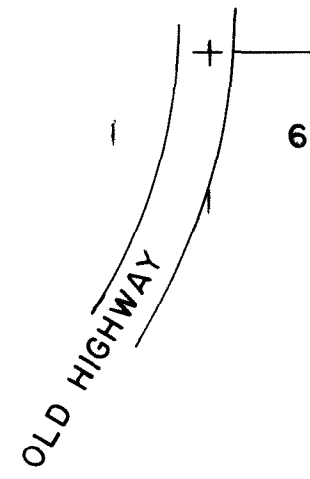
NW1/4 SECTION 6 T3S RIW W.M.

WASHINGTON COUNTY OREGON

SEE MAP 2S1 31C

SCALE 1"=200'

36 31



6

1/4 COR. 3S1 6B

SEE MAP
3S1 6BB

88-14

CANCELLED
301, 1300, 1701,
1100, 1100 M1, 1600,
1500, 1600,

SEE MAP
3S2 1A

SEE MAP
3S1 6

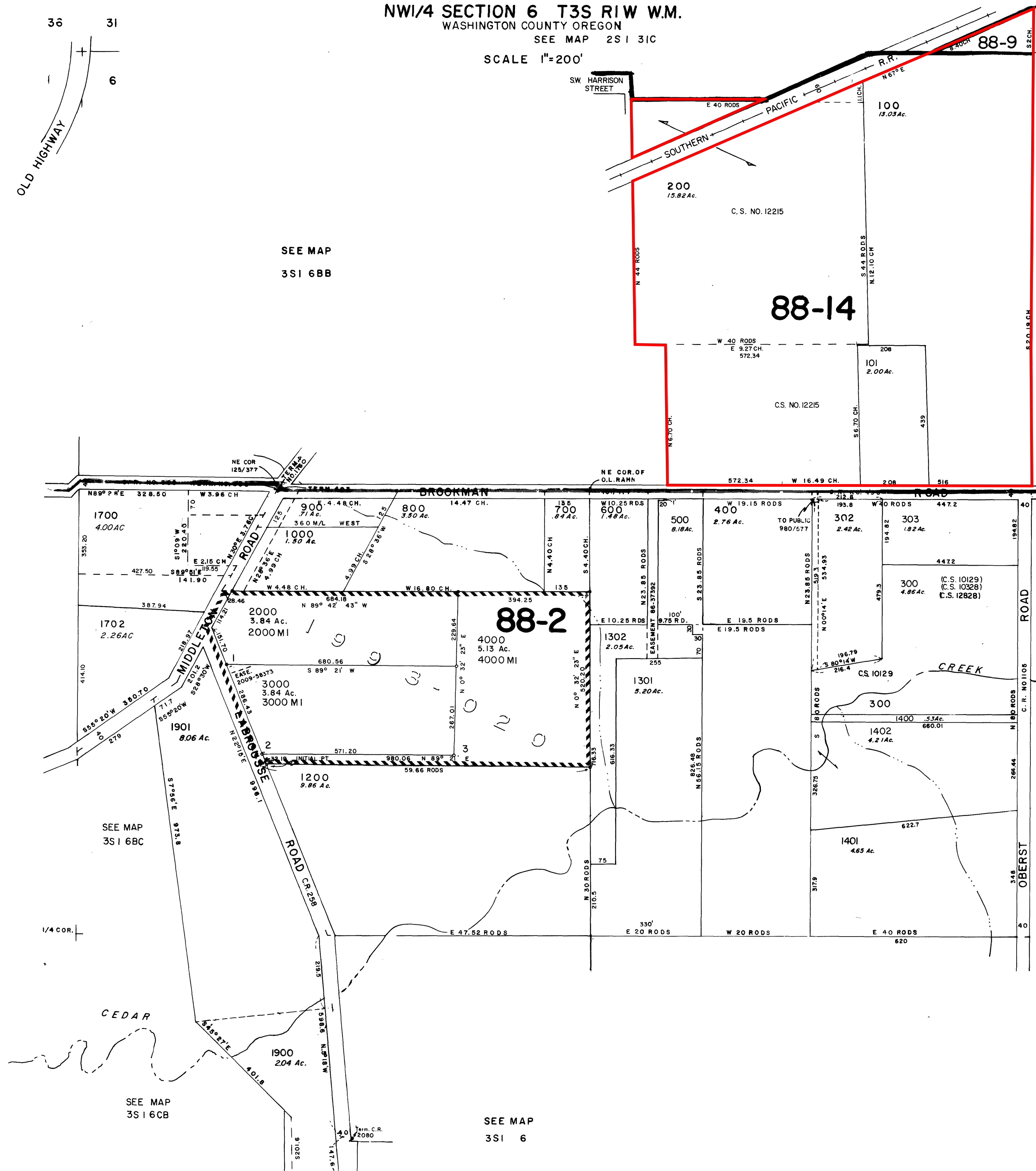
FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
3S1 6BC

SEE MAP
3S1 6CB

SEE MAP
3S1 6

3S1 6B



COUNTY ASSESSOR'S CERTIFICATIONS

THIS SECTION IS TO BE COMPLETED BY COUNTY ASSESSOR'S OFFICE

CERTIFICATION OF PROPERTY OWNERSHIP
(All Methods)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the names of the owners* of the land area within the annexation area described, as shown on the last available complete assessment roll.

NAME: TED FOSTER

TITLE: GIS TECH

DEPARTMENT: CARTOGRAPHY

COUNTY OF: WASHINGTON

DATE: 3/25/15

* "Owner" means the legal owner of record or, where there is a recorded a land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

ANNEXATION CERTIFIED

BY TF

MAR 25 2015

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

CERTIFICATION OF ASSESSED VALUE
(Triple Majority Method)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the current assessed value for the properties within the annexation area described, consistent with the last available complete assessment roll.

NAME: Diane Belt

TITLE: Tax Collection Supervisor

DEPARTMENT: Washington Co Assessment & Taxation

COUNTY OF: Washington

DATE: March 24, 2015

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


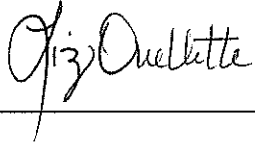
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Gerald J Ouellette	X			17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$344,830.00
	Liz A Ouellette	X	X	X				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Teresa Jaynes Lockwood</i>	Teresa Jaynes-Lockwood	X			17495 SW Brookman Road Sherwood OR 97140	3S10600 00103	13.50 AC	\$475,870.00

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


We, the undersigned owner(s) of the property described in Attachment A and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Linda R Scott			✓	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
	Richard L Scott							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Linda R Scott				17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
<i>Richard L Scott</i>	Richard L Scott			X	15625 Ponderosa Ln Sisters, Or 97759	✓	✓	✓

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

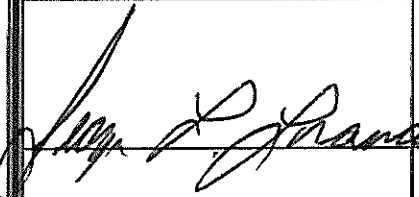
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Sherwood Land LLC	X			17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	12.76AC	\$181,520.00

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd				17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
<i>Carleen Brewer</i>	Carleen H Brewer			X				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd	X			17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
	Carleen H Brewer							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

CERTIFICATION OF LEGAL DESCRIPTION AND MAP
(All Methods)

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 35106 AM 35106B) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE 3/25/15

ANNEXATION CERTIFIED

BY TF

MAR 25 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY



EXHIBIT A

Annexation Parcel

A tract of land located in the northwest one-quarter and in the northeast one-quarter of Section 6, Township 3 South, Range 1 West, and in the southwest one-quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Parcel 1:

Beginning at the northeast corner of said Section 6, being a point on the southerly line of the City of Sherwood city limits; thence along the east line of said section and being on the east line of Washington County, South $01^{\circ}51'49''$ West 50.00 feet to a point; thence leaving said county line, along a line parallel to and 50.00 feet southerly of the north line of said Section 6, North $88^{\circ}45'45''$ West 766.59 feet to the northwest corner of Deed Book 1182 Page 951; thence along the northerly west line of said Deed, South $01^{\circ}51'49''$ West 554.81 feet to a point on the north line of Document Number 87-027469; thence along the north line of said Deed, North $88^{\circ}45'45''$ West 493.00 feet to the northwest corner thereof; thence along the west line of said Deed and the southerly extension thereof, South $01^{\circ}51'49''$ West 746.85 feet to a point on the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North $88^{\circ}50'38''$ West 2510.53 feet to a point on the southerly extension of the east line of Document Number 2011-080743; thence along said southerly extension and the east line of said Deed, North $01^{\circ}07'39''$ East 479.83 feet to the northeast corner thereof; thence along the north line of said Deed North $89^{\circ}52'17''$ West 54.60 feet to the southeast corner of the Plat of "Middleton"; thence along the east line of said Plat North $00^{\circ}07'56''$ East 485.66 feet to a point on the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and referenced as **Point 'A'**, which bears South $00^{\circ}07'56''$ West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along said southeasterly right-of-way line, North $68^{\circ}14'32''$ East 1260.43 feet to a point on the City of Sherwood city limits; thence along the City of Sherwood city limits, North $66^{\circ}48'03''$ East 46.53 feet to the northwest corner of Lot 97 of the Plat of "Abney Revard No. 2", being an angle point of the southerly line of the City of Sherwood city limits; thence along the west line of said Lot 97 and the City of Sherwood city limits, South $01^{\circ}15'43''$ West 120.84 feet to the north one-quarter corner of said Section 6; thence along the north line thereof and the City of Sherwood City Limits, South $88^{\circ}45'45''$ East 2647.18 feet to the Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, which bears South $00^{\circ}07'56''$ West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4"; thence along the east line of the Plat of "Middleton", North $00^{\circ}07'56''$ East 64.66 feet to a point on the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said east line, North $00^{\circ}07'56''$ East 170.19 feet to the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along the southerly line of said Tract 'U' and the City of Sherwood city limits, South $87^{\circ}19'51''$ East 381.87 feet

to a point on said northwesterly right-of-way line; thence leaving the City of Sherwood city limits along said northwesterly right-of-way line, South 68°14'32" West 411.14 feet to the True Point of Beginning.

The above described tracts of land contain 84.21 acres, more or less (of which 2.31 acres is existing right-of-way and 81.90 acres is private property).



ANNEXATION CERTIFIED

BY RF

MAR 25 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

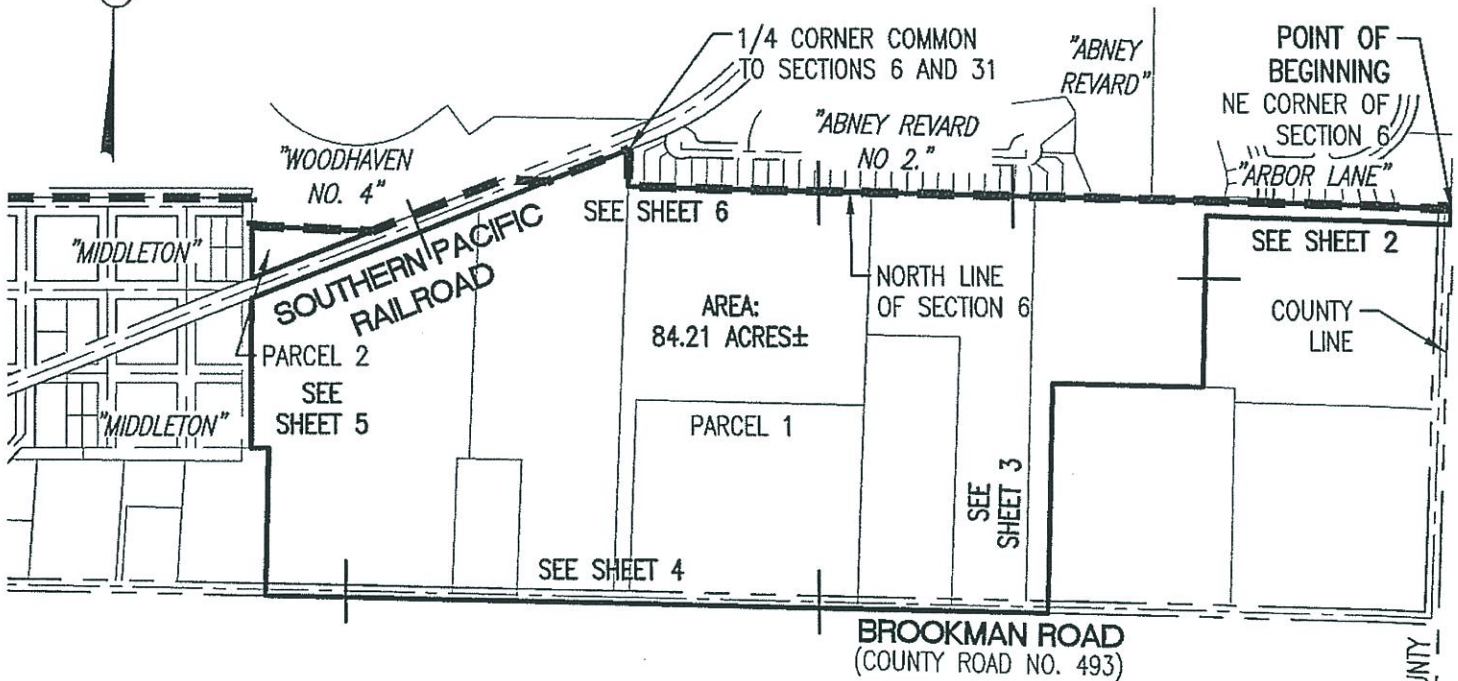
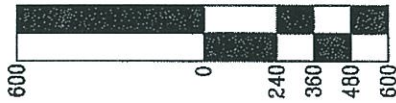
EXHIBIT B

SHEET 1 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



SCALE 1" = 600 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

ANNEXATION CERTIFIED

BY VF

MAR 25 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

AREA TABLE

TOTAL AREA: 84.21 ACRES±
RIGHT-OF-WAY AREA: 2.31 ACRES±
PROPERTY AREA: 81.90 ACRES±

DATE: 03/25/2015

63-25-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591-EXHIBIT

JOB: 3591

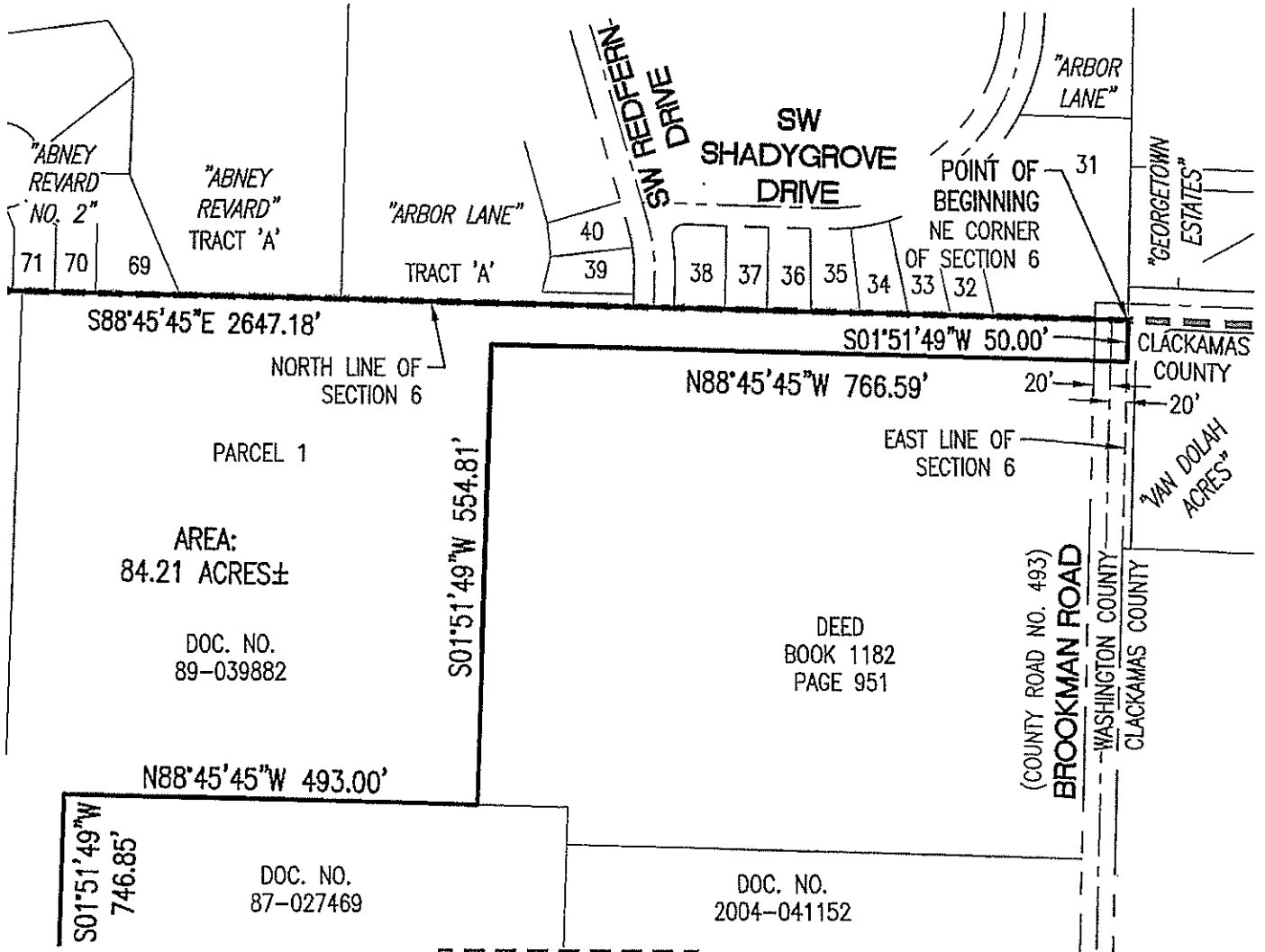
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.653.6151 FAX: 503.653.6152



EXHIBIT B

SHEET 2 OF 6

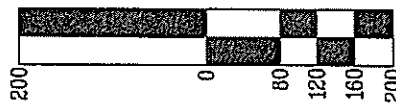
A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

SCALE 1" = 200 FEET



DATE: 03/25/2015

63-25-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

R. D. Rettig
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591-EXHIBIT

JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.653.6151 FAX: 503.653.6152



EXHIBIT B

SHEET 3 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

SEE SHEET 2



DOC. NO.
2010-049649

DOC. NO.
2010-058473

DOC. NO.
99-109559

DOC. NO.
98-103799

DOC. NO.
89-039882

DOC. NO.
87-027469

DEED
BOOK 1182
PAGE 951

S01°51'49"W 554.81'

S01°51'49"W 746.85'

DOC. NO.
2004-041152

PARCEL 1
AREA:
84.21 ACRES±

N88°45'45"W 493.00'

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

N88°50'38"W 2510.53'

MATCH LINE - SEE SHEET 4

03-25-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 03/25/2015

BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD	SUITE 100	
TUALATIN, OR 97062	www.aks-eng.com	
PHONE: 503.653.6151	FAX: 503.653.6152	



EXHIBIT B

SHEET 4 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

SCALE 1" = 200 FEET



DOC. NO.
2010-049649

DOC. NO.
2005-079964

DOC. NO.
97-038339

PARCEL 1
AREA:
84.21 ACRES±

DOC. NO.
2010-058473

DOC. NO.
87-037951

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

N88°50'38"W 2510.53'

20'

20'

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

03-25-15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 03/25/2015

BROOKMAN AREA ANNEXATION

DRAWN BY:MSK|CHECKED BY:RDR|DWG:3591-EXHIBIT

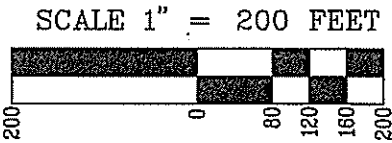
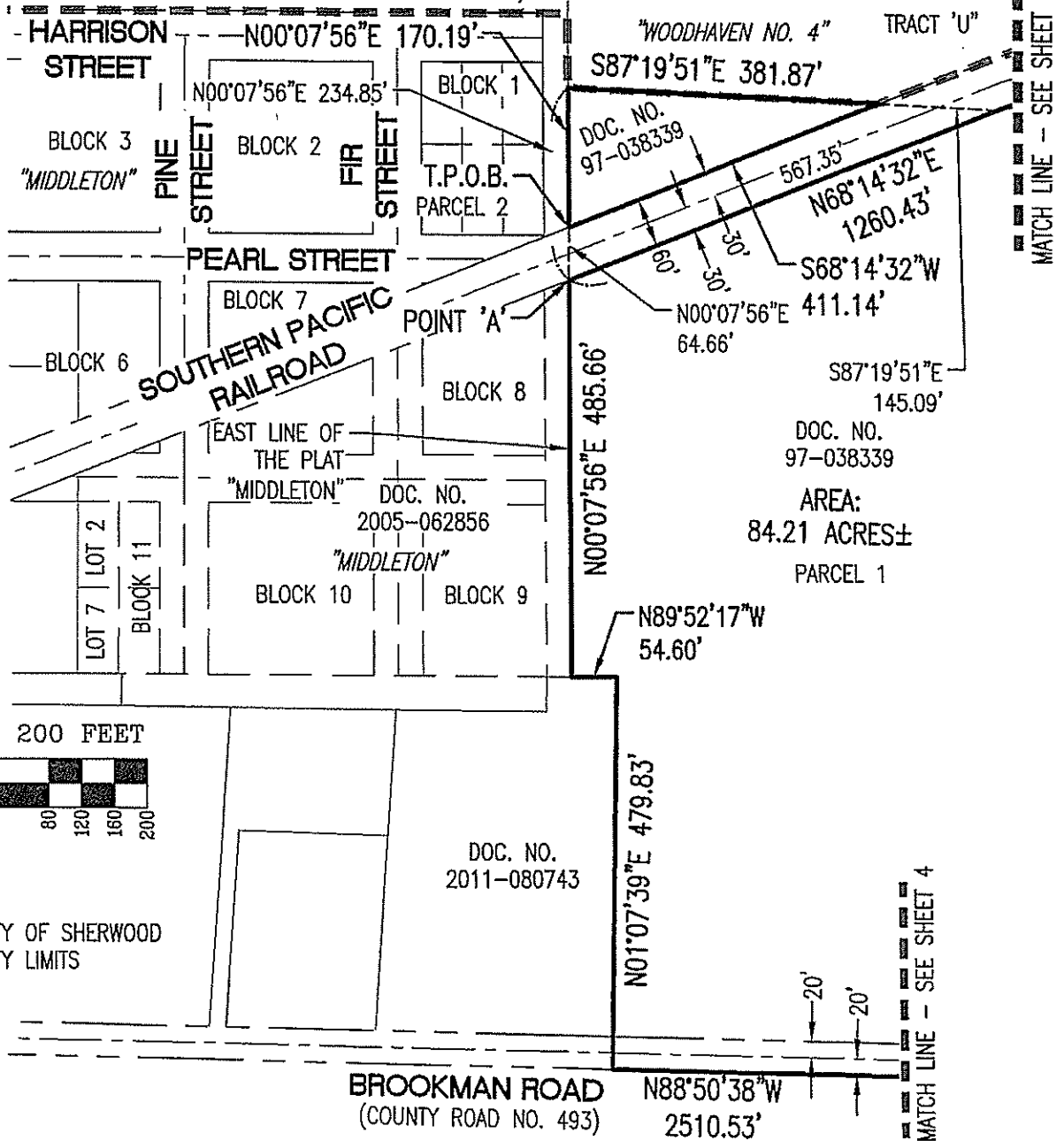
JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.653.6151 FAX: 503.653.6152



EXHIBIT B

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



LEGEND
 --- CITY OF SHERWOOD CITY LIMITS

03-25-15
 REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. Rettig

OREGON
 JANUARY 11, 2005
 ROBERT D. RETTIG
 60124LS
 RENEWS: 12/31/16

DATE: 03/25/2015

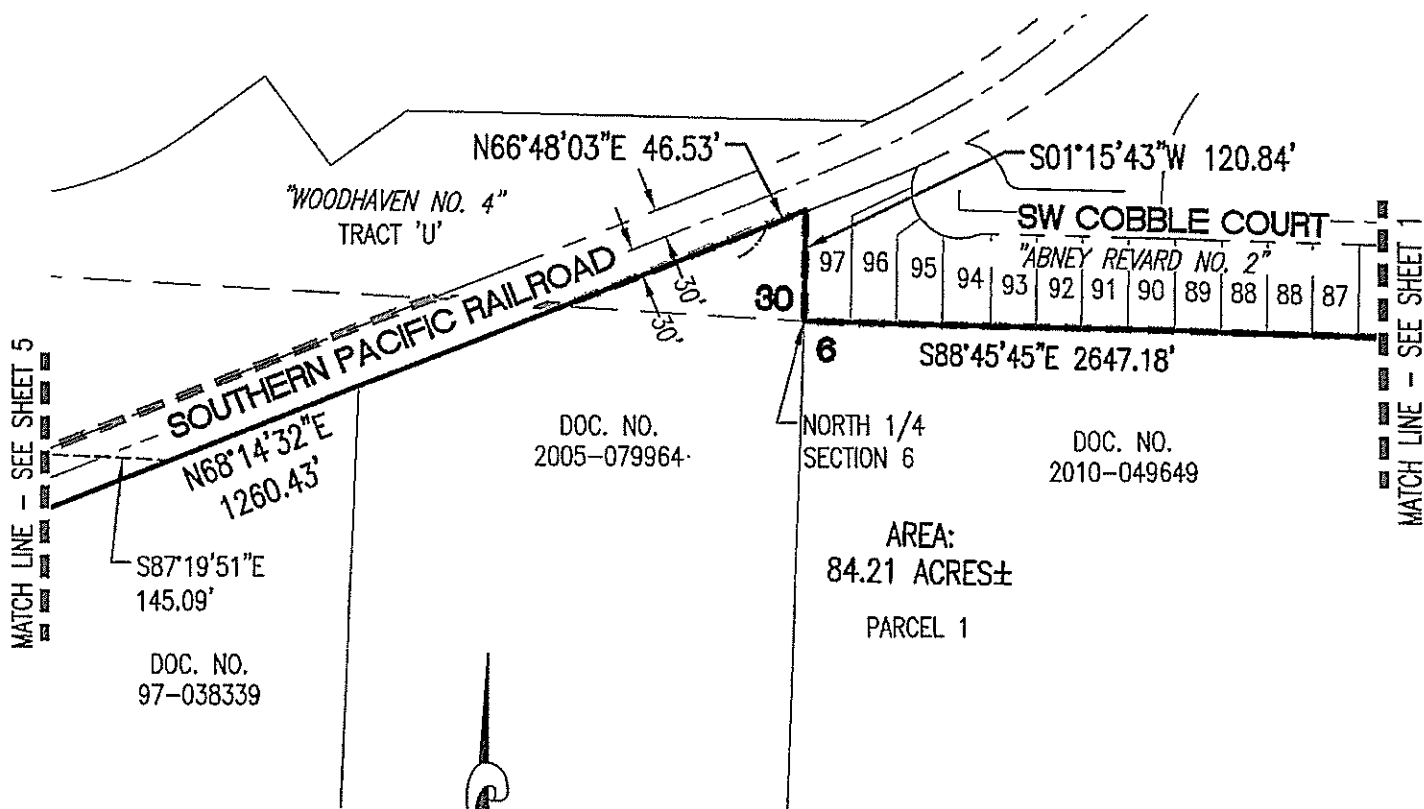
BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD SUITE 100		
TUALATIN, OR 97062		www.aks-eng.com
PHONE: 503.653.6151	FAX: 503.653.6152	



EXHIBIT B

SHEET 6 OF 6

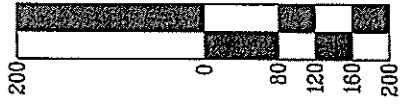
A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 1

SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

03-25-15

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. Rettig

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 03/25/2015

BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD	SUITE 100	
TUALATIN, OR 97062	www.aks-eng.com	
PHONE: 503.653.6151	FAX: 503.653.6152	



TITLE COMPANY INFORMATION



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Ouellette Gerald J	Bldg #	1	Of	1
CoOwner	: Ouellette Liz A	Ref Parcel Number	: 3S10600 00100		
Site Address	: 17045 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: PO Box 1468 Sherwood Or 97140	Parcel Number	: R0586100		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Ouellette Gerald J	: 09/18/1998	103799	:	: Bargain & Sal	: \$85,000	: Conventi
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6411 For, Farm Use, Improved
 Legal : ACRES 9.90, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$820,770
 Mkt Structure : \$206,690
 Mkt Total : \$1,031,130
 %Improved : 20
 M50AssdTotal : \$344,830
 Levy Code : 08814
 14-15 Taxes : \$4,961.65
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 6	Year Built	: 1991	Attic SqFt	:
Bathrooms	: 5.00	EffYearBlt	: 1991	Deck SqFt	: 364
Heat Method	: Forced	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud/shtg
Lot Acres	: 9.90	Bldg Sq Ft	: 3,356	Roof Shape	: Gablehip
Lot SqFt	: 431,244	1stFlrSF	: 1,991	Roof Matl	: Composition
Garage Type	: Attached	UpperFISF	: 1,365	InteriorMat	: Drywall
Garage SF	: 461	Porch SqFt	: 52	Paving Matl	: Gravel

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

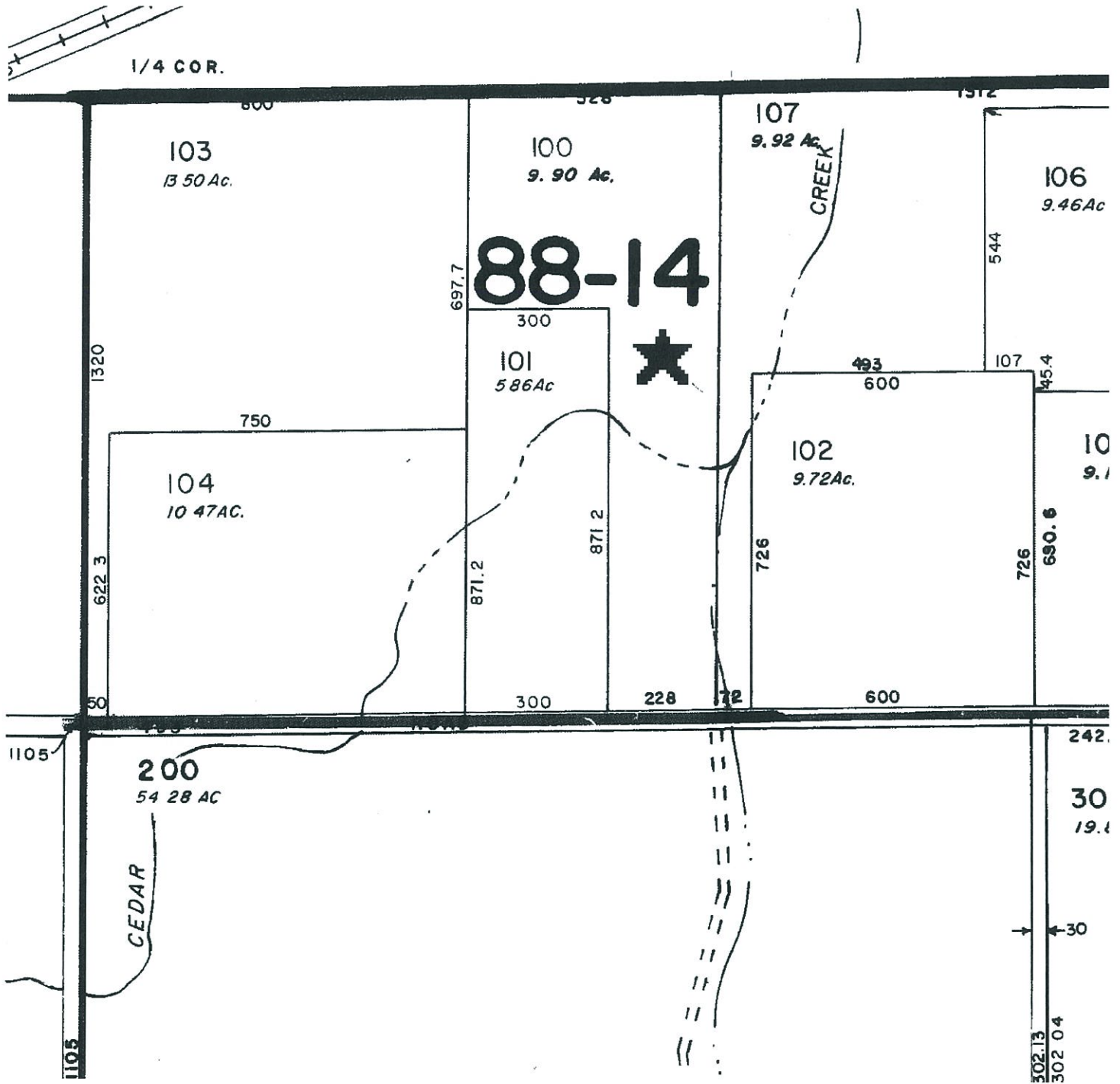
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : R0586100

Ref Parcel Number : 3S10600 00100



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

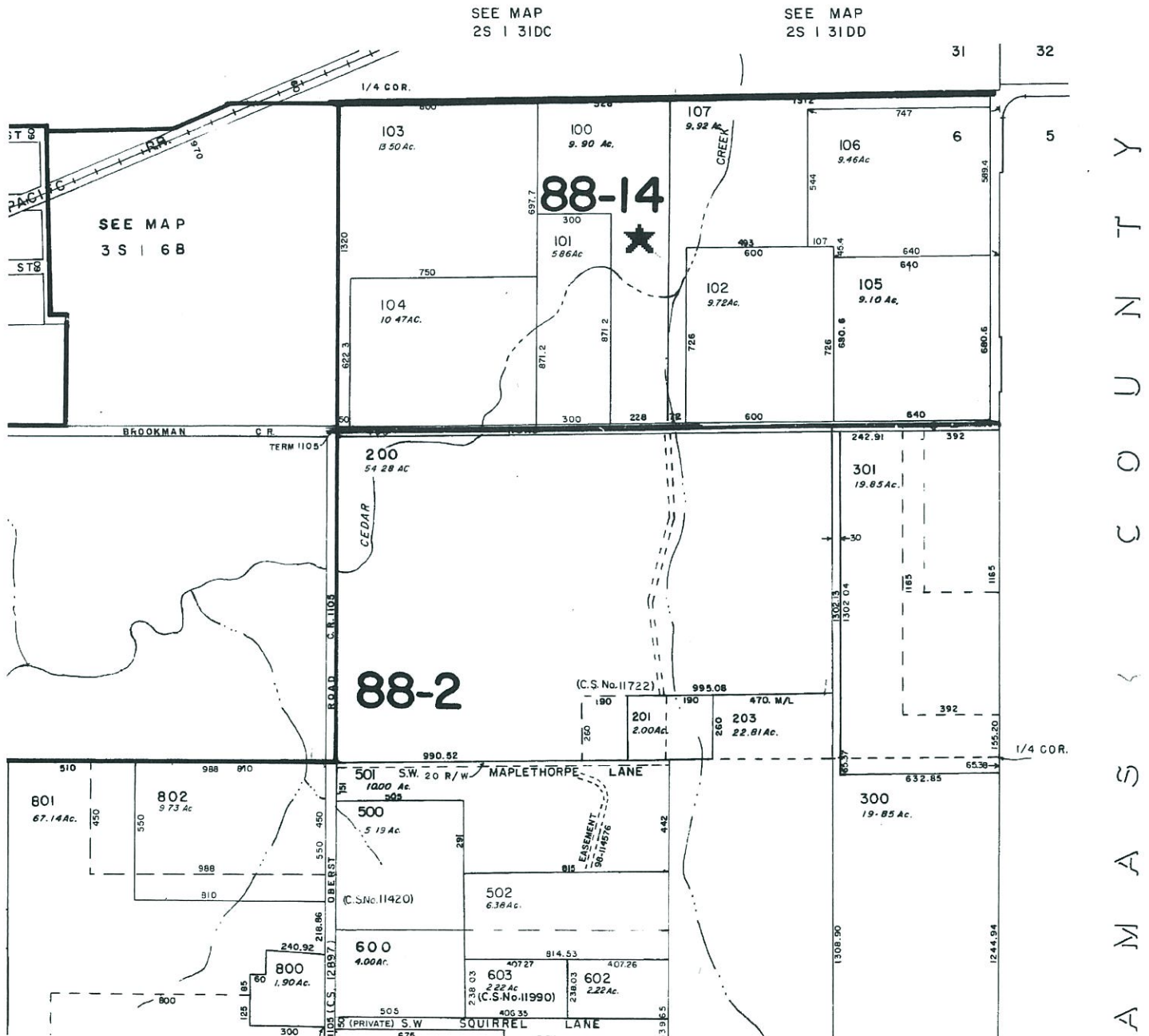


Parcel #: R0586100

Ref Parcel Number : 3S10600 00100

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 1200, 1290,
1104, 1106, 902, 202, 703, 400,
204,



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SEP 18 1998

OREGON TITLE INS. CO.



OREGON TITLE Insurance Company

After Recording, Return to:
Gerald and Liz Ouellette
17045 SW Brookman Road
Sherwood, OR 97140

Until a change is requested, tax statements shall be sent to the following address:

SAME AS ABOVE

STATUTORY BARGAIN AND SALE DEED
(Individual)

STATE OF OREGON } SS
County of Washington }

I, Jerry R. Hanson, Director of Assessment and Taxation and Esch County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Esch County Clerk

Doc : 98103799
Rect: 217156 36.00
09/18/1998 02:30:14pm

(Above Space Reserved for Recorder's Use)

Gerald J Ouellette, Liz A Ouellette and Rosemary Rubsam

conveys to
Gerald J Ouellette and Liz A Ouellette, as tenants by the entirety

the following described real property in the State of Oregon and County of Washington :

That portion of the North half of the Northeast quarter of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

BEGINNING at the Southwest corner of the North half of the Northeast quarter of said Section 6; thence East along the South line there, 1100 feet to the true place of beginning; thence East along said South line 228 feet; thence North parallel to the East line of said Section 6, a distance of 1320 feet; thence West along the North line of said Section 6, a distance of 528 feet; thence South parallel to the East line of said Section 6, a distance of 448.8 feet; thence East along a line parallel with the North line of said Section 6, a distance of 300 feet; thence South parallel to the East line of said Section 6, a distance of 871.2 feet to the true point of beginning.

Tax Account Number(s): R586100

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 14 day of September, 1998.

Gerald J Ouellette
Gerald J Ouellette
Rosemary Rubsam
Rosemary Rubsam

Liz A Ouellette
Liz A Ouellette

(Continued)

Order No.: 128795w

1-2

STATUTORY BARGAIN AND SALE DEED
(CONTINUED)

ACKNOWLEDGEMENTS (Continued)

Order No.: 128795w

SEP 18 1998

STATE OF OREGON, COUNTY OF _____) ss.
The foregoing instrument was acknowledged before me this 14 day of September by Gerald
J Ouellette and Liz A Ouellette.

Laura J. Weber
Notary Public for Oregon
My Commission Expires:



STATE OF OREGON, COUNTY OF _____) ss.
The foregoing instrument was acknowledged before me this 14 day of September 1998 by
Rosemary Rubsam.

Laura J. Weber
Notary Public for Oregon
My Commission Expires:



2



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: David Bonnie J	Bldg #	1	Of	1
CoOwner	:	Ref Parcel Number	: 3S10600 00101		
Site Address	: 17117 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: 17117 SW Brookman Rd Sherwood Or 97140	Parcel Number	: R0586119		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:David Bonnie J	:09/23/1999	109559	:\$320,000	:Warranty	:\$153,000	:Conventi
:Weston Lowell E	:	9620155	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6411 For,Farm Use,Improved
 Legal : ACRES 5.86, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$384,450
 Mkt Structure : \$151,120
 Mkt Total : \$537,630
 %Improved : 28
 M50AssdTotal : \$293,640
 Levy Code : 08814
 14-15 Taxes : \$4,197.39
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 2	Year Built	: 1976	Attic SqFt	:
Bathrooms	: 2.00	EffYearBlt	: 1976	Deck SqFt	: 704
Heat Method	: Heat Pump	BsmFin SF	: 1,352	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud\shgt
Lot Acres	: 5.86	Bldg Sq Ft	: 2,875	Roof Shape	: Complex
Lot SqFt	: 255,262	1stFlrSF	: 1,523	Roof Matl	: Comp Shingle
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 520	Porch SqFt	:	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

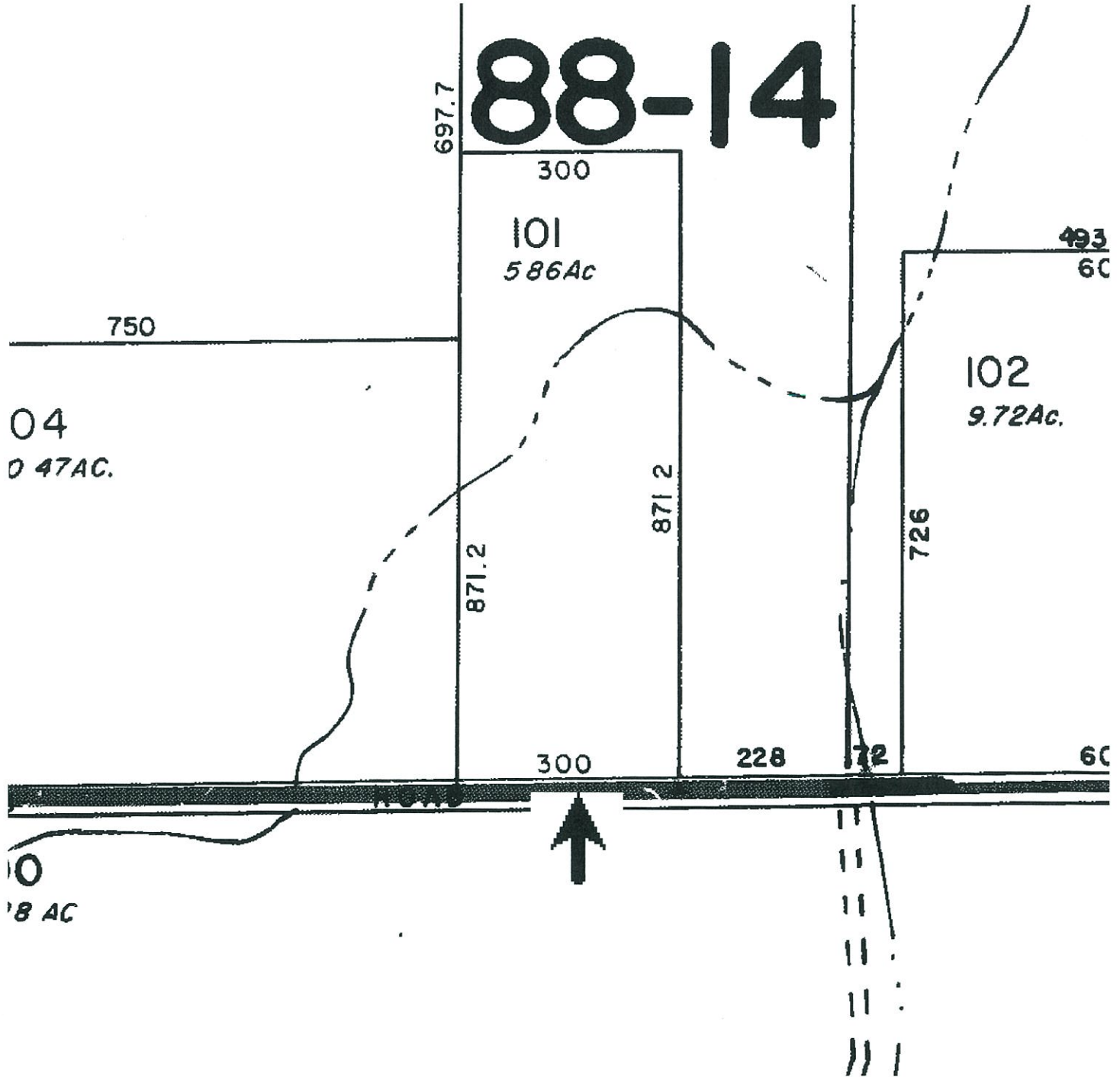
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : R0586119

Ref Parcel Number : 3S10600 00101



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

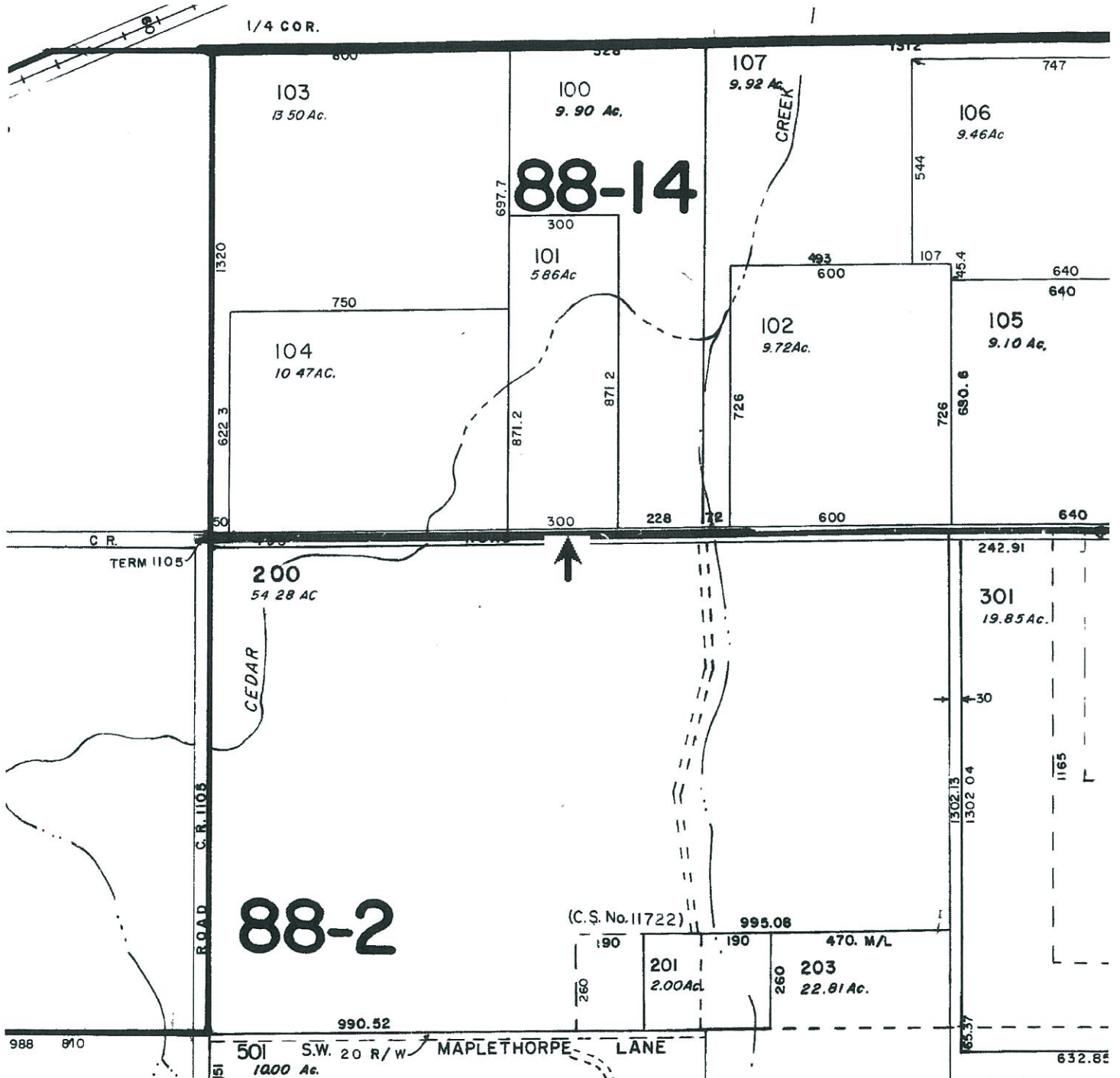
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586119

Ref Parcel Number : 3S10600 00101



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

SEP 23 1999

B-16
380
AD

4C

99174161-W

Pacific NW Title

Title Order No. 99174161
Escrow No. 99174161

After Recording Return To:
Mr. and Mrs. Douglas K. David
17117 SW Brookman Road
Sherwood, Oregon 97140

Name, Address, Zip
Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Douglas K. David
17117 SW Brookman Road
Sherwood, Oregon 97140

Name, Address, Zip

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation, and Ex-Officio County Clerk for said County, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 99109559
Rect : 240564 361.00
09/23/1999 02:32:23pm

STATUTORY WARRANTY DEED

Emma J. Weston, Grantor, conveys and warrants to Douglas K. David and Bonnie J. David, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Washington County, Oregon, to wit:

See Exhibit A attached hereto and made a part hereof.

This property is free from encumbrances, EXCEPT: 1999-2000 Taxes, a lien not yet payable; Rights of the public in and to any portion of the premises lying within the boundaries of SW Brookman Road; All matters arising from any shifting in the course of Cedar Creek including but not limited to accretion, reliction and avulsion;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$320,000.00. (Here comply with the requirements of ORS 93.030)

Dated this September ²⁰ 1999

Emma J. Weston by Duaine Stanley Weston
Emma J. Weston by Duaine Stanley Weston,
Her attorney in fact

STATE OF OREGON }
County of Washington } SS

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$320.00 9-23-99
FEE PAID DATE

On this September ²⁰, 1999, before me, the undersigned, personally appeared the within named Duaine Stanley Weston, attorney in fact for Emma J. Weston known to me to be the identical individuals who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

Duaine Stanley Weston
Notary Public for the State of Oregon
My commission expires: 6/23/01

OFFICIAL SEAL
YVONNE M CLIFFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 301361
MY COMMISSION EXPIRES JUNE 23, 2001

1-3

ORSTWD

SEP 2 9 09AM
086 6 2 133

Exhibit A

A tract of land situated in Section 6, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows, to-wit:

Beginning at the Southwest corner of that certain tract described in deed to Charles H. Hays recorded in Book 124, page 444, Deed Records of Washington County, Oregon, being also the Southwest corner of the North one-half of the Northeast quarter of said Section 6; thence East along the South line thereof, 800 feet to the true point of beginning of the tract herein described; thence East along said South line 300 feet to a point; thence North and parallel with the West line of the Northeast quarter of said Section 6 a distance of 871.2 feet to a point; thence West and parallel with North line of said Section 6 a distance of 300 feet to a point; thence South and parallel with said West line, 871.2 feet to the true point of beginning.

2

ORSTWD

SEP 23 1999

175-54/1064

CERTIFICATION OF VITAL RECORD

017444 CENTER FOR HEALTH STATISTICS 136- CERTIFICATE OF DEATH Date File Number

Form with fields for Decedent's Name (Lowell Eugene Weston), Social Security Number (544-12-8221), Date of Birth (June 19, 1905), Date of Death (June 19, 1995), Place of Death (Meridian Park Hospital, Tualatin), and Cause of Death (Lymphoma).

ORIGINAL VITAL STATISTICS COPY

45-2 Rev 12/94

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE CLACKAMAS COUNTY REGISTRAR.

DATE ISSUED: JUN 26 1995

3

THOMAS M. TROXEL COUNTY REGISTRAR CLACKAMAS COUNTY, OREGON



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Jaynes-Lockwood Teresa	Bldg #	1	Of	1
CoOwner	:	Ref Parcel Number	: 3S10600 00103		
Site Address	: 17495 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: PO Box 284 Seaside Or 97138	Parcel Number	: R0586137		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Jaynes-Lockwood Teresa	:06/30/2010	49649	:\$3,834	:In Lieu of For	:	:
:Rcm Dev LLC	:08/30/2005	105248	:\$2,160,000	:Contract of S	:	:
:Lockwood Teresa Jaynes	:06/23/1995	43200	:	:Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 1910 Res,Potential Development,Improved
 Legal : ACRES 13.50
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$1,353,810
 Mkt Structure : \$152,320
 Mkt Total : \$1,506,130
 %Improved : 10
 M50AssdTotal : \$475,870
 Levy Code : 08814
 14-15 Taxes : \$6,897.37
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 4	Year Built	: 1975	Attic SqFt	:
Bathrooms	: 3.00	EffYearBlt	: 1975	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud\shgtg
Lot Acres	: 13.50	Bldg Sq Ft	: 2,414	Roof Shape	: Hip
Lot SqFt	: 588,060	1stFlrSF	: 2,414	Roof Matl	: Composition
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 528	Porch SqFt	:	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

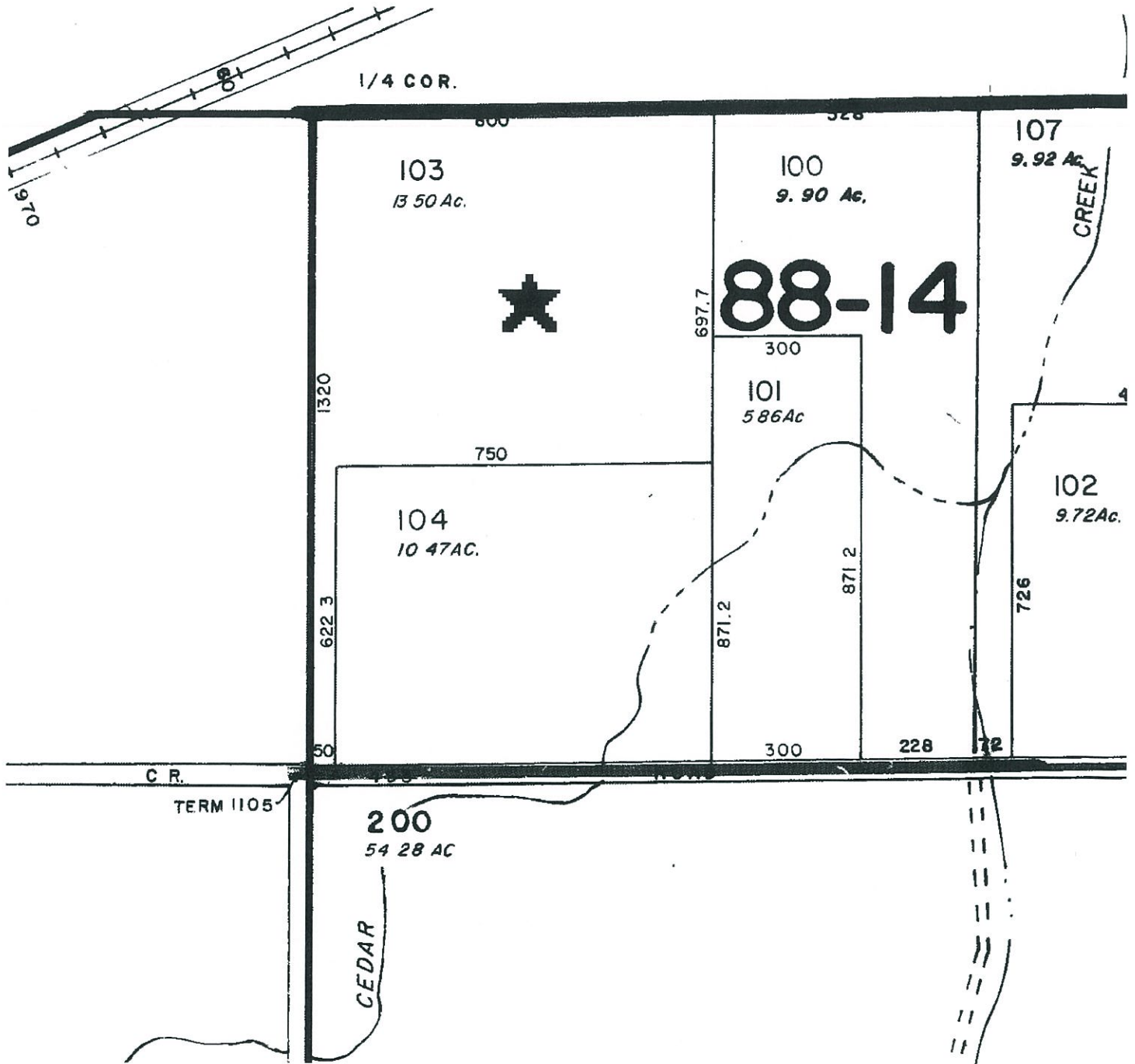
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586137

Ref Parcel Number : 3S10600 00103



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586137

Ref Parcel Number : 3S10600 00103

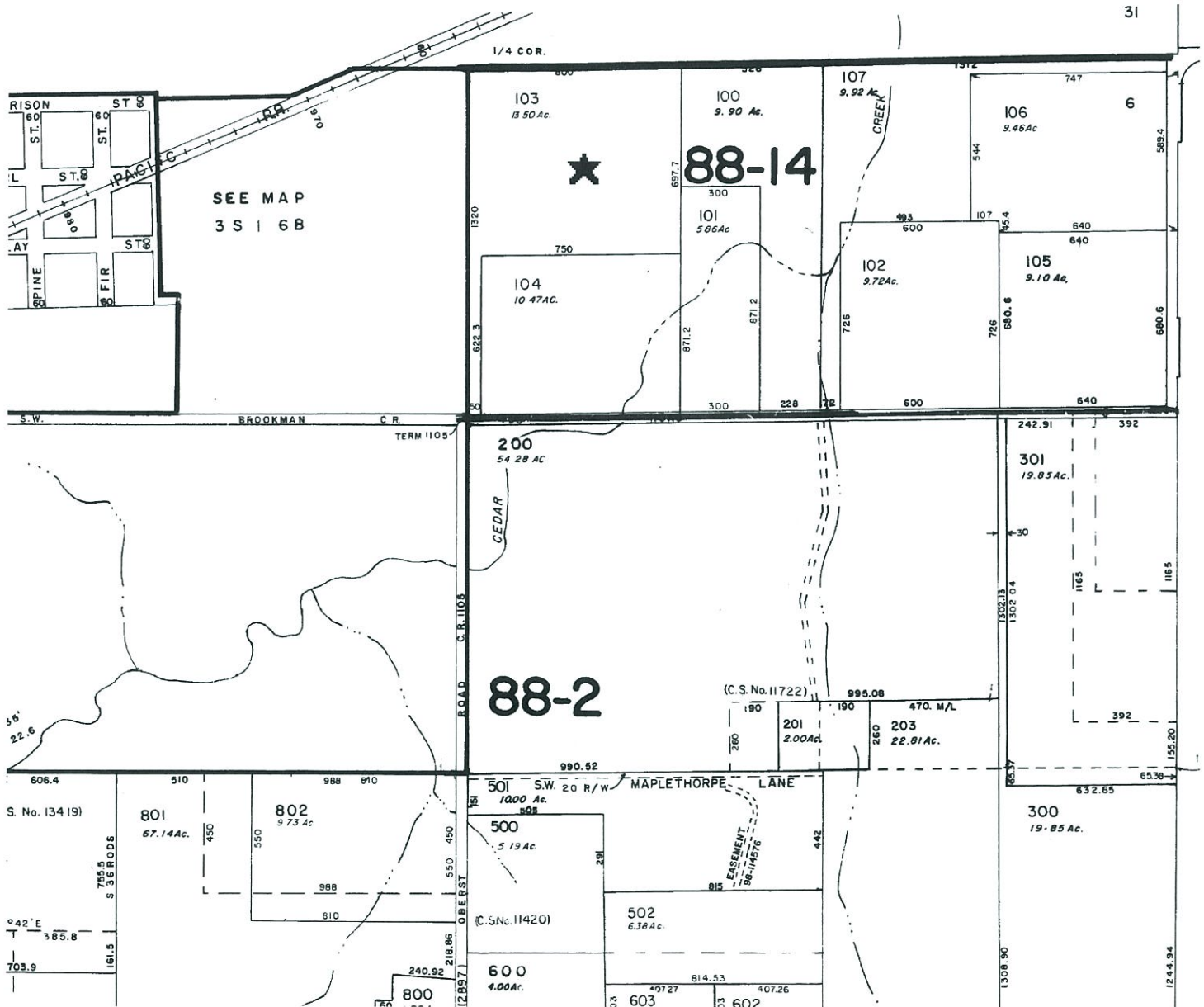
SCALE 1"= 400'

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

MAP
31C

SEE MAP
2S 1 31DC

SEE MAP
2S 1 31DD



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



01496359201000496490030035

I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:

Eiph
Daniel J. Drazan, Esq.
Dunn Carney Allen Higgins & Tongue LLP
851 SW Sixth Avenue, Suite 1500
Portland, OR 97204

Until a change is requested, all tax statements shall be sent to:

Teresa Jaynes-Lockwood
P.O. Box 284
Sherwood, OR 97138

DEED IN LIEU OF FORFEITURE

THIS DEED IN LIEU OF FORFEITURE (this "Deed") is given by SHERWOOD LAND, LLC, an Oregon limited liability company ("Grantor"), to TERESA JAYNES-LOCKWOOD ("Grantee").

For valuable consideration other than money, the receipt and sufficiency of which is hereby acknowledged (the true and actual consideration paid for this conveyance is \$0.00), Grantor hereby grants, conveys, releases, quit claims, and warrants forever unto Grantee, her successors and assigns, all of its right, title, and interest in and to the real property and all improvements thereon with street address 17495 SW Brookman Road, Sherwood, Oregon 97140, Tax Account No. R586137, in Washington County, Oregon, and more particularly described as follows:

That portion of the North half of the Northeast quarter of Section 6, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the Southwest corner of the said North half of the Northeast quarter of Section 6; thence East, along the South line of the said North half of the Northeast quarter a distance of 50 feet to the true point of beginning of the tract to be described; thence North, parallel to the North-South center section line of said Section 6, a distance of 622.3 feet to a point; thence East, parallel with the South line of the said North half of the Northeast quarter, a distance of 750 feet, more or less, to the West line of that tract of land conveyed to Lowell E. Weston, et ux, by deed recorded in Book 962, Page 155, Records of Washington County; thence North along the West line of the Weston tract and the northerly extension thereof, a distance of 697.7 feet, more or less, to the North line of said Section 6; thence West along the North section line, a distance of 800 feet, more or less, to the

North quarter corner of said section; thence South, parallel to the North-South section centerline, a distance of 1,320 feet, more or less, to the South line of the North half of the Northeast quarter of said Section 6; thence East along said South line, a distance of 50 feet to the true point of beginning (the "Property").

Grantor hereby knowingly and voluntarily waives all rights, if any, under ORS 93.905-93.945, and hereby surrenders and delivers possession of the Property to Grantee. Grantor further declares that this conveyance is freely and fairly made, and Grantor is not acting under any misapprehension as to the legal effect of this Deed, nor under any duress, undue influence, or misrepresentation of Grantee. Grantor acknowledges that by way of this Deed, Grantor has transferred to Grantee all of Grantor's right, title, and interest in and to the Property, as set forth in that certain Land Sale Contract dated August 29, 2005, between Grantee and Grantor's predecessors in interest, RCM Development, LLC, an Oregon limited liability company, and Double D Development, Inc., an Oregon corporation, with the Purchasers' interest transferred to Grantor by that certain Assignment of Purchasers' Rights dated August 29, 2005, and amended by that certain First Amendment to Land Sale Contract dated December 1, 2008 (collectively, the "Land Sale Contract"). A Memorandum of Land Sale Contract was recorded on August 30, 2005, as Document Number 2005-105248 in the real property records of Washington County, Oregon (the "Memorandum"). This Deed shall remove the Memorandum from title to the Property.

Grantor acknowledges that the Land Sale Contract is in default, that Grantor is unable to make the payments, and has agreed to execute this Deed in favor of Grantee. This conveyance is not intended and shall not be construed to be a mutual rescission of the Land Sale Contract, and Grantee shall retain all previous payments made pursuant to the Land Sale Contract with no obligation to return such payments to Grantor. Grantor represents that Grantor is the Purchaser under the Land Sale Contract, that Grantor has not assigned any of its rights in the Land Sale Contract to any other party, and that the Property is free of all encumbrances, except for the following real property taxes:

1. Taxes for the year 2008-2009: Unpaid Balance: \$3,834.72; and
2. Taxes for the year 2009-2010: Unpaid Balance: \$6,052.46.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY

THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, Grantor has executed this Deed dated as of this 15 day of June, 2010.

GRANTOR:

SHERWOOD LAND, LLC,
an Oregon limited liability company

By: *George L. Lorance*
Name: George L. LORANCE
Title: member

STATE OF Oregon)
) ss
County of Clackamas)

I certify that I know or have satisfactory evidence that on this 15th day of June, 2010, George L Lorance (name of person) is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member (type of authority, e.g., officer, trustee, etc.) of SHERWOOD LAND, LLC, an Oregon limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Laurel Ann Buncak
Notary Public For Oregon



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Scott Linda R	Bldg #	1	Of	1
CoOwner	: Scott Richard L	Ref Parcel Number	: 3S10600 00104		
Site Address	: 17433 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: 17433 SW Brookman Rd Sherwood Or 97140	Parcel Number	: R0586146		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Scott Linda R	: 08/02/2010	58473	:	: Warranty	:	:
: Scott Trust	: 04/02/2003	50889	:	: Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6411 For, Farm Use, Improved
 Legal : ACRES 10.47, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$734,400
 Mkt Structure : \$116,990
 Mkt Total : \$855,100
 %Improved : 14
 M50AssdTotal : \$256,130
 Levy Code : 08814
 14-15 Taxes : \$3,712.40
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1976	Attic SqFt	: 720
Bathrooms	: 2.00	EffYearBlt	: 1976	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud/shtg
Lot Acres	: 10.47	Bldg Sq Ft	: 1,958	Roof Shape	: Gable
Lot SqFt	: 456,073	1stFlrSF	: 1,238	Roof Matl	: Composition
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 636	Porch SqFt	: 72	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

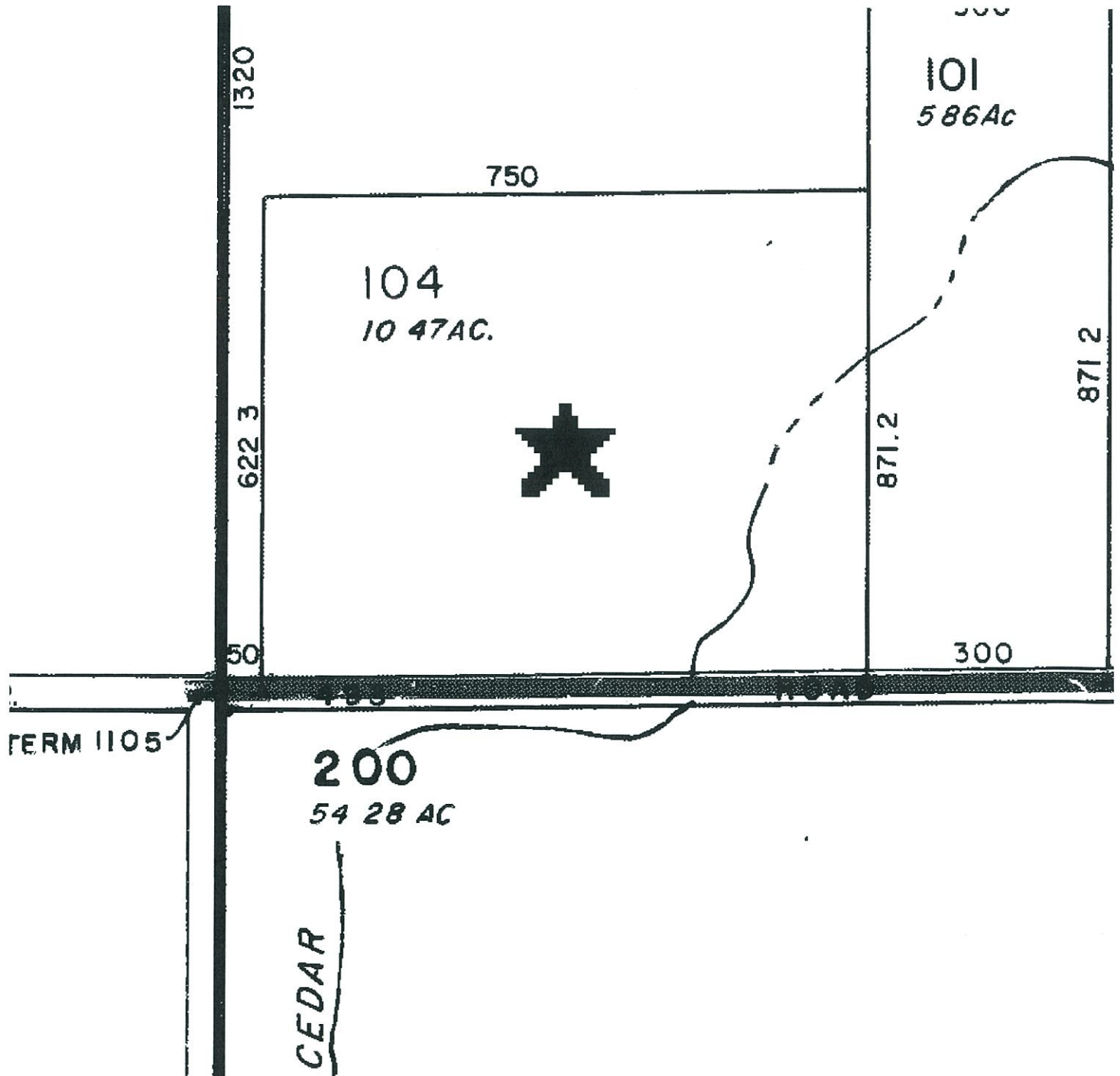
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : R0586146

Ref Parcel Number : 3S10600 00104



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

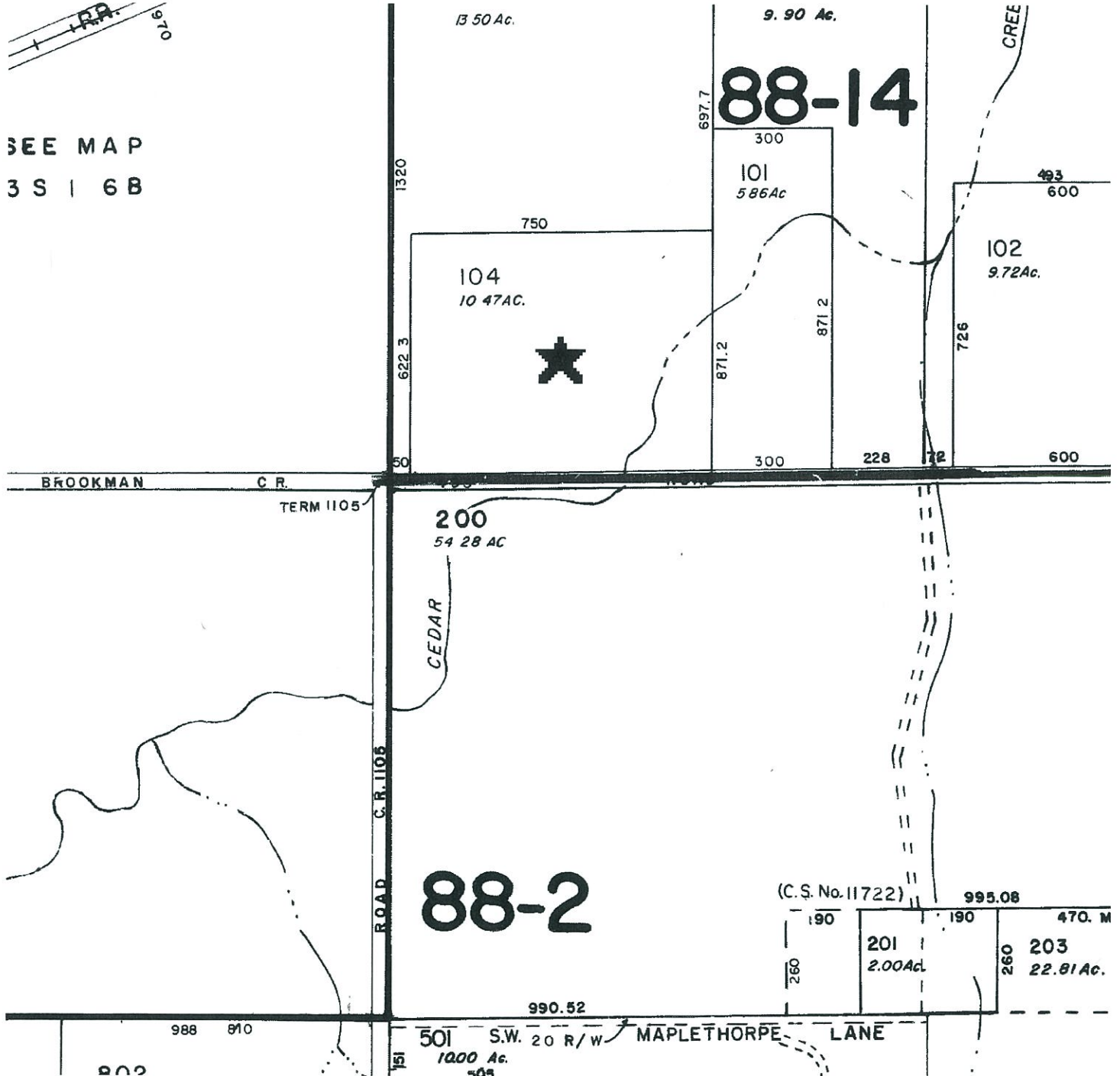


Parcel # : R0586146

Ref Parcel Number : 3S10600 00104



SEE MAP
3 S | 6 B



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



01506207201000684730020021

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Linda Scott, Trustee
Scott Living Trust
17433 SW Brookman Road
Sherwood, OR 97140-8801

Richard Scott, Trustee
Scott Living Trust
3401 Crawford SE
Salem, OR 97302
Grantors' Name and Address

Linda Scott
17433 SW Brookman Road
Sherwood, OR 97140-8801

Richard Scott
3401 Crawford SE
Salem, OR 97302
Grantees' Name and Address

AFTER RECORDING, RETURN TO:
Richard A. Carlson
Attorney at Law
4040 Douglas Way
Lake Oswego, or 97035

Until requested otherwise, send all tax statements to:
Linda & Richard Scott
17433 SW Brookman Road
Sherwood, OR 97140-8801

WARRANTY DEED - STATUTORY FORM

Linda R. Scott and Richard L. Scott, Trustees of the Scott Living Trust, **Grantor**, convey and warrant to Linda R. Scott and Richard L. Scott, as equal tenants in common without a right of survivorship, **Grantee**, the following described real property free of encumbrances, except as specifically set forth herein, located at 17433 SW Brookman Road, Sherwood, Washington County, Oregon, more particularly described as follows:

That portion of the North half of the Northeast quarter of Section 6, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, described as follows: Beginning at the Southwest corner of the said North half of the Northeast quarter, a distance of 50 feet to the true point of beginning of the tract to be described; thence North, parallel to the North-South center section line of said Section 6, a distance of 622.3 feet to a point; thence East, parallel with the South line of the said North half of the Northeast quarter, a distance of 750 feet, more or less, to the West line of that tract of land conveyed to Lowell E. Weston, et ux, by deed recorded in Book 962, page 155; Records of Washington County, thence South along the West line of the Weston tract, a distance of 622.3 feet more or less, to the South line of the North half of the Northeast quarter of said section 6; thence West along the South line of the North half of the Northeast

quarter of said Section 6, a distance of 750 feet, more or less, to the true point of beginning, in the County of Washington, State of Oregon; EXCEPTING THEREFROM any portion thereof lying within the boundaries of public roads.

The property is free from encumbrances, except those of record.

The true consideration for this conveyance is \$0, pursuant to the General Judgment of Unlimited Separation (Stipulated) entered in Linda Ruth Scott and Richard Lawrence Scott, Washington County Circuit Court Case No. C091964DRC.

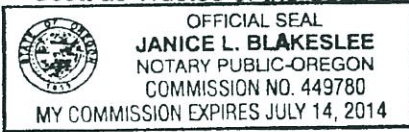
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 , 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855. OREGON LAWS 2009.

Dated this 15th day of July, 2010.

Linda R. Scott

STATE OF OREGON, County of Clatsop) ss.

This instrument was acknowledged before me on July 15, 2010, by Linda R. Scott as Trustee of the Scott Living Trust.



Janice L. Blakeslee
Notary Public

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on Richard Scott 2010, by Richard L. Scott as Trustee of the Scott Living Trust.

Kaylyn Kimball
Notary Public

Page 2 - WARRANTY DEED





Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Chronister Wayne K	Bldg #	1	Of	1
CoOwner	: Chronister Linda A	Ref Parcel Number	: 3S10600 00107		
Site Address	: 17033 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: PO Box 1474 Sherwood Or 97140	Parcel Number	: M2119159		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Chronister Wayne K	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 8001
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Mobile Home
 Land Use : 1090 Res,Mobile Homes
 Legal : MFD STRUCT X # M90000353 ON REAL
 : ACCT 3S16-00107, PERSONAL MS
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land :
 Mkt Structure : \$2,500
 Mkt Total : \$2,500
 %Improved : 100
 M50AssdTotal :
 Levy Code : 08814
 14-15 Taxes : \$6.00
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	: 1977	Attic SqFt	:
Bathrooms	:	EffYearBlt	: 1977	Deck SqFt	:
Heat Method	: Forced	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	:	Bldg Sq Ft	: 840	Roof Shape	:
Lot SqFt	:	1stFlrSF	: 840	Roof Matl	:
Garage Type	:	UpperFISF	:	InteriorMat	:
Garage SF	:	Porch SqFt	:	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Chronister Wayne K	Bldg #	Of
CoOwner	: Chronister Linda A	Ref Parcel Number	: 3S10600 00107
Site Address	: 17033 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W S: 06 Q: QQ:
Mail Address	: PO Box 1474 Sherwood Or 97140	Parcel Number	: R0586173
Telephone	:	County	: Washington (OR)

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Chronister Wayne K	:08/28/1989	89039882	:\$41,000	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code :
 Land Use : 6401 Vacant,Forest Zone,Farm Use
 Legal : ACRES 9.92, MS X# M90000353,
 : FORESTLAND -POTENTIAL ADDITIONAL
 : TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$578,080
 Mkt Structure :
 Mkt Total : \$581,760
 %Improved :
 M50AssdTotal : \$67,870
 Levy Code : 08814
 14-15 Taxes : \$983.73
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Attic SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 9.92	Bldg Sq Ft	:	Roof Shape	:
Lot SqFt	: 432,115	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	InteriorMat	:
Garage SF	:	Porch SqFt	:	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

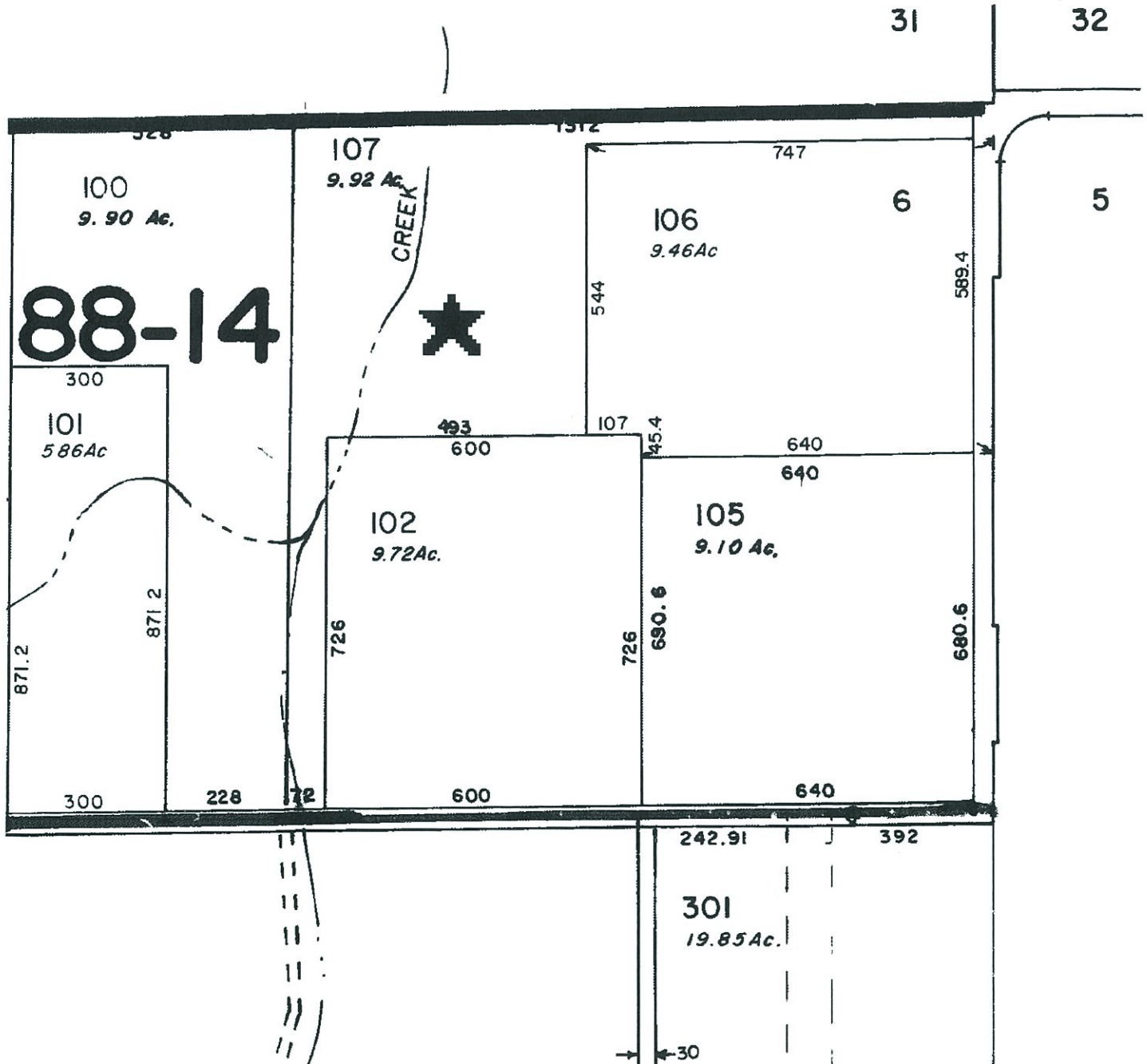


Parcel #: M2119159

Ref Parcel Number : 3S10600 00107

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The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : M2119159

Ref Parcel Number : 3S10600 00107

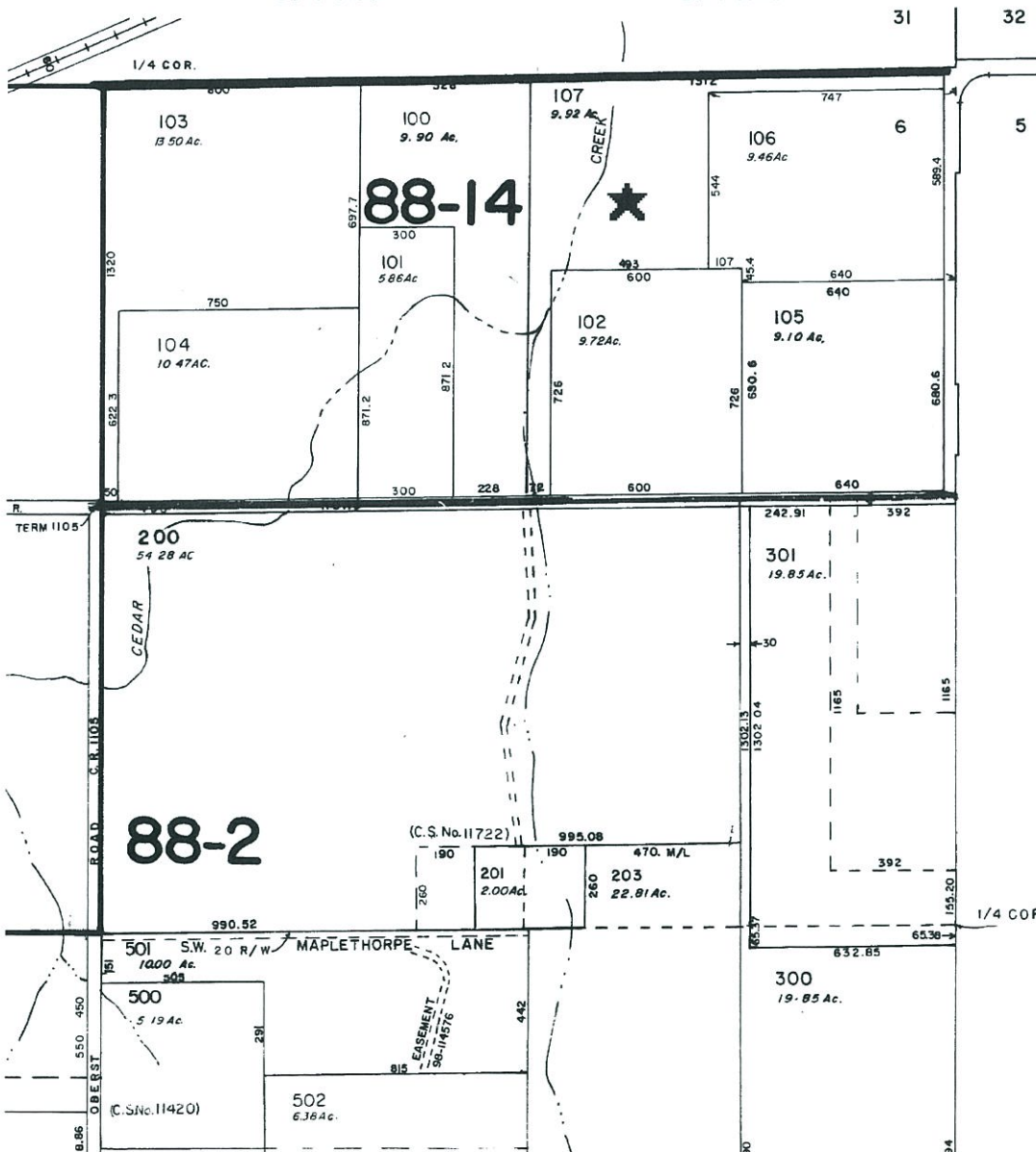
: 400'

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 1200, 1290,
1104, 1106, 902, 202, 703, 400,
204,

SEE MAP
2S 1 31DC

SEE MAP
2S 1 31DD



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1989

10-6
ST

89-39882
Washington County



STEWART TITLE

AFTER RECORDING, RETURN TO:

Rosemary Rubsam et al
7185 SW 103rd Avenue
Beaverton, OR 97005

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
Rosemary Rubsam et al
7185 SW 103rd Avenue
Beaverton, OR 97005
TAX ACCOUNT # 3S16 00107

Stewart Title
89025334W
DS

STATUTORY WARRANTY DEED

DANIEL M. MARTIN, Grantor, conveys and warrants to ROSEMARY RUBSAM & BARBARA RUBSAM, as to a 1/3 interest, AND GERALD J. OUELLETTE & ELIZABETH A. OUELLETTE, husband & wife, as to a 1/3 interest, AND WAYNE K. CHRONISTER & LINDA A. CHRONISTER, husband and wife, as to a 1/3 interest, ALL AS TENANTS IN COMMON, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

The said property is free from encumbrances EXCEPT: 1) 1989-90 taxes, a lien not yet payable; 2) Any additional tax or penalties in the event tax classification for forest land use is disqualified; 3) Rights of the public to any portion lying within road ways; 4) All matters arising from any shifting in course of Cedar Creek;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$ 41,000.00.

Dated this 24th day of August, 1989.

Daniel M. Martin

Daniel M. Martin

STATE OF OREGON
County of CLACKAMAS

WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 4100	8-28-89
FEE PAID	DATE



Personally appeared the above named DANIEL M. MARTIN and acknowledged the foregoing instrument to be his voluntary act and deed.

Gerald L. Schaben
Notary Public for State of OREGON
My commission expires 1/6/91.

1-2

Order No. 89025331-W

EXHIBIT "A"

That portion of the North one-half of the Northeast one-quarter of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the Southwest corner of the North one-half of the Northeast one-quarter of said Section 6; thence East, along the South line of said North one-half 1400 feet to the Southwest corner of that tract conveyed to Elmer Larry Countryman, et ux, by Deed recorded August 15, 1975 in Book 1039, page 17, said point being the true point of beginning of the tract described herein; thence North, along the West line of said Countryman tract, 726 feet to the Northwest corner thereof; thence East, along the North line of said Countryman tract 493 feet to the most Westerly Southwest corner of that tract conveyed to Byron D. Gregory, et ux, by deed recorded July 14, 1977 in Book 1182, page 951; thence North, along the West line of said Gregory tract, 544 feet to the Northwest corner thereof; thence East, along the North line of said Gregory tract, 747 feet to the Northeast corner thereof, said point being on the East line of Section 6; thence North on the East line of said Section 6, a distance of 50 feet to the Northeast corner thereof; thence West along the North line of said Section 6, a distance of 1312 feet, more or less, to the Northeast corner of that tract conveyed to Thomas Ames Curran, et ux, by Contract recorded January 9, 1978, Fee No. 78-918; thence South along the East line of said Curran tract, 1320 feet to the Southeast corner thereof, said point being on the South line of the North one-half of said Northeast one-quarter of Section 6; thence East along said South line, 72 feet, more or less, to the true point of beginning.

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 89039882
Rect: 16805 57.00
08/28/1989 10:03:03AM

2



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Sherwood Land LLC	Bldg #	1	Of	1
CoOwner	:	Ref Parcel Number	: 3S106B0 00100		
Site Address	: 17601 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: NW QQ:
Mail Address	: 8212 NW Fruit Valley Rd #D Vancouver Wa 98665	Parcel Number	: R0586431		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Sherwood Land LLC	: 07/11/2005	79964	: \$1,628,750	: Contract of S	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6611 For, Designated Forest, Improved
 Legal : ACRES 12.76, CODE SPLIT,
 : FORESTLAND, SMALL TRACT FORESTLAND,
 : POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$1,212,710
 Mkt Structure : \$1,000
 Mkt Total : \$1,214,600
 %Improved :
 M50AssdTotal : \$181,520
 Levy Code : 08814
 14-15 Taxes : \$2,588.65
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 2	Year Built	: 1925	Attic SqFt	:
Bathrooms	: 1.00	EffYearBlt	: 1925	Deck SqFt	: 400
Heat Method	: Forced	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	: 384	Const Type	: Wd Stud\shgt
Lot Acres	: 12.76	Bldg Sq Ft	: 2,259	Roof Shape	: Gable
Lot SqFt	: 555,826	1stFlrSF	: 1,875	Roof Matl	: Composition
Garage Type	: Detached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 324	Porch SqFt	: 192	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Sherwood Land LLC	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 3S106B0 00100
Site Address	: 17601 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W S: 06 Q: NW QQ:
Mail Address	: 8212 NW Fruit Valley Rd #D Vancouver Wa 98665	Parcel Number	: R0586459
Telephone	:	County	: Washington (OR)

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Sherwood Land LLC	: 06/22/2007	69303	: \$1,628,750	: Special Warr	: \$1,900,000	: Construct
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code :
 Land Use : 6611 For, Designated Forest, Improved
 Legal : ACRES .27, CODE SPLIT, FORESTLAND,
 : SMALL TRACT FORESTLAND, POTENTIAL
 : ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$25,660
 Mkt Structure :
 Mkt Total : \$25,660
 %Improved :
 M50AssdTotal : \$25,660
 Levy Code : 08809
 14-15 Taxes : \$417.38
 Millage Rate : 16.5148

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Attic SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: .27	Bldg Sq Ft	:	Roof Shape	:
Lot SqFt	: 11,761	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	InteriorMat	:
Garage SF	:	Porch SqFt	:	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

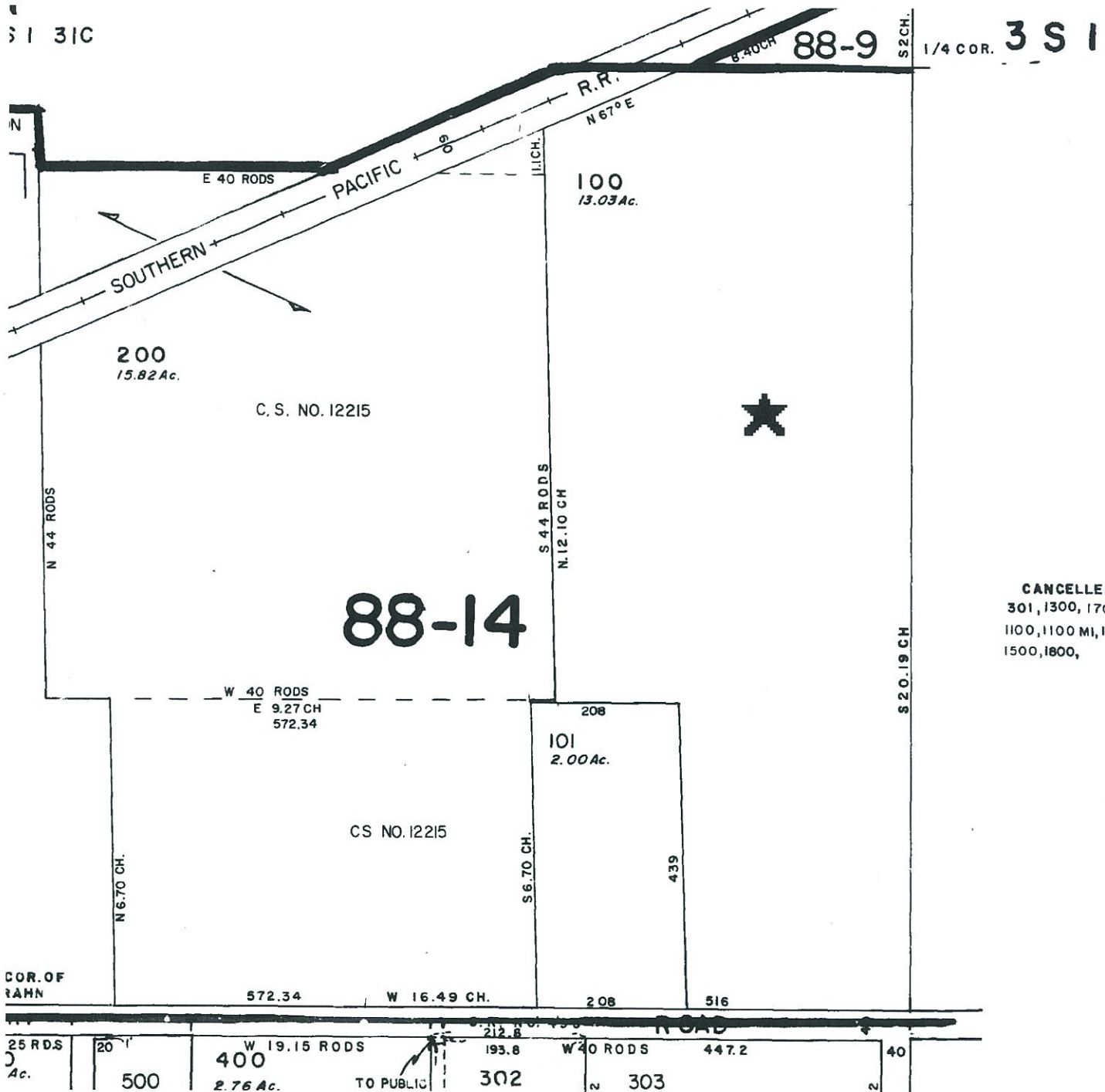
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : R0586459

Ref Parcel Number : 3S106B0 00100



CANCELLED
301, 1300, 1701,
1100, 1100 MI, 160
1500, 1800,

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Company Of Oregon

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Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

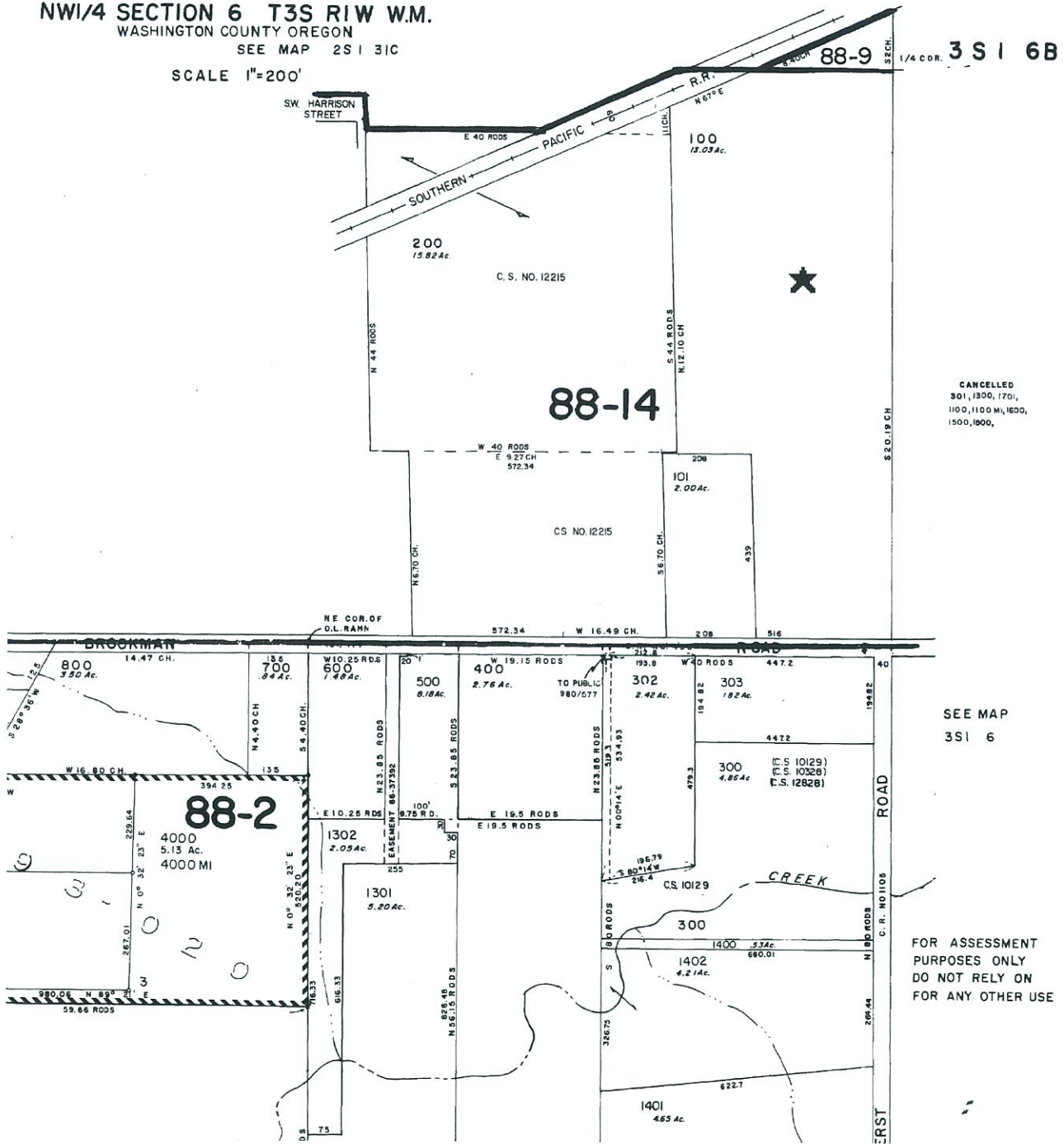


Parcel #: R0586431

Ref Parcel Number : 3S106B0 00100

NW1/4 SECTION 6 T3S RIW W.M.
WASHINGTON COUNTY OREGON
SEE MAP 2S1 31C

SCALE 1"=200'



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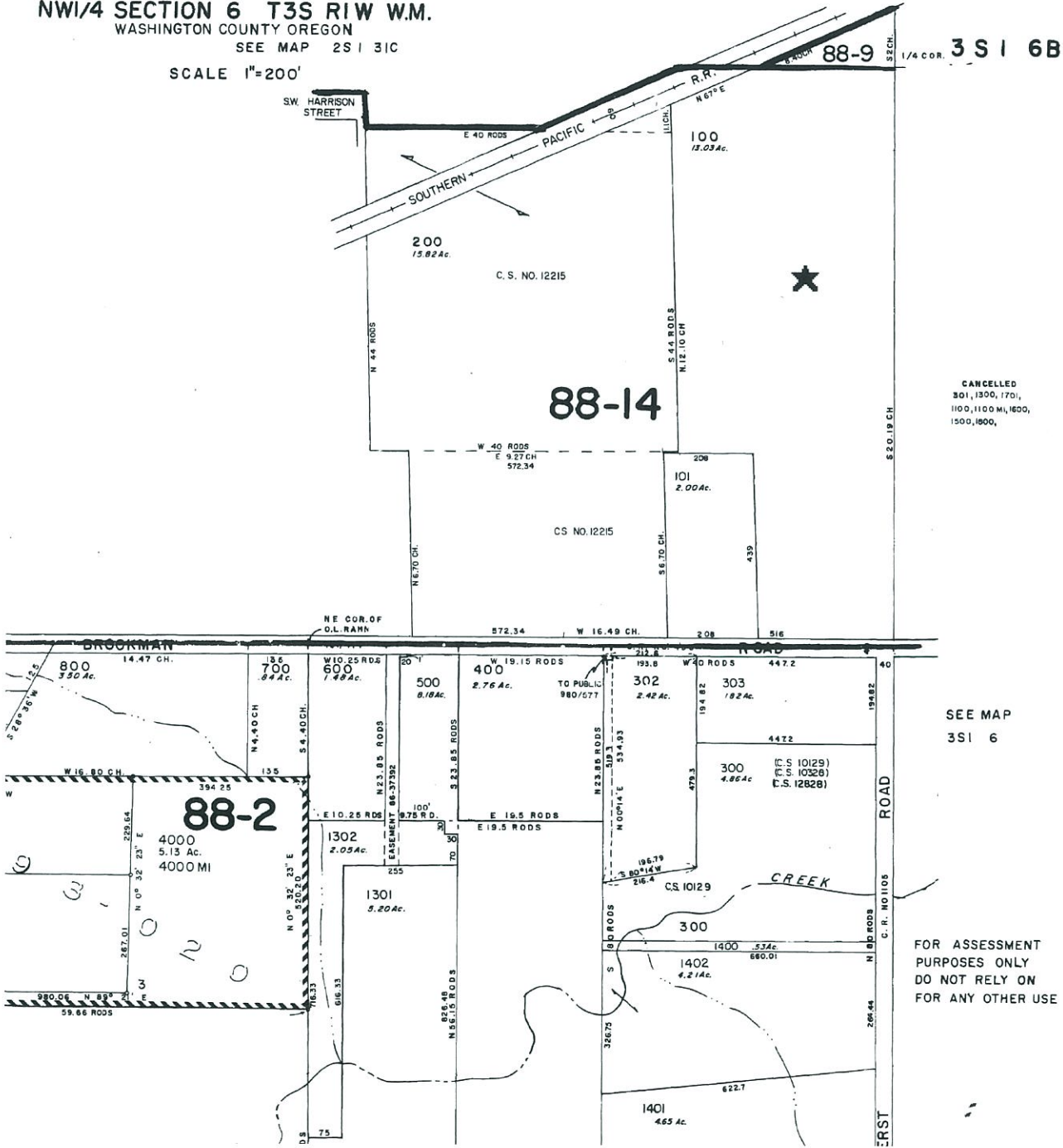


Parcel #: R0586459

Ref Parcel Number : 3S106B0 00100

NW1/4 SECTION 6 T3S RIW W.M.
WASHINGTON COUNTY OREGON
SEE MAP 2S1 31C

SCALE 1"=200'



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1,629

Washington County, Oregon
07/11/2005 10:33:23 AM 2005-079964

D-C Cnt=1 Stn=7 K GRUNEWALD
\$30.00 \$6.00 \$11.00 \$1,629.00 - Total = \$1,676.00



00799704200500799640060068

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



After Recording Return To:

Stuart K. Cohen, Esq.
Landye Bennett Blumstein LLP
1300 SW Fifth Ave, Suite 3500
Portland, OR 97201

W823300

RECORDED BY
TICOR TITLE INSURANCE

MEMORANDUM OF LAND SALE CONTRACT

DATE: July 8, 2005

BETWEEN: John A. and Eleanor G. Yeager, Co-Trustees of the Revocable Living Trust of John A. Yeager and Eleanor G. Yeager dated September 2, 1993 ("Seller")

AND: Sherwood Land, LLC, an Oregon limited liability company ("Purchaser")

Pursuant to a Land Sale Contract dated 7-8, 2005, Seller sold to Purchaser all of Seller's interest in that certain real property in Washington County, Oregon described in the attached Exhibit A. If not earlier paid, all amounts owed under this Contract shall be due and payable at such time as set forth in the Contract.

The true and actual consideration for this conveyance is \$1,628,750.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Until a change is requested, all tax statements shall be sent to the following address:

Sherwood Land, LLC
c/o Double D Development, Inc.
Dennis L. Derby
12670 SW 68th Parkway, Suite 100
Portland, Oregon 97223



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 1629.00 7-11-05
FEE PAID DATE

MEMORANDUM OF LAND SALE CONTRACT



Property Tax Account Numbers: R0586431 & R0586459

PURCHASER

SELLER

Sherwood Land, LLC
an Oregon limited liability

Revocable Living Trust of
John A. and Eleanor G. Yeager
dated September 2, 1993

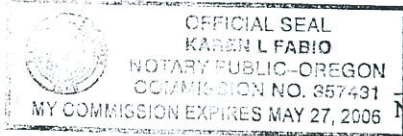
By: [Signature]
Dennis L. Derby,
Authorized Representative

[Signature] Trustee
John A. Yeager, Co-Trustee

[Signature] Trustee
Eleanor G. Yeager, Co-Trustee

STATE OF OREGON)
County of Washington ss.

This instrument was acknowledged before me on 7-8, 2005, by John A. Yeager, as * co-trustee Trustee of Revocable Living Trust of John A. Yeager and Eleanor G. Yeager, Dated September 2, 1993

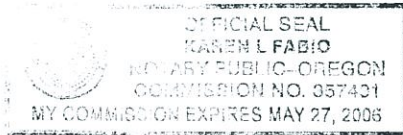


[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of Washington ss.

NOTARY

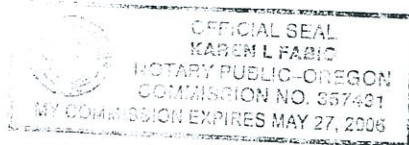
This instrument was acknowledged before me on 7-8, 2005, by Eleanor G. Yeager, as * co-trustee Trustee of Revocable Living Trust of John A. Yeager and Eleanor G. Yeager, Dated September 2, 1993



[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of Washington ss.

This instrument was acknowledged before me on 7-8, 2005, by Dennis L. Derby, as the authorized representative of Sherwood Land, LLC.



[Signature]
NOTARY PUBLIC FOR OREGON

MEMORANDUM OF LAND SALE CONTRACT



Purchaser:

Sherwood Land LLC
an Oregon Limited Liability

By 
Rcm Development LLC, member
Randall C. Myers, manager

By 
George L. Lorange, member



STATE OF OREGON,
 County of Washington } ss.
 On 7-8-05 before me personally appeared Randall C Myers
member of Sherwood Land LLC and RCM Development LLC
 whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Karen L Fabio
 Notary Public for Oregon
 My commission expires _____

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL. EA © 1992-2001 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevensness.com

STATE OF OREGON,
 County of Washington } ss.
 On 7-8-05 before me personally appeared George L Lorange
member of Sherwood Land LLC
 whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Karen L Fabio
 Notary Public for Oregon
 My commission expires 05-27-08

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL. EA © 1992-2001 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevensness.com



EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Being a part of the Donation Land Claim of Charles Talmage in Section 31, Township 2 South, Range 1 West and Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and being particularly bounded and described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 16.49 chains; thence North 6.70 chains; thence East 9.27 chains; thence North 12.10 chains to the right-of-way of the S.P. & S. (formerly the P & W V R R); thence following the South boundary line of said right-of-way North 67° East 8.40 chains to the East line of the Southwest one-quarter of said Section 31, Township 2 South, Range 1 West of the Willamette Meridian and thence South 2 chains to the point of beginning, EXCEPTING THEREFROM that tract described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 516 feet to the true point of beginning; thence West 572.34 feet; thence North 6.70 chains; thence East 572.34 feet; thence South 6.70 chains to the point of beginning. ALSO EXCEPTING that tract conveyed to John A. Yeager, et ux, by Deed recorded February 22, 1971 in Book 807 page 355, Records of Washington County, Oregon.



2005-79964

ASSIGNMENT OF PURCHASERS' RIGHTS

On this 8 day of July, 2005, Double D Development, Inc., an Oregon corporation and RCM Development, LLC, an Oregon limited liability company, as Buyers, hereby assign all of their right, title and interest in the Land Sale Contract, dated July 8, 2005 with John A. And Eleanor G. Yeager, Co-Trustees of the Revocable Living Trust of John A. and Eleanor G. Yeager as Seller, to Sherwood Land, LLC., an Oregon limited liability company.

Double D Development, Inc.

By: [Signature]
Dennis L. Derby, President

RCM Development, LLC.

By: [Signature]
Randy C. Myers, Member

We hereby consent to the assignment set forth above.

Revocable Living Trust of John A. and Eleanor G. Yeager

[Signature] Trustee
John A. Yeager, Co-Trustee
Co

[Signature] Trustee
Eleanor G. Yeager, Co-Trustee
Co



01131513200700693030010011

Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk

1165

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
{GRANTOR'S NAME:
Yeager

GRANTEE'S NAME:
Sherwood Land LLC

SEND TAX STATEMENTS TO:
Sherwood Land LLC
5 Centerpointe Drive #280
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:
Sherwood Land LLC
5 Centerointe Dr #280, Lake Oswego, OR
97035

Escrow No: 20070000660-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

John A Yeager and Eleanor G Yeager, as Co-Trustees to the Revocable Living Trust of John A Yeager and Eleanor G Yeager, dated 9/2/1993

Grantor, conveys and specially warrants to Sherwood Land LLC, an Oregon Limited Liability Company, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Washington, State of Oregon:

Being a part of the Donation Land Claim of Charles Talmage in Section 31, Township 3 South, Range 1 West and Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and being particularly bounded and described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 16.49 chains; thence North 6.70 chains; thence East 9.27 chains; thence North 12.10 chains to the right-of-way of the S.P., & S. (formerly the P&W VRR); thence following the South boundary line of said right-of-way North 67° East 8.40 chains to the East line of the Southwest one-quarter of said Section 31, Township 2 South, Range 1 West of the Willamette Meridian and thence South 2 chains to the point of beginning.

EXCEPTING THEREFROM that tract described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 516 feet to the true point of beginning; thence West 572.34 feet; thence North 6.70 chains; thence East 572.34 feet; thence South 6.70 chains to the point of beginning.

ALSO EXCEPTING THEREFROM that tract conveyed to John A. Yeager, et ux, by Deed recorded February 22, 1971 in Book 807, Page 355, Records of Washington County, Oregon.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS IN FULFILLMENT OF THAT CERTAIN CONTRACT RECORDED JULY 11, 2005 AS 2005-079964, WASHINGTON COUNTY, OREGON in the amount of \$1,628,750.00. (See ORS 93.030)

DATED: 6-21-2007

Revocable Living Trust of John A Yeager and Eleanor G Yeager dated 9/2/1993

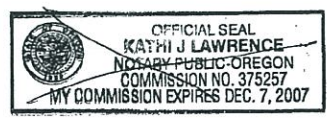
By: John A. Yeager
John A Yeager, Co-Trustee

By: Eleanor G. Yeager
Eleanor G Yeager, Co-Trustee



State of Oregon County of Clackamas
This instrument was acknowledged before me on June 21, 2007 by John A Yeager and Eleanor G Yeager, as Co-Trustees of the Revocable Living Trust of John A Yeager and Eleanor G Yeager dated 9/2/1993

Kathi J Lawrence
Notary Public of Oregon



70000660-08
This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Bartlett Thomas R	Bldg #	1	Of	1
CoOwner	: Bartlett Marie A	Ref Parcel Number	: 3S106B0 00101		
Site Address	: 17687 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: NW QQ:
Mail Address	: 17687 SW Brookman Rd Sherwood Or 97140	Parcel Number	: R0586440		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Bartlett Thomas R	:	87037951	:\$27,000	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 1910 Res,Potential Development,Improved
 Legal : ACRES 2.00
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$300,450
 Mkt Structure : \$130,810
 Mkt Total : \$431,260
 %Improved : 30
 M50AssdTotal : \$255,300
 Levy Code : 08814
 14-15 Taxes : \$3,700.38
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1987	Attic SqFt	:
Bathrooms	: 2.00	EffYearBlt	: 1987	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood 50% Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd 50% Shtg
Lot Acres	: 2.00	Bldg Sq Ft	: 1,834	Roof Shape	: Gable
Lot SqFt	: 87,120	1stFlrSF	: 1,834	Roof Matl	: Comp Shingle
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 616	Porch SqFt	: 54	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

Company Of Oregon

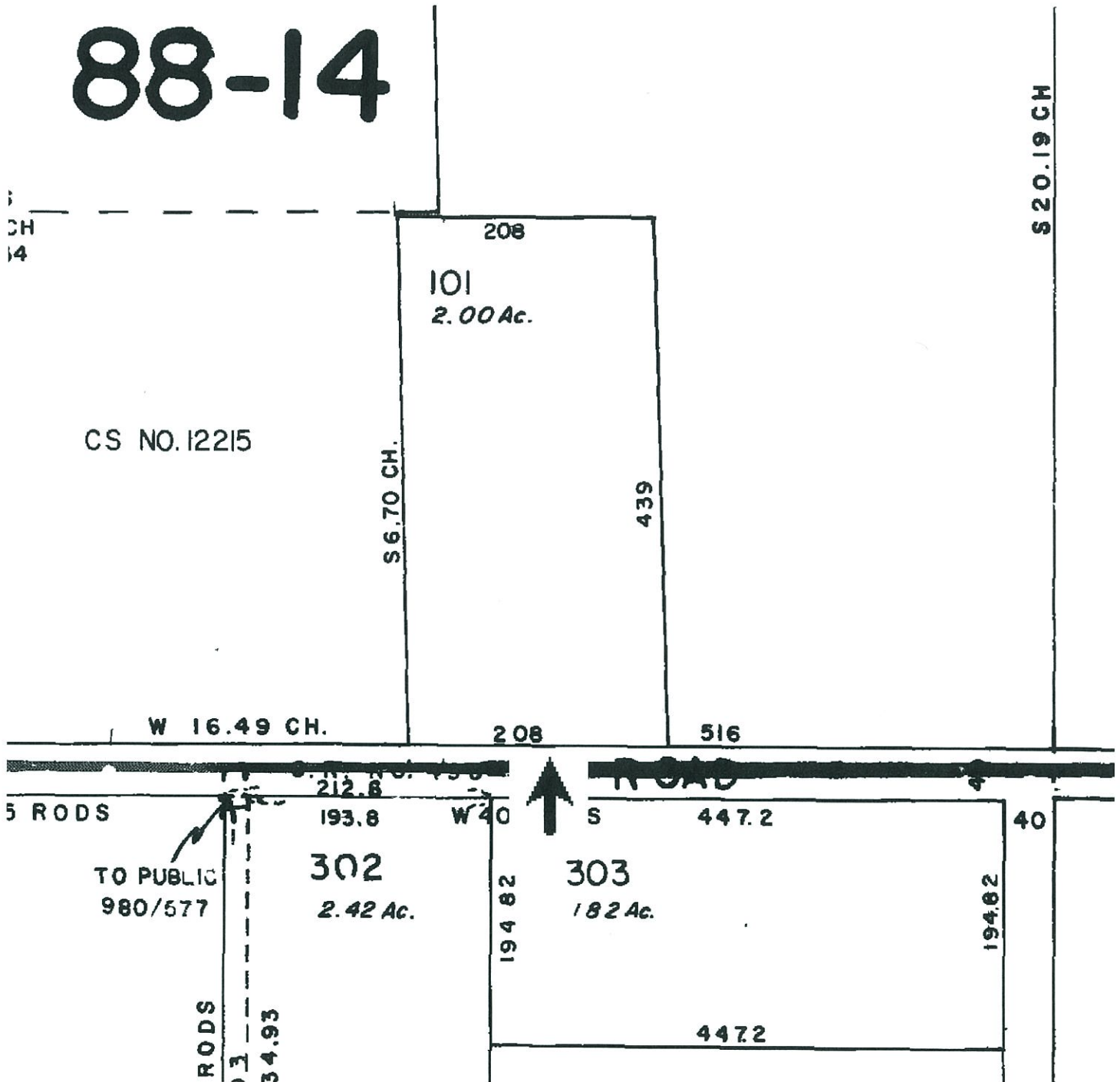
900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586440

Ref Parcel Number : 3S106B0 00101

88-14



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

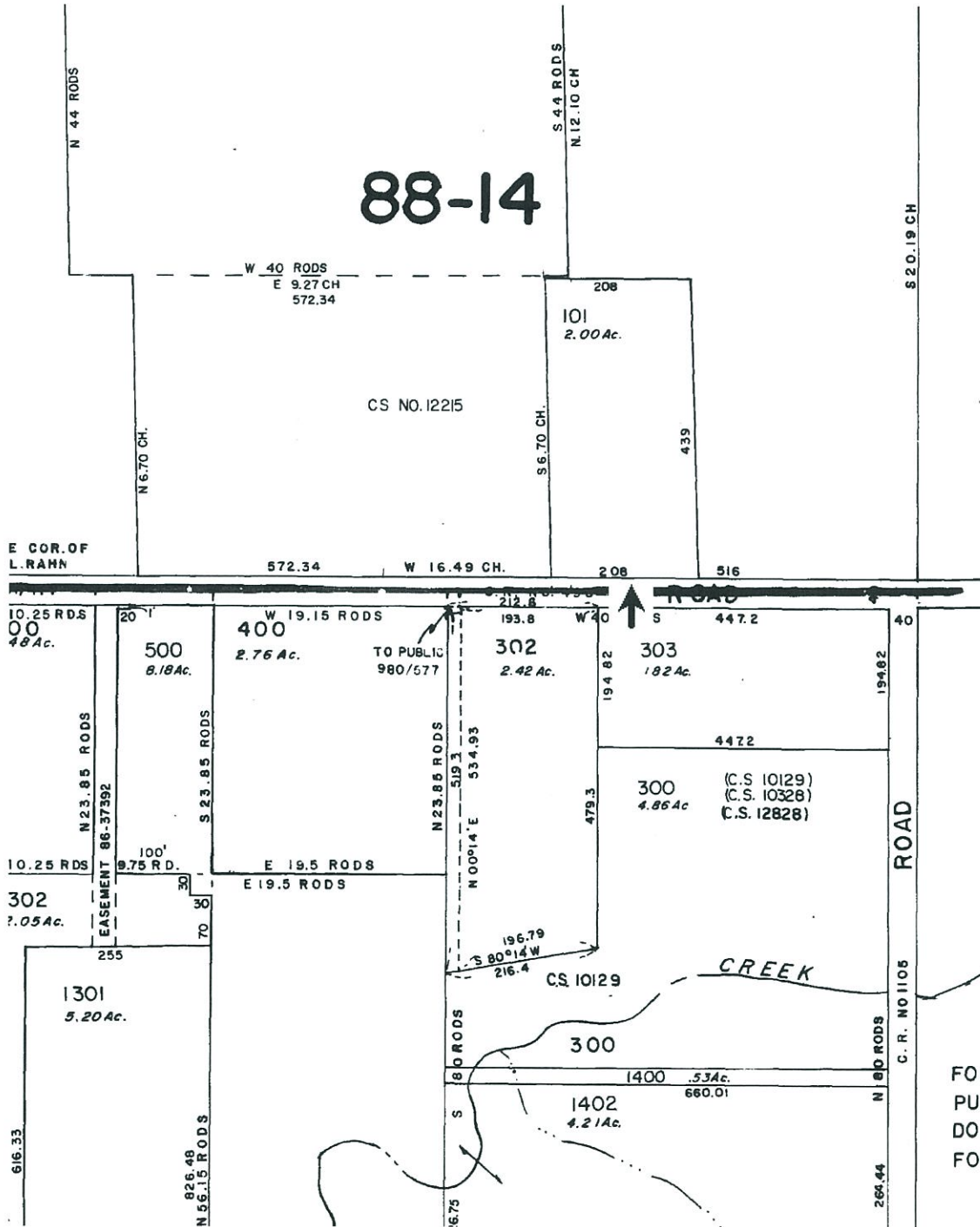
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586440

Ref Parcel Number : 3S106B0 00101



CANCELLED
301, 1300, 1701,
1100, 1100 MI, 1600,
1500, 1800,

SEE MAP
3S1 6

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

JUL 24 11:17

1000
TA
26-19313

87037951

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR
JOHN A. YEAGER and ELEANOR G. YEAGER, husband and wife

conveys and warrants to THOMAS A. BARTLETT and MARIE A. BARTLETT Grantor,
D.H.B.A.A. ADD. N.E.S.

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in WASHINGTON County, Oregon, to-wit:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except NONE

The true consideration for this conveyance is \$ 27,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 26 day of JUNE, 1987

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

John A. Yeager
John A. Yeager

Eleanor G. Yeager
Eleanor G. Yeager

STATE OF OREGON, County of Clackamas) ss.
This instrument was acknowledged before me on June 8, 1987
by John A. Yeager and Eleanor G. Yeager

David G. Gibson
Notary Public for Oregon
My commission expires 1/23/89

WARRANTY DEED	
John A. Yeager	GRANTOR
Eleanor G. Yeager	GRANTOR
Thomas A. Bartlett	GRANTEE
Marie A. Bartlett	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
Thomas A. & Marie A. Bartlett	
1717 Springbrook Way	
Newberg, Or. 97132	
NAME, ADDRESS, ZIP	
If a change is requested, all tax statements shall be sent to the following address:	
same as above	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of) ss.
I certify that the within instrument was received for record on the day of 19....., at o'clock M., and recorded in book/reel/volume No..... on page or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By..... Deputy

1-2

JUL 24 1987

Title No. 26-19363

bc

EXHIBIT "A"

Beginning at the quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, and running thence South on half section line 20.19 chains; thence West 516 feet to the Southwest corner of the Shaw Tract described in Contract of Sale recorded June 9, 1959 in Book 418, Page 522, Deed Records, and the true point of beginning of the tract herein described; thence East along the South line of said Shaw Tract, a distance of 208 feet; thence North, parallel to the West line of said Shaw Tract, a distance of 439 feet to a point; thence West a distance of 208 feet, more or less, to the West line of said Shaw Tract; thence South following the West line of said Shaw Tract to the true point of beginning.

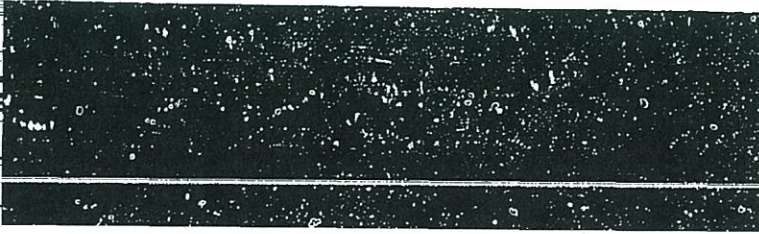
STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

1987 JUL 24 AM 9:21

2





Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Boyd George W	Bldg #	1	Of	1
CoOwner	: Brewer Carleen H	Ref Parcel Number	: 3S106B0 00200		
Site Address	: 17769 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: NW QQ:
Mail Address	: PO Box 85 Tualatin Or 97062	Parcel Number	: R0586468		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Boyd George W	:04/25/1997	38339	:	:Warranty	:	:
:Boyd George W	:04/23/1997	37165	:\$128,900	:Warranty	:	:
:State of Oregon F-44462	:	86037837	:\$128,900	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 5414 Agr,Farm Unzoned,Improved
 Legal : ACRES 15.82, UNZONED
 : FARMLAND-POTENTIAL ADDITIONAL TAX
 : LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$876,370
 Mkt Structure : \$80,070
 Mkt Total : \$963,980
 %Improved : 8
 M50AssdTotal : \$222,640
 Levy Code : 08814
 14-15 Taxes : \$3,226.98
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1954	Attic SqFt	:
Bathrooms	: 2.00	EffYearBlt	: 1954	Deck SqFt	:
Heat Method	: Electric	BsmFin SF	: 1,280	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Studlshtg
Lot Acres	: 15.82	Bldg Sq Ft	: 3,198	Roof Shape	: Gable
Lot SqFt	: 689,119	1stFlrSF	: 1,918	Roof Matl	: Comp Shingle
Garage Type	:	UpperFISF	:	InteriorMat	: Drywall
Garage SF	:	Porch SqFt	:	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



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Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



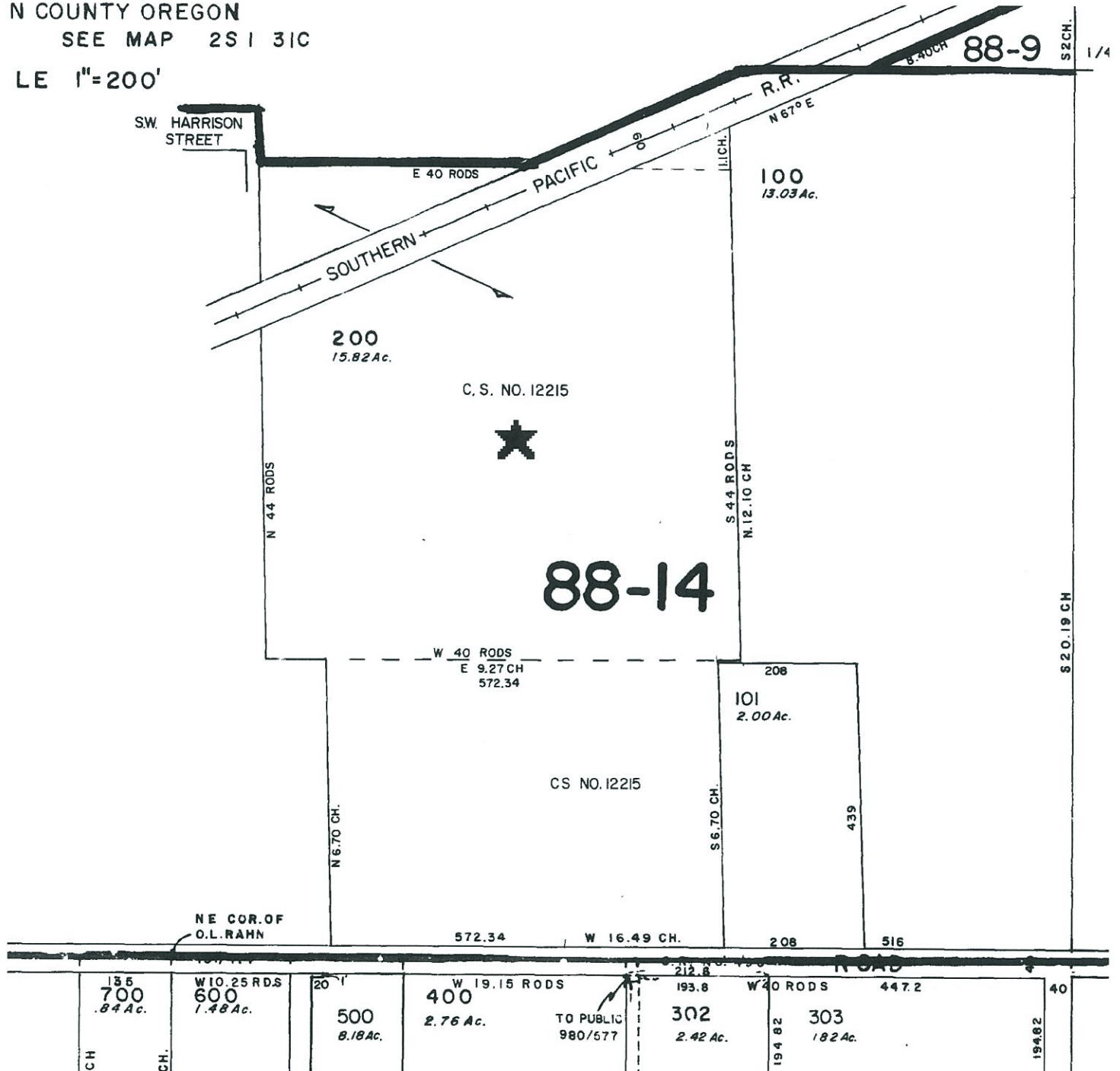
Parcel #: R0586468

Ref Parcel Number : 3S106B0 00200

N COUNTY OREGON

SEE MAP 2S 1 31C

LE 1"=200'



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

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Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

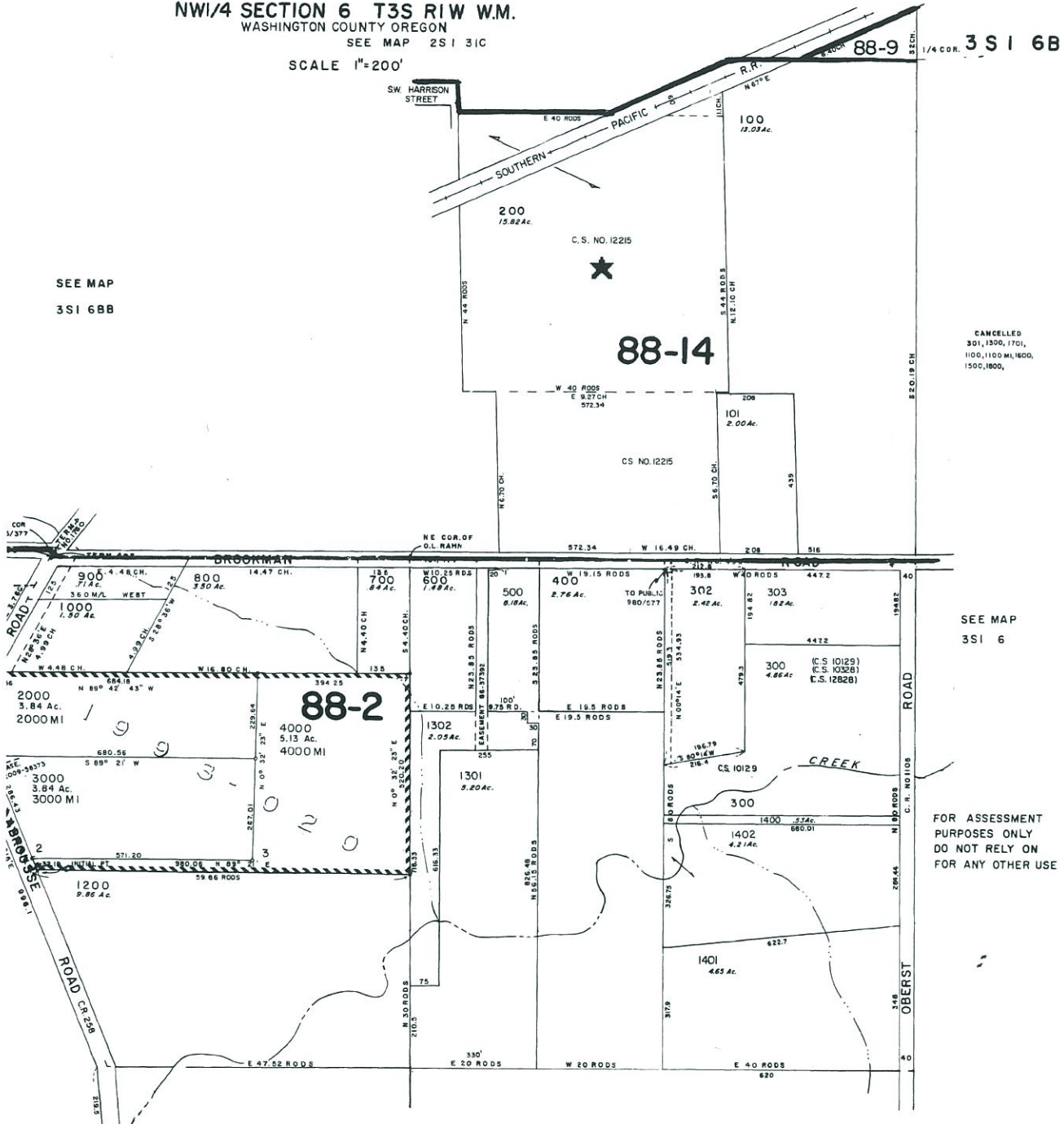


Parcel #: R0586468

Ref Parcel Number: 3S106B0 00200

NW1/4 SECTION 6 T3S RIW W.M.
WASHINGTON COUNTY OREGON
SEE MAP 2S1 31C

SCALE 1"=200'



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



C-288 1 P

The true consideration for this conveyance is \$-None-

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 97038339
Rect: 185119 38.00
04/25/1997 02:28:34pm

Until a change is requested, all tax statements are to be sent to the following:
George W. Boyd and Carleen H. Brewer
PO Box 85
Tualatin, OR 97062

After recording, return to:
George W. Boyd and Carleen H. Brewer
PO Box 85
Tualatin, OR 97062

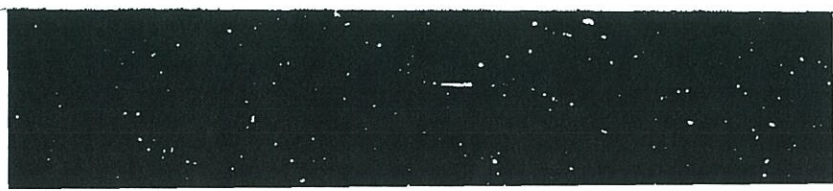
STATUTORY WARRANTY DEED

George W. Boyd, Grantor, conveys and warrants to George W. Boyd and Carleen H. Brewer, each as to an undivided one-half interest as tenants in common, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, State of Oregon, to wit:

Parcel I: A tract of land in Section 6, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as follows: Beginning at the quarter section corner on the north line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian; and running thence South on half section line, 20.19 chains; thence West 516 feet to the true place of beginning; thence West 572.34 feet; thence North 6.70 chains; thence East 572.34 feet; thence South 6.70 chains to the place of beginning.

PAGE 1 - STATUTORY WARRANTY DEED

1-2



APR 25 1997

Parcel II: Part of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows: Commencing at a stake 30 feet North and 30 feet East of the northeast corner of Block 1, in the Town of Middleton, Oregon; running thence due East to a stake 40 rods; from thence due South to a stake 44 rods; from thence due West to a stake 40 rods; from thence due North to the place of beginning, 44 rods. EXCEPTING therefrom a strip of land 60 feet wide running from Northeast to Southwest as described in deed to the Portland and Willamette Valley Railroad Company, recorded in Book 31, Page 217, on May 23, 1891.

SUBJECT ONLY TO THE FOLLOWING ENCUMBRANCES: Rights of the public in and to that portion of the premises herein described lying within the limits of Brookman Road, County Road No. 493.

The true consideration for this conveyance is \$-NONE-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 25 day of April, 1997.

George W. Boyd
GEORGE W. BOYD

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on 25 day of April, 1997 by George W. Boyd.

Dean C. Werst
Notary Public for Oregon
My commission expires: 1-9-99

OFFICIAL SEAL
DEAN C. WERST
NOTARY PUBLIC-OREGON
COMMISSION NO. 040265
MY COMMISSION EXPIRES JAN. 9, 1999

PAGE 2 - STATUTORY WARRANTY DEED

2

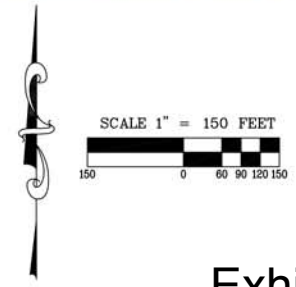


Exhibit H

Note: This conceptual plan is based on the City of Sherwood's adopted Brookman Addition Concept Plan and is non-binding upon property owners. The purpose of this plan is to show potential future utility connection locations, street and circulation configurations, and general land use patterns at a conceptual level of detail. Potential future development in this area will require detailed surveying as well as civil engineering design and will be subject to the City of Sherwood's land use permit review process.

June 15, 2015

City of Sherwood
Attn: Brad Kilby
22560 SW Pine Street
Sherwood, OR 97140

RE: Brookman Addition Annexation Application (AN15-01)

Dear Brad:

We received your Planning Review Letter dated May 1st, 2015. Thank you for taking the time to thoroughly review our application and for providing such a detailed response.

A recent study for Sherwood by ECONorthwest concluded the City will face a significant housing shortage within two years. This will increase pressure on existing developable land and inevitably increase housing densities in Sherwood neighborhoods. The ECONorthwest report makes it clear that development of the Brookman property will help preserve the characteristics that make Sherwood so livable: single family homes, open space, and neighborhood amenities.

Enclosed please find a conceptual layout for the +/-80 acre portion of the Brookman Addition Concept Plan area that is included in the annexation application. The plan and layout is fully consistent with the high development standards expected by the City of Sherwood as expressed Chapter 8 of the City of Sherwood's Comprehensive Plan. The subject area is contiguous to existing development, has access to existing public facilities, and has been identified by Metro as a "future urban growth area."

The applicant envisions a neighborhood of new low to medium density single-family residential homes with convenient access to park and open space areas with off-site trail systems and circulation patterns established by new local streets. The area will be served by a complete range of urban services including sanitary sewer and water services with efficient connections to existing main lines and stormwater facilities to properly manage and treat surface water runoff. Appropriate transportation circulation and access to streets, sidewalks, and off-street trails are also included in the conceptual layout in accordance with the Brookman Addition Concept Plan. This layered approach to transportation will serve the area well and will provide seamless circulation for the overall area

It is understood that the improvements shown on the conceptual layout will be paid for and constructed by persons developing in the annexation area. Existing residents will not be expected to pay for said improvements. In addition to the development costs necessary to pay for the improvements described above, future land developers and/or home builders will be responsible for paying System Development Charges and Construction Excise Taxes when new homes are constructed. This will include money paid to the City in the form of park SDC's, water and sewer SDC's, stormwater system SDC's, transportation SDC's. In addition, similar to all property owners in the City, future residents of the annexation area will be responsible for paying property taxes which help fund schools, police and fire protection services, as well as other basic City services.

The City of Sherwood is growing and is a destination for people looking for places to live, work, and play. As potential future development within the annexation area could occur during the next 2-5 years, the approval of this application will help ensure there is sufficient land available to accommodate this anticipated growth. Necessary improvements and amenities are included to support development of this area without impacting existing residents. Therefore, this application satisfies the applicable approval criteria for annexation, will benefit the City, and should be included within the City.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink, appearing to read "Chris Goodell". The signature is fluid and cursive, with the first name "Chris" being more prominent than the last name "Goodell".

Chris Goodell, AICP

Associate

Signed:


Brad Kilby AICP, Planning Manager

Proposal:

I. BACKGROUND

- A. Applicant: **The Holt Group, Inc.**
2601 NE 163rd Court
Vancouver, WA 98687
- B. Location: South of the existing Sherwood City limits, generally north of Brookman Road, east of Pacific Highway and west of Ladd Hill. A map of the project area is attached as Exhibit B and a list of tax lots, owners, and assessed values within the area to be annexed is included as Exhibit E.
- C. Review Type: An annexation is a legislative decision by the City Council and the City Charter requires a vote on annexation if approved by the City Council.
- D. Public Notice and Hearing: Notice of the August 20, 2013 City Council hearing on the proposed annexation was provided to affected agencies and service providers, posted in five public locations around town, posted in two locations in the subject vicinity, and mailed to all property owners within the area to be annexed on July 30, 2013. Notice of the hearing was published in The Times on August 8th and August 15th, 2013.
- E. Review Criteria: While the Oregon Revised Statutes (ORS 222) guide the process for annexations, there are no specific criteria for deciding city boundary changes within the statutes. Metro, the regional government for this area, has legislative authority to provide criteria for reviewing (Metro Code 3.09). In addition, the City of Sherwood Comprehensive Plan Growth Management policies for urbanization are applicable and are addressed within this report.
- F. Legislative history: The area was brought into the Sherwood Urban Growth Boundary in 2002 via Metro Ordinance 02-0969B to provide for needed residential land. The entire Brookman area is comprised of 66 tax lots and approximately 258 acres. The area was concept planned between 2007-2009. In June 2009, via Ordinance 2009-004 the City approved the concept plan and associated implementing comprehensive plan and map amendments.
- G. Site Characteristics: The proposed annexation area includes 12 tax lots totaling approximately 97.5 acres of land. The area is bisected by the Cedar Creek corridor. A railroad line, cuts through the northwest corner of the area proposed

to be annexed. The area proposed to be annexed is gently to moderately sloped, heavily treed, and contains protected resource areas.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:

The following agencies: Tri-Met, NW Natural Gas, Sherwood Broadband, Bonneville Power Administration, City of Sherwood Public Works, Tualatin Valley Fire and Rescue, Sherwood School District, ODOT, Pride Disposal, Allied Waste, Waste Management, Sherwood Engineering, Kinder Morgan, Raindrops2Refuge, PGE, Washington County, Clackamas County, Metro, and Clean Water Services. No comments have been received at the time of this report.

Public:

As of the time of this staff report, no written comments have been submitted.

III. REQUIRED CRITERIA AND FINDINGS FOR ANNEXATION AND BOUNDARY CHANGE

State

Oregon revised Statute 222 authorizes and guides the process for annexations of unincorporated and adjacent areas of land into the incorporated boundary of the City. In this particular instance, the property owners of the area are petitioning the City to annex under the triple majority method as allowed by ORS 222.170. Since the City of Sherwood charter requires all annexations to be approved by the electors within the City, ORS 222.160 is applicable. ORS 222.160 states that when the annexation is put to the electors, the City shall proclaim the annexation via resolution or ordinance if it receives a majority vote. Assuming the annexation is approved by the voters, a resolution proclaiming the annexation and forwarding notification to the Secretary of State, Department of Revenue and affected agencies and districts will be prepared for Council approval.

Regional Standards

There are no specific criteria for deciding city boundary changes within the Oregon statutes. However, the Legislature has directed Metro to establish criteria, which must be used by all cities within the Metro boundary. This area is within the Urban Growth Boundary; however Metro has not extended their jurisdictional boundaries to include this area. Regardless, the City will err on the side of caution and review the annexation for compliance with the applicable Metro Code Chapter, Chapter 3.09 (Local Government Boundary Changes).

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

(a) The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

(b) Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria in subsection (d) and includes the following information:

(1) The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

The Brookman Area Concept Plan, developed in 2009 identifies the location and size of urban services including water, sanitary and storm sewer. The Water System Master Plan, Storm Water Master Plan and Sanitary Sewer Master Plan already include assumptions for the Brookman area and upgrades needed to serve the Brookman area are already programmed in. Therefore, while urban services are not immediately available within the Brookman area, they have been extended to locations where it is feasible for them to be extended to serve the proposed annexation area.

Water: The Water System Master Plan identifies the need for several major improvements to extend water service to the area. These projects include: the seismic upgrade to the existing reservoirs; construction of new reservoirs; installation of a pressure reducing valve; and the addition of several pipeline segments. These improvements are required to provide a “backbone” network that will serve the area. Several of these items, including a seismic upgrade of the Main Reservoir and a new 4.0 million gallon reservoir have been completed. The Southwest Sherwood Pressure Reduction Valve (PRV) station and associated piping will be constructed in the right-of-way of Old Highway 99 at the border of the 455-foot pressure zone. This connection will provide service to the western portion of the concept plan area, located in the 380- foot pressure zone. The PRV reduces the water pressure in the piping as it moves from the 455-foot pressure zone to the lower pressure, 380-foot pressure zone. This project is programmed for 2024/2025, however may be completed sooner as development occurs within the area.

Sewer: The Sanitary Sewer Master Plan identifies needed system upgrades including the extension of a 15-inch line to the southern limit of the annexation area, and a 12-inch line west and across Highway 99 to serve future development within the overall Brookman Plan area.

The City is within the Clean Water Services County Service District and is served by the Durham regional treatment plant. The territory to be annexed is not currently within the District and will require separate annexation request to CWS.

Storm Drainage. The Concept Plan and Storm Water Master Plan identify regional water quality facilities to meet the storm water needs of the area. The concept plan identifies several ideal locations for these facilities, however, they do not currently exist and it is unlikely funding will be available in the near future to provide for these facilities prior to development. Developers could construct a regional stormwater facility and create a Local Improvement District (LID) or Reimbursement District to recoup the costs. Otherwise, developments will be required to provide private on-site storm water facilities. It may also be possible to recoup some of the costs through System Development Charges (SDC) credits.

Parks and Recreation. The City of Sherwood maintains a number of developed parks and open spaces. Additionally the City maintains over 300 acres of Greenway/greenspace/natural areas. The parks and open space system is funded out of the General Fund. The City also assesses a Parks and Open Space System Development Charge on residential, commercial and industrial development.

Transportation. The proposed annexation area is within Washington County territory. A portion of the area (2 tax lots) is within the boundary of the Washington County Urban Road Maintenance District. The City may withdraw the territory from the District upon annexation. ORS 222.520 and 222.120(5). If the City declares the territory withdrawn from the District, on the effective date of the annexation the District's tax levy value will no longer apply.

Access to the area occurs via several locations including Pacific Highway, Brookman Road, Ladd Hill, Middleton Road, Old Highway 99W, Pinehurst and Timbrel. Road upgrades will be necessary with development. Transportation improvement needs were identified in the development of the concept plan and the funding plan that was adopted by Council in 2011 (Resolution 2011-072) demonstrates that these identified transportation improvements are "reasonably likely" to be funded with existing local, county, regional and state funding sources.

Fire. The territory is within the boundary of the Tualatin Valley Fire and Rescue District, which is served by Station 33 located on SW Oregon Street. Station 35 in King City and Station 34 in Tualatin are also in close proximity. This will not change with annexation.

Police. The proposed annexation area is within the Washington County Enhanced Sheriff's Patrol District (W41). The City will withdraw the territory from the District upon annexation. ORS 222.520 and 222.120(5). If the City declares the territory withdrawn from the District on the effective date of the annexation the District's tax levy will no longer apply.

Upon annexation police services will be provided by the Sherwood Police Department which provides 24-hour/day protection.

(2) Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

As discussed above, all of proposed annexation properties are within the Washington County Enhanced Sheriff's Patrol District. It is expected that these areas will be withdrawn from the district upon annexation into the City.

(3) The proposed effective date of the boundary change.

Because of the City of Sherwood charter requirement that annexations be approved by the citizens of Sherwood, the annexation would not take effect until after voter approval at the November 5, 2013 election. The effective date of annexation will be finalized after the election and Council acceptance of the election results, via resolution, and filing of the approval and election results with the Secretary of State, Department of Revenue, and other affected agencies.

(c) The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

The applicant has submitted the petition application along with certified petitions and legal descriptions required to initiate the annexation request. The information that was supportive of an earlier attempt to annex the entire Brookman Road Concept Area, and this staff report demonstrate that the proposed annexation meets the applicable criteria.

(d) To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in Subsections (d) and (e) of Section 3.09.045.

The criteria are evaluated immediately below

Metro Criteria § 3.09.045 (d.)

1. **Find that the change is consistent with expressly applicable provisions in:**
 - (a) **any applicable urban service agreement adopted pursuant to ORS 195.065**

Under the Washington County/Sherwood Urban Planning Area Agreement (UPAA), the City was responsible for preparing the comprehensive plan and public facilities plan within the regional urban growth boundary surrounding the City limits. In the UPAA the County agreed that the City would be responsible for comprehensive planning within the Urban Planning Area and would be responsible for the preparation, adoption and amendment of the public facility plan required by OAR 660-11 within the Urban Planning Area. The UPAA also identifies the City as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the urban planning area.

FINDING: As discussed within this report, the concept plan for the area was developed consistent with the UPAA. The agreement specifies that the City of Sherwood is the appropriate urban service provider for this area and that Washington County will not oppose annexation. Therefore, the annexation is fully consistent with Washington County policies and agreements.

(b) Any applicable annexation plan adopted pursuant to ORS 195.205

This is not applicable

(c) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party

The City is in the Clean Water Services District and this area will need to be annexed into the CWS district. The City and CWS have cooperative agreements that will not be affected by this annexation. The territory is also in the TVF&R service district which will not change upon annexation. The proposed annexation area is within the Washington County Enhanced Sherriff Patrol District and Urban Road Maintenance District and is expected to be withdrawn upon annexation.

Both the City and Washington County will continue to honor the mutual aid agreements which ensure coverage of law enforcement regardless of the jurisdictional boundary. The area to be annexed will be withdrawn from this district as the City of Sherwood provides these services and the special district service will no longer be needed. Pursuant to the ORS, the cooperative agreements call for coordination of planning activities. As affected agencies, Washington County, CWS and TVF&R received notice of the proposed annexation and the opportunity to provide comments.

(d) Any applicable public facility plan adopted pursuant to a Statewide planning goal on public facilities and services; and

City Council reviewed and adopted the Brookman Concept Plan in June 2011. The Brookman Concept Plan incorporated the recommendations found in the City's water, sanitary sewer and storm water master plan and the Transportation System Plan. At that hearing the Council evaluated the Plan's consistency with the Comprehensive Plan and the applicable master plans and found that these were met; however, the discussions and findings in this report also demonstrate that the proposed annexation can feasibly comply with those plans.

(e) Any applicable comprehensive plan; and

Compliance with the local Comprehensive Plan is discussed further in this report under the "Local Standards" section.

2. Consider whether the boundary change would:

(a) Promote the timely, orderly and economic provision of public facilities and services;

The proposed annexation area can be served by extending existing sewer and water services that abut the City limits. Within this specific

area, two potential locations for extending sewer and water have been identified by the applicant and are considered feasible to the City Engineer provided that improvements and upgrades to the system are provided by future development in the area. Franchise utilities and road access are already provided by both Washington County and the respective utility service provider. Upgrades to these utilities will be studied, and if needed, required to be paid for by development. Finally, by annexing the area, the City will be able to collect the SDC's necessary to make infrastructure improvements needed to serve the area consistent with the applicable master plans.

(b) Affect the quality and quantity of urban services; and

Currently there are no urban services in the territory proposed to be annexed, therefore annexation will provide the opportunity for extension of urban services to City standards. There are existing roads that vary in quality. Annexation will not immediately affect these positively or negatively, however as development occurs, road improvements will likely be required, and utility extensions and upgrades will be made. Therefore, the annexation positively affects the quality and quantity of urban services.

(c) Eliminate or avoid unnecessary duplication of facilities or services.

The existing property owners most likely use City facilities such as the library and parks, while also relying upon County services for road maintenance and law enforcement. However, because of the proximity to the City, Sherwood would be a first responder on many emergency calls. In addition, there can sometimes be confusion on the part of both the City and residents when an area is developed in such close proximity to the City in regard to who the service provider is. Annexation will eliminate any confusion or potential duplication of services.

C. Local Standards

The territory is within the City's Urban Planning Area as identified in Sherwood/Washington County Urban Planning Area Agreement. As such, the Comprehensive Plan goals and policies for urbanization apply. In addition, the city adopted the Brookman Concept Plan, including amendments to the Comprehensive Plan to implement the concept plan. Ordinance 2009-004 designated the zoning for the properties in the area. A copy of the adopted comprehensive plan zoning map is attached as Exhibit C. This zoning will be applied upon annexation of the area.

The Growth Management Chapter of the City's Comprehensive Plan contains several policy objectives

Chapter 3, section B.2

- a. **Focus growth into areas contiguous to existing development rather than "leap frogging" over developable property.**

The subject property is immediately south of existing fully built out development inside the City limits therefore this policy is addressed.

b. Encourage development within the present city limits, especially on large passed-over parcels that are available.

The area was brought into the UGB by Metro in 2002 to provide for residential development. The decision to annex the property provides for additional development opportunities within the City. While there may be existing parcels in the city that have not yet developed, there are very few vacant or developable and residentially zoned large parcels in the City. In some cases, the land available for residential development is being actively pursued by developers, and the owners have not demonstrated a willingness to develop. By and large, the majority of land available for residential redevelopment is infill, and will only accommodate small partitions.

The proposed annexation area was included within the UGB in 2002, and has been identified as necessary to meet the local and regional need for residential development over the then 20 year planning horizon. That was over 10 years ago. The annexation of this area will not significantly affect the ability for existing parcels inside the City limits to develop when and if they are ready to develop.

c. Encourage annexation inside the UGB where services are available.

The area to be annexed is in the UGB and services are available to be extended into the area.

d. When designating urban growth areas, consider lands with poorer agricultural soils before prime agricultural lands.

This is now a criterion that Metro must consider in its decision to expand the UGB. Any land's brought into the UGB have already undergone extensive weighing of the need and ultimately the decisions that were made to allow the area to be urbanized outweighs the need to preserve the agricultural land.

e. Achieve the maximum preservation of natural features.

The annexation of the area, in and of itself will not preserve natural features; however the development of the concept plan considered the natural environment and development of the area must be in compliance with Clean Water Services standards and the development code standards which will encourage preservation of natural areas.

f. Provide proper access and traffic circulation to all new development.

The concept plan for the area identifies transportation improvements necessary to serve the anticipated development of this area. As development occurs, new roads will be required in accordance with the existing Development Code which

requires road connections every 530 feet and a maximum block length of 1,800 except for blocks adjacent to arterials. Development of this area will provide additional connectivity and the possibility to provide additional transportation options for existing developments in the City limits.

- g. Establish policies for the orderly extension of community services and public facilities to areas where new growth is to be encouraged, consistent with the ability of the community to provide necessary services. New public facilities should be available in conjunction with urbanization in order to meet future needs. The City, Washington County, and special service districts should cooperate in the development of a capital improvements program in areas of mutual concern. Lands within the urban growth boundary shall be available for urban development concurrent with the provision of the key urban facilities and services.**

This is a goal that is achieved through the concept planning and public facility planning for new urban areas. This was done concurrent with the Brookman Area Concept Plan.

- h. Provide for phased and orderly transition from rural to suburban or urban uses.**

The concept plan was developed to ensure that the urbanization of this area was orderly and met the needs of the community; therefore the annexation of the proposed area is also consistent with the policies outlined above.

The Growth Management chapter of the Comprehensive Plan also contains the following City Limits Policies

Chapter 3 section F.1.b

Policy 5 Changes in the City limits may be proposed by the City, County, special districts or individuals in conformance with City policies and procedures for the review of annexation requests and County procedures for amendment of its comprehensive plan.

The proposed annexation has been initiated by an individual corporation on behalf of all of the property owners within the affected area. The owners have all indicated by petition, that they are interested in annexing their properties into the City.

Policy 6 provides guidelines for the UPAA consideration and is not directly relevant to the annexation proposal since the UPAA already exists.

Policy 7 All new development must have access to adequate urban public sewer and water service.

As discussed previously, while the area must still be annexed into the Clean Water Services District Boundaries, the subject area will have access to public sewer and water. Services, once extended and upgraded, will have adequate capacity to service the area.

Policy 8 through 10 are not relevant to annexation proposals.

Specific requirements of the Brookman Concept Plan include:

Chapter 8, Comp Plan policy 8.2:

To facilitate and ensure implementation in accordance with the concept plan policies, annexation of properties within the Brookman Addition concept plan area may not occur until development code amendments are made to implement applicable policies, including but not limited to policy 4.4.

Upon detailed review of the policies, the majority are already able to be implemented with the existing code standards. The only specific policy found to be applicable is 5.2 which called for the City to “Develop an open space requirement (e.g. as a percentage of land area) for all new development.” This was addressed when the Council adopted new standards for Parks and Open Spaces via Ordinance 2011-009.

Policy 4.4, referenced in the implementation policy is specifically regarding the extension of Red Fern from the existing City limits into the area. Staff has determined that a development code amendment is not necessary as the Comprehensive Plan and Concept Plan already identify Red Fern as an area of special concern. However, to ensure this is understood, it is recommended that the annexation approval also specify this.

- a. Prior to or concurrent with annexation, and assignment of zoning of properties within the Brookman addition area, a plan shall be prepared and adopted by Council to ensure that necessary infrastructure improvements will be available and a funding mechanism or combination of funding mechanisms are in place for the necessary infrastructure improvements consistent with the funding options identified in the concept plan and in full compliance with the Transportation Planning Rule. The plan for annexation may address all or part of the concept plan area, subject to Council approval.”**

The Brookman area funding plan, adopted August 16, 2011, by Ordinance 2011-072 identifies that the infrastructure improvements identified in the Concept Plan are available to serve the area and funding will be available to extend the infrastructure into the area with the collection of SDC’s and the allocation of transportation funds. The funding plan, created to discuss funding for all properties within the Brookman area also acknowledges that some property owners may wish to develop their property prior to a point in time which the City could be expected to have adequate funds to install the infrastructure. In these instances, the responsibility to extend services will be the developers, with the possibility that they might recoup some of their costs through SDC credits or the development of a reimbursement district. This criterion is met.

IV. RECOMMENDATION

Based on the analysis and findings in this report Staff recommends Proposal No. AN 13-01 be **approved** for the November 2013 ballot subject to the following conditions:

1. The required election of the City of Sherwood registered voters voting in the majority to approve the annexation.
2. If the annexation is approved by the voters, the area shall be withdrawn from the Enhanced Law Enforcement District and the Urban Roads Maintenance District.
3. The annexation approval resolution shall specify that the extension of Red Fern into the Brookman area is considered an area of special concern due to existing development constraints and shall only be deemed appropriate for bicycle, pedestrian and emergency vehicle access consistent with the findings adopted with the adoption and implementation of the Brookman Concept Plan.
4. The property owners understand that if the annexation is approved by the Sherwood voters, actions must be taken through Clean Water Services, and Metro to extend their boundaries prior to development being proposed or approved by the City.

V. EXHIBITS

- A. Legal description of area to be annexed
- B. Vicinity map of area to be annexed
- C. Comprehensive zoning map adopted via Ordinance 2009-004
- D. List of tax lots, owners, and assessed values within the area to be annexed

**ENGINEERING PLANNING
FORESTRY**


13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969
AKS Job No. 3591



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ANNEXATION CERTIFIED

BY 

JUN 21 2013

EXHIBIT A

Annexation Parcel

WASHINGTON COUNTY A & T
CARTOGRAPHY

A tract of land located in the northwest one-quarter and in the northeast one-quarter of Section 6, Township 3 South, Range 1 West, and in the southwest one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

Parcel 1:

Beginning at the northeast corner of said Section 6, being a point on the southerly line of the City of Sherwood city limits; thence along the east line of said section and being on the east line of Washington County, South 01°51'49" West 50.00 feet to a point; thence leaving said county line, along a line parallel to and 50.00 feet southerly of the north line of said Section 6, North 88°45'45" West 766.59 feet to the northwest corner of Deed Book 1182 Page 951; thence along the northerly west line of said Deed, South 01°51'49" West 554.81 feet to a point on the north line of Document Number 87-027469; thence along the north line of said Deed, South 88°45'45" East 107.00 feet to the northeast corner thereof; thence along the east line of said Deed and the southerly extension thereof, South 01°51'49" West 746.00 feet to a point on the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 912.80 feet to a point on the southerly extension of the east line of Document Number 99-109559; thence along said southerly extension and the east line of said Deed, North 02°23'45" East 891.20 feet to the northeast corner thereof; thence along the north line of said Deed, North 88°50'38" West 300.00 feet to the northwest corner thereof; thence along the west line of said Deed and the southerly extension thereof, South 02°23'45" West 891.20 feet to a point on said southerly right-of-way line; thence along said southerly right-of-way line, North 88°50'38" West 1095.50 feet to a point on the southerly extension of the east line of Document Number 87-037951; thence along said southerly extension and the east line of said Deed, North 02°23'45" East 459.00 feet to the northeast corner thereof; thence along the north line of said Deed, North 88°50'38" West 208.00 feet to the northwest corner thereof; thence along the west line of said Deed, South 02°23'45" West 459.00 feet to a point on said southerly right-of-way line; thence along said southerly right-of-way line, North 88°50'38" West 882.98 feet to a point on the southerly extension of the west line of Document Number 2011-080743; thence along said southerly extension and the west line of said Deed, North 03°58'43" East 434.07 feet to the northwest corner thereof; thence along the south line of Document Number 2010-044613 North 89°25'18" West 200.20 feet to the northeast corner of Document Number 2012-044756; thence along the east line of said Deed and the southerly extension thereof, South 03°58'43" West 432.05 feet to a point on the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 279.82 feet to a point on the southerly extension of the west line of said Deed; thence along said southerly extension and the west line of said Deed, North 03°58'43" East 429.23 feet to a point on the south line of Document Number 2010-044612; thence along the south line of said Deed, North 89°25'18" West 81.97 feet to a point on the southeast right-of-way line of Middleton Road (20.00 feet from centerline); thence along said southeast right-of-way line North 41°02'43" East 49.07 feet to a point; thence along the north line

of Document Number 2010-044612 South 89°52'17" East 143.27 feet to the southwest corner of Lot 7, Block 11 of the Plat of "Middleton"; thence along the west line of said Lot 7 and the west line of Lot 2, Block 11 of said plat and the northerly extension thereof, North 00°07'56" East 244.61 feet to a point on the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline); thence along said southeasterly right-of-way line, North 68°14'32" East 646.65 to a point on the east line of said Plat and referenced as **Point 'A'**; thence continuing along said southeasterly right-of-way line North 68°14'32" East 1260.43 feet to a point on the City of Sherwood city limits; thence along the City of Sherwood city limits, North 66°48'03" East 46.53 feet to the northwest corner of Lot 97 of the Plat of "Abney Revard No. 2", being an angle point of the southerly line of the City of Sherwood city limits; thence along the west line of said Lot 97 and the City of Sherwood city limits, South 01°15'43" West 120.84 feet to the north one-quarter corner of said Section 6; thence along the north line thereof and the City of Sherwood City Limits, South 88°45'45" East 2647.18 feet to the Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, thence along the east line of the Plat of "Middleton", North 00°07'56" East 64.68 feet to a point on the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said east line, North 00°07'56" East 170.17 feet to the southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along the southerly line of said Tract 'U' and the City of Sherwood city limits, South 87°19'51" East 381.82 feet to a point on said northwesterly right-of-way line; thence leaving the City of Sherwood city limits along said northwesterly right-of-way line, South 68°14'32" West 411.09 feet to the True Point of Beginning.

Parcel 3:

Beginning at said **Point 'A'**, thence along the southeast right-of-way of the Southern Pacific Railroad (30.00 feet from centerline) South 68°14'32" West 193.99 feet to a point; thence along the west line of Block 8 of the plat "Middleton" North 00°07'56" East 64.68 feet to a point on the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said west line, North 00°07'56" East 2.74 feet to a point; thence along the north line of said Block 8 South 89°52'17" East 6.83 feet to a point; thence along the northwesterly right-of-way line of said Southern Pacific Railroad South 68°14'32" West 7.36 feet to the True Point of Beginning.

The above described tracts of land contain 97.49 acres, more or less.

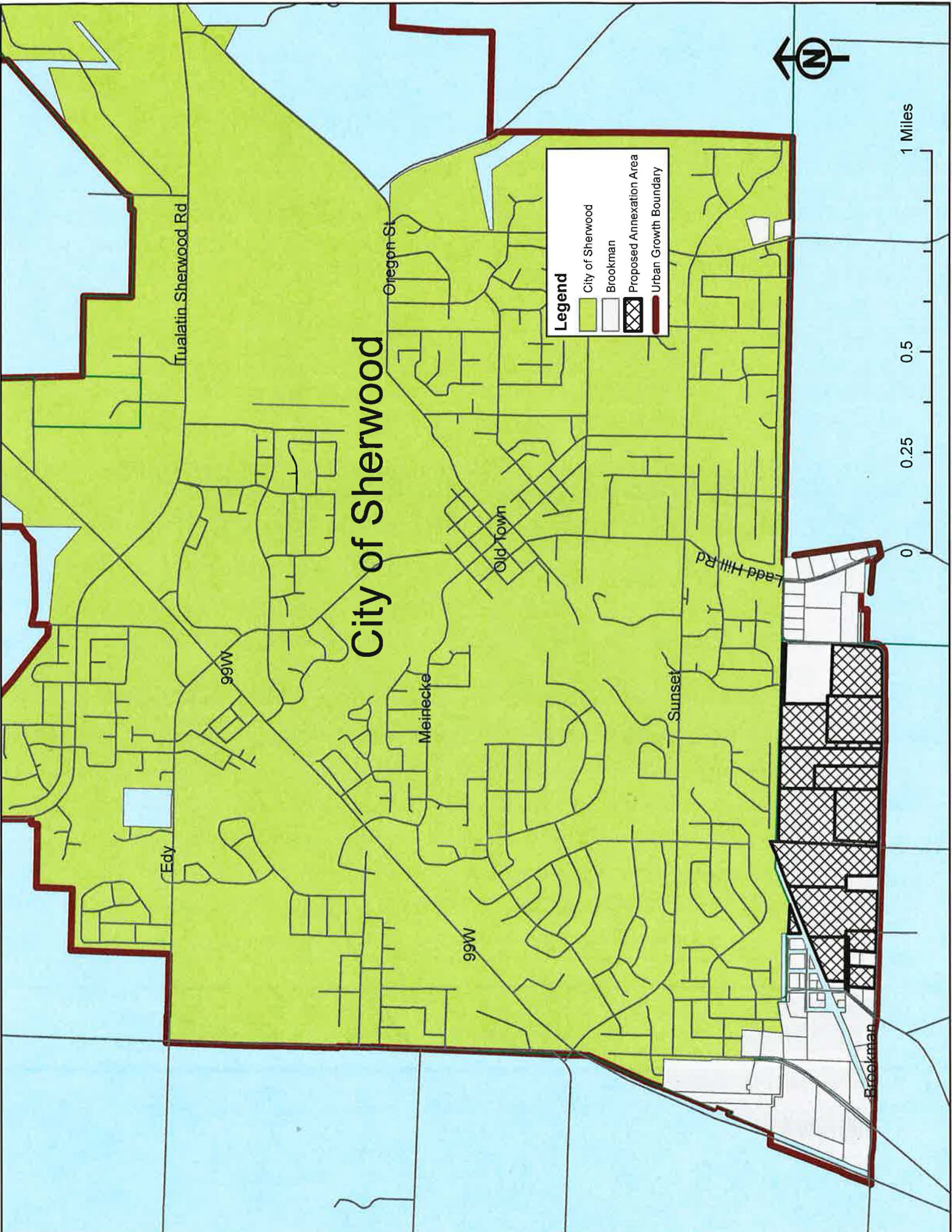


ANNEXATION CERTIFIED

BY VF

JUN 21 2013

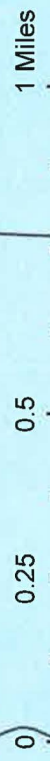
WASHINGTON COUNTY A & T
CARTOGRAPHY



City of Sherwood

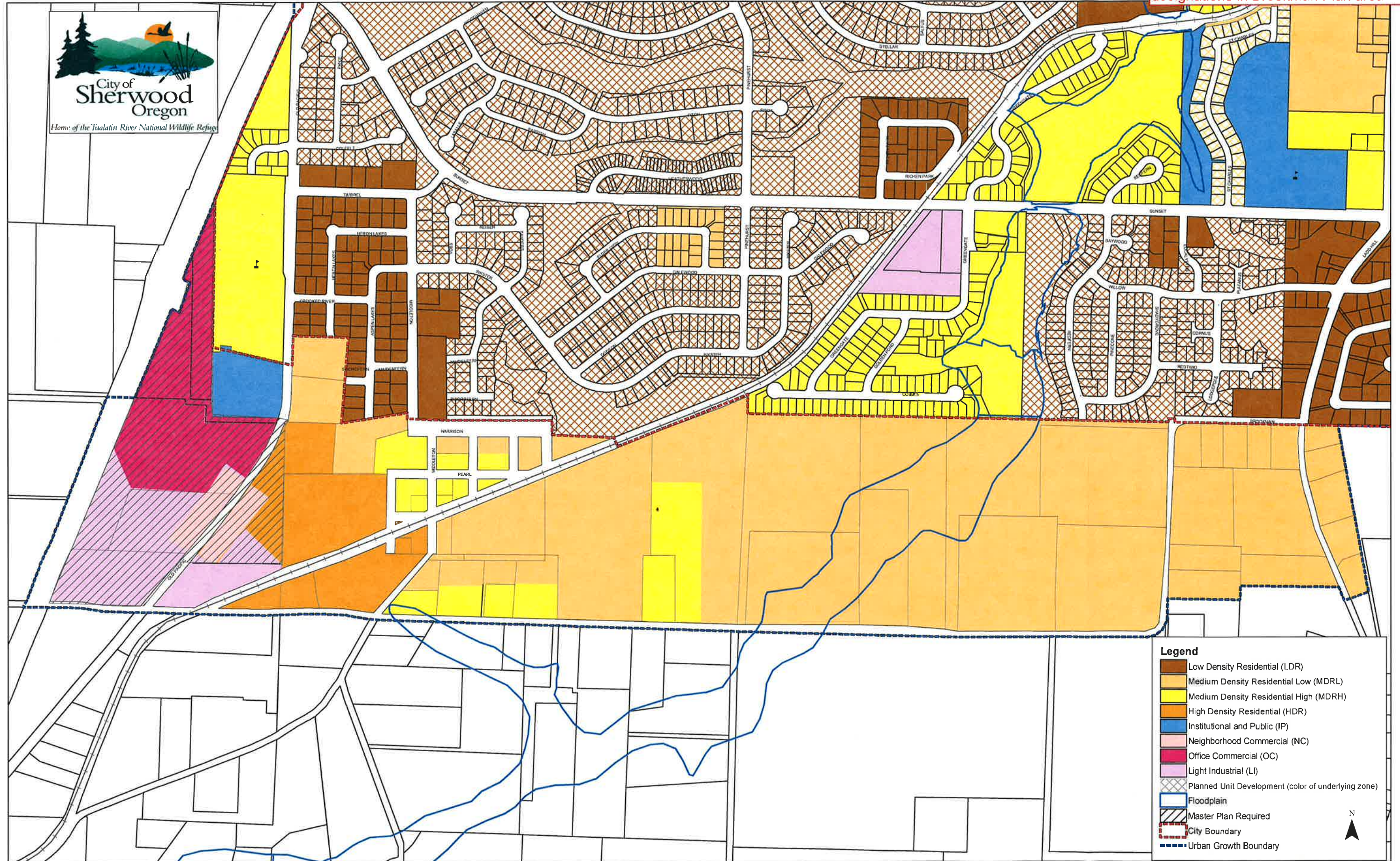
Legend

- City of Sherwood
- Brookman
- Proposed Annexation Area
- Urban Growth Boundary



Brookman Zoning- 2013

Exhibit C
 Adopted Comprehensive Plan
 designations in Brookman Plan area



Legend

- Low Density Residential (LDR)
- Medium Density Residential Low (MDRL)
- Medium Density Residential High (MDRH)
- High Density Residential (HDR)
- Institutional and Public (IP)
- Neighborhood Commercial (NC)
- Office Commercial (OC)
- Light Industrial (LI)
- Planned Unit Development (color of underlying zone)
- Floodplain
- Master Plan Required
- City Boundary
- Urban Growth Boundary

Brookman Annexation Request 2013

Tax Lot ID	Parcel Size (Ac)*	Assessed Value (\$)	Owners	Signed Petition Y/N
3S106B00200	15.82	\$203,760	George Boyd and Carleen Brewer Revocable Living Trust	Yes
3S106BB1100	4.8	84,840	Joseph Broadhurst	Yes
3S106BB2302	0.2	\$600	Joseph Broadhurst	Yes
3S106BB2590	0.47	\$620	Joseph Broadhurst	Yes
3S106000100	9.9	\$317,900	Gerald and Liz Oullette	Yes
3S106000107	9.92	\$63,990	Wayne and Linda Chronister, Gerald and Liz Oullette, and Rosemary Rubsam	Signed by Oullette
3S106000104	10.47	\$241,450	Linda and Richard Scott	Yes
3S106000102	9.72	\$211,030	Charles and Louise Bissett	Yes
3S106B00100	13.03	\$176,790	Sherwood Land LLC	Yes
3S106000103	13.5	\$435,500	Teresa Jaynes-Lockwood	Yes
3S106BB02502	2.39	\$174,260	Brad Miller	Yes
3S106BB02400	2.48	\$244,140	Dave Sadler	Yes
TOTAL	92.7	\$2,154,880		

*Actual amount of area to be brought is approximately 97.5 acres with the inclusion of the adjoining Brookman Road right-of-way