

City of Sherwood
Staff Report for Brookman Annexation:

March 21, 2017
File No: AN 16-01

Signed: 
Connie Randall, Planning Manager

Proposal: The applicant is proposing to annex eight parcels of land and the adjacent right of way totaling 92.30 acres into the City of Sherwood under the annexation method detailed in Senate Bill 1573 and ORS 222. Under this method, 100% of the landowners have petitioned the City to be annexed.

I. BACKGROUND

- A. Applicant: **The Holt Group, Inc.**
PO Box 61426
Vancouver, WA 98666
- B. Location: The properties are generally located north of SW Brookman Road, south of the existing Sherwood City limits, west of the "S" curve, and east of the Southern Pacific Railroad. A map of the project area is attached as Exhibit E and a list of tax lots, owners, and assessed values within the area to be annexed is included as Exhibit D.
- C. Review Type: The City Charter requires a vote on annexation if approved by the City Council. However, Senate Bill 1573 includes language that supersedes the City's Charter, requiring the City Council to take action on an annexation petition for territory of land submitted by all owners of land in the territory without submitting the proposal to the electors if the criteria outlined in Section 2(2)(a)-(d) are met. Senate Bill 1573 provides specific criteria that the City Council must consider and act upon. Consequently, this application is being processed as a quasi-judicial action.
- D. Public Notice and Hearing: Notice of the March 21, 2017 City Council hearing on the proposed annexation was posted in five public locations around town on February 28, 2017 and provided to affected agencies and service providers on March 1, 2017. Notice was posted in three locations in the subject vicinity on March 6, 2017 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 on February 24, 2017. Notice of the hearing was also provided in the February 23, 2017 and March 16, 2017 edition of The Times.
- E. Review Criteria: Oregon Revised Statutes (ORS 222) guide the process for annexation. Senate Bill 1573 was added to and made a part of ORS 222.111 to

222.180 and provides specific criteria for deciding city boundary changes. 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 Brookman Addition Concept Plan and associated implementing Comprehensive Plan and Map Amendments. There have been three 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%) in November 2013.

The third attempt to annex land from the area into the City in 2015 was similarly initiated by a group of property owners that owned approximately 84 acres. The request was also made under the triple majority annexation method. The annexation area was expanded by the City Council, at the request of property owners, to include additional parcels which brought the total area to be annexed to 101.79 acres. 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 (30.79% to 69.21%).

- G. Site Characteristics and Existing Zoning: The proposed annexation area includes eight tax lots totaling approximately 92.30 acres of land including the adjacent 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 Addition Concept Plan.

The majority of the properties, approximately 84 acres (excluding the adjacent Brookman Road right-of-way) are zoned Medium Density Residential Low (MDRL). There is also a portion of the site, approximately 4 acres (excluding the adjacent Brookman Road right-of-way), 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. 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.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:

Notice was provided to the following agencies on March 1, 2017: Tri-Met, NW Natural Gas, Sherwood Broadband, Bonneville Power Administration (BPA), City of Sherwood Public Works, Tualatin Valley Fire and Rescue (TVFR), Sherwood School District, Oregon Department of Transportation (ODOT), Oregon Department of State Lands, Pride Disposal, Allied Waste, Waste Management, City of Sherwood Engineering, City of Sherwood Economic Development, Kinder Morgan, Raindrops2Refuge, Portland Gas and Electric (PGE), Washington County, Portland Western Railroad, Metro, and Clean Water Services (CWS).

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

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

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

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 criteria for information is to provide an explanation of the utility needs, a description of the proposed utility system needed to serve the annexation area and ability to service areas beyond, and an associated cost estimate of the added system in terms of construction and maintenance to the City.

City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

The City's Sanitary Master Plan (dated September 2016) 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.

Water

The City's Water Master Plan ("Draft" dated 2015) 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 will be required to provide full access.

Storm Sewer

The Brookman Addition 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 (dated June 2014) 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).

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.

Washington County Department of Land Use and Transportation – Sambo Kirkman, Associate Planner, provided comments noting that the Annexation Ordinance should reference the City's endorsement of special district annexations to avoid potential delays with Clean Water Services (Exhibit T). Erin Wardell, Principal Planner, stated that Washington County staff support the annexation of the eight parcels in the Brookman Addition Concept Plan into the City of Sherwood with conditions noting that Brookman Road is identified as a 5-lane arterial in the Washington County Transportation System Plan (TSP) and that as an arterial, access directly onto Brookman Road is intended to be limited (Exhibit U). Finally, she notes that the Washington County TSP identifies the I-5 to 99W connection as a refinement area because the alignment of the planned Southern Arterial has not been determined.

Staff Response: It should be noted that any future development of land within the Brookman Addition Concept Plan area will require extensive coordination with Washington County to ensure that City and County TSPs and standards are met.

Public Notice and Comments:

On February 24, 2017, 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 9 letters from the public commenting on the proposal. Letters were received from Ken and Christy Reckard (Exhibit G); Jeremy Romig (Exhibit H); Karen Romig (Exhibit I); Stephanie Gengler (Exhibit J); Wendy Wells (Exhibit K); Stephen Kuske (Exhibit L); Brandon Kuske (Exhibit M); Michelle Percey (Kuske) (Exhibit N); Philip Lapp (Exhibit O); and Melvin Taylor (Exhibit P).

The majority of the comments are against the proposed annexation; Mr. Taylor states that he is in favor of the annexation, but shares similar concerns as those opposed to the request. Public concerns expressed include increased population and the impact on the school system in particular, and other city services in general. Additionally, concerns about increased traffic and safety issues on Brookman Road and the need for public improvements prior to annexation and development. Ms. Gengler does not believe that adequate planning, consistent with Comprehensive Plan policy objectives a) and f) as identified in Chapter 3, Section B.2., has occurred for the proposed annexation area. Mr. Lapp would also like the Council to consider the effect of urbanization of the property north of Brookman Road on his ability to farming his land located on the south side of Brookman Road. The public comments also express concern about the degradation of the community character if the property is annexed and developed. Finally, commenters are frustrated by the fact that voters have repeatedly said “No” to similar annexation requests in the past and the changes to state annexation law in Senate Bill 1573 which have spurred this recent request.

Staff also received one telephone call from Mr. Dan Tatman requesting to review the plot plans for the proposed homes, roads and access points.

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

Staff Response: At this time, the applicant is seeking annexation of land into the City. No specific development proposals have been submitted or are under review. If the property is successfully annexed, future land use applications will need to be submitted and reviewed, through a fully noticed public process consistent the City’s Zoning and Community Development Code.

State law requires the City of Sherwood to plan for growth over a 20-year period. The Brookman area was brought into the UGB in 2002 by Metro, the Regional Government responsible for ensuring there is an adequate supply of land for urban development. The Brookman Addition Concept Plan was adopted in 2009 in accordance with City, Metro and state law. The Concept Plan was never envisioned to be developed at one time, in one phase. Rather, the Concept Plan was developed in accordance with the Comprehensive Plan goals and policies and identifies the infrastructure and public improvements that are necessary to support future development and the ultimate build-out of the Brookman area.

Annexation of land, in and of itself, will not increase population or traffic. Rather, future development of this land at urban levels, once annexed into the City, will increase population, traffic and demand for city services, all of which were considered when developing the Concept Plan and subsequent Transportation System Plan, Storm Water Master Plan, Sanitary Sewer Master Plan and Water Master Plan. Impact fees and public improvements are assessed, based on projects identified in the City Master Plan documents, and required at the time of development through future land use processes.

With respect to the impact on the Sherwood Public School system, staff requested agency comments from the School District on March 1, 2017. As of the date of this report, no comments have been received from the school district. If comments are received prior to the City Council Public Hearings, staff will provide those comments at the time of the hearing.

It is the school district's responsibility to plan for growth in the same sense that the City does. In reviewing the District's "10-Year Student Population Projections by Residence" document¹, dated May 11, 2016, the development of 1,088 single-family homes in the Brookman area was considered and included in the District's student population forecast. The area being proposed to be annexed at this time is only 88.22 acres, excluding the adjacent Brookman Road right-of-way, which is about one-third of the entire Brookman Addition Concept Plan. A map of the "active and future residential developments" in the District's boundary can be found on page 11 of the report. It is important to note that the Sherwood School District boundary is independent of the city limits, so any growth within the boundaries of the school district will likely contribute students to the system even if that growth that occurs outside of the city limits.

III. REQUIRED CRITERIA AND FINDINGS FOR ANNEXATION AND BOUNDARY CHANGE

A. State Standards

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, via The Holt Group, Inc., are petitioning the City to annex under the annexation provisions outlined in Senate Bill 1573, which was added to ORS 222.111 to 222.180. Senate Bill 1573, Subsection 2(4) states that when the legislative body (City Council) determines that the annexation petition meets the criteria described in subsection (2), the territory is annexed to the city by ordinance. Assuming the City Council determines that the annexation petition meets the prescribed criteria, an ordinance annexing the territory and forwarding notification to the Secretary of State, Department of Revenue and affected agencies and districts will be prepared for Council approval.

Senate Bill 1573, Section 2.

- (1) This section applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city.**
- (2) Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if:**

The annexation petition is proposed by The Holt Group, Inc., representing 100%

¹ The Sherwood School District's report, "10-Year Student Population Projections by Residence: Fall 2016-2025", is available on the City's Website at <http://www.sherwoodoregon.gov/planning/project/brookman-area-annexation>.

of the property owners within the territory proposed for annexation. All property owners have signed the annexation petition.

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;

The territory proposed for annexation is located within the urban growth boundary, in what is known as the Brookman area. The Brookman area was brought into the Sherwood Urban Growth Boundary in 2002 via Metro Ordinance 02-0969B to provide for needed residential land.

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;

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.

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right-of-way or body of water; and

Five of the eight lots in the territory proposed for annexation are contiguous to the current city limits: Tax lots 3S10600100, 3S10600103, 3S10600107, 3S106B00100, and 3S106B00200.

(d) The proposal conforms to all other requirements of the city's ordinances.

The annexation petition was prepared in accordance with the city's requirements and all information required in the city's "Checklist for Annexation Request to the City of Sherwood" has been submitted.

(3) The territory to be annexed under this section includes any additional territory described in ORS 222.111 (1) that must be annexed in order to locate infrastructure and right-of-way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city.

The territory proposed for annexation includes approximately 88.22 acres of privately owned property and 4.08 acres of adjacent Brookman Road right-of-way for a total 92.30 acres.

- (4) When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed.**

As discussed above, the criteria described in subsection (2) apply to the territory proposed for annexation.

B. Regional Standards

In addition to the specific criteria for deciding city boundary changes within Senate Bill 1573, 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 Addition 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. 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 Addition Concept 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 in accordance with 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.

The effective date of annexation will be finalized after Council adoption of the ordinance annexing the territory and filing of the approval 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 Addition 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 Addition Concept Plan in June 2011. The Brookman Addition 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.

f. Any applicable concept plan.

Compliance with the Brookman Addition Concept 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. 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 Addition 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.

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 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.

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.

Metro Criteria § 3.09.045 (E)

A city may not annex territory that lies outside the UGB, except that it may annex a lot or parcel that lies partially within and partially outside the UGB.

The proposed annexation territory lies entirely within the UGB.

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 Addition 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 were approximately 95 residentially zoned buildable acres within the existing City limits. Since that

report was published, the Mandel Farms subdivision was approved and is under construction on 22 acres, further reducing the amount of residentially-zoned buildable acres within the 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.

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 Addition 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. Existing infrastructure and services have been planned and designed for extension into the Brookman area to ensure an orderly transition from rural to suburban/urban uses.

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.

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 Addition 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. It is staff's recommendation, based on the criteria in Senate Bill 1573, Metro annexation criteria and the City's policies in the Comprehensive Plan and Brookman Addition Concept Plan, that the annexation be approved.

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. Map of areas proposed to be annexed
- F. Applicant's Materials
- G. Letter from Ken and Christy Reckard, dated March 2, 2017
- H. Letter from Jeremy Romig, dated March 9, 2017
- I. Letter from Karen Romig, dated March 9, 2017
- J. Letter from Stephanie Gengler, dated March 9, 2017
- K. Letter from Wendy Wells, dated March 10, 2017
- L. Letter from Steve Kuske, dated March 10, 2017
- M. Letter from Brandon Kuske, dated March 10, 2017
- N. Letter from Michelle Percey (Kuske), dated March 10, 2017
- O. Letter from Philip Lapp, dated March 10, 2017
- P. Letter from Melvin Taylor, dated March 11, 2017
- Q. Comments from Tom Mooney, Tualatin Valley Fire & Rescue, dated March 1, 2017
- R. Comments from Jill Hendrickson, ODOT Outdoor Advertising Sign Program, dated March 2, 2017
- S. Comments from Bob Galati, Sherwood City Engineer, dated March 13
- T. Comments from Sambo Kirkman, Washington County, dated March 7, 2017
- U. Comments from Erin Wardell, Washington County, dated March 10, 2017



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #3591

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

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 one-quarter corner common to said sections 6 and 31, also being the southwesterly corner of the Plat of "Abney Revard No. 2", thence along the north line of said section 6 and the City of Sherwood City Limits, South 88°45'45" East 2647.18 feet to the east line of said section 6 and the Washington County-Clackamas County line; thence leaving the City of Sherwood city limits along the said east line of said section 6, South 01°51'49" West 50.00 feet to the easterly extension of the north line of Deed Book 1182 Page 951; thence along said easterly extension and the north line of said Deed, North 88°45'45" West 766.59 feet to the west line of said Deed; thence along said west line, South 01°51'49" West 554.81 feet to the north line of Document Number 87-027469; thence along said north line, South 88°45'45" East 107.00 feet to the east line of said Deed; thence along said east line and the southerly extension thereof, South 01°51'49" West 746.00 feet to the southerly right-of-way line of Brookman Road (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 2308.30 feet to 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 and the southerly extension thereof, South 02°23'45" West 459.00 feet to 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 594.24 feet to 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°07'39" East 479.83 feet to the northeast corner of said Deed; thence along the north line of said Deed, North 89°52'17" West 54.60 feet to the east line of the Plat of "Middleton"; thence along the east line of said Plat, North 00°07'56" East 485.66 feet to the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline), also referenced as **Point 'A'**, which bears South 00°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°14'32" East 1260.43 feet; thence continuing along said southerly right-of-way line and 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 Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, which bears South 00°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

Exhibit A

“Middleton”, North 00°07’56” East 64.66 feet to 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 170.19 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°19’51” East 381.87 feet to the northwesterly right-of-way line of said Railroad (30.00 feet from centerline); 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 92.30 acres, more or less (of which 2.71 acres is existing right-of-way and 89.59 acres is private property).

01/06/2017



Michael Kalina



RENEWS: 6/30/17

ANNEXATION CERTIFIED

BY VF

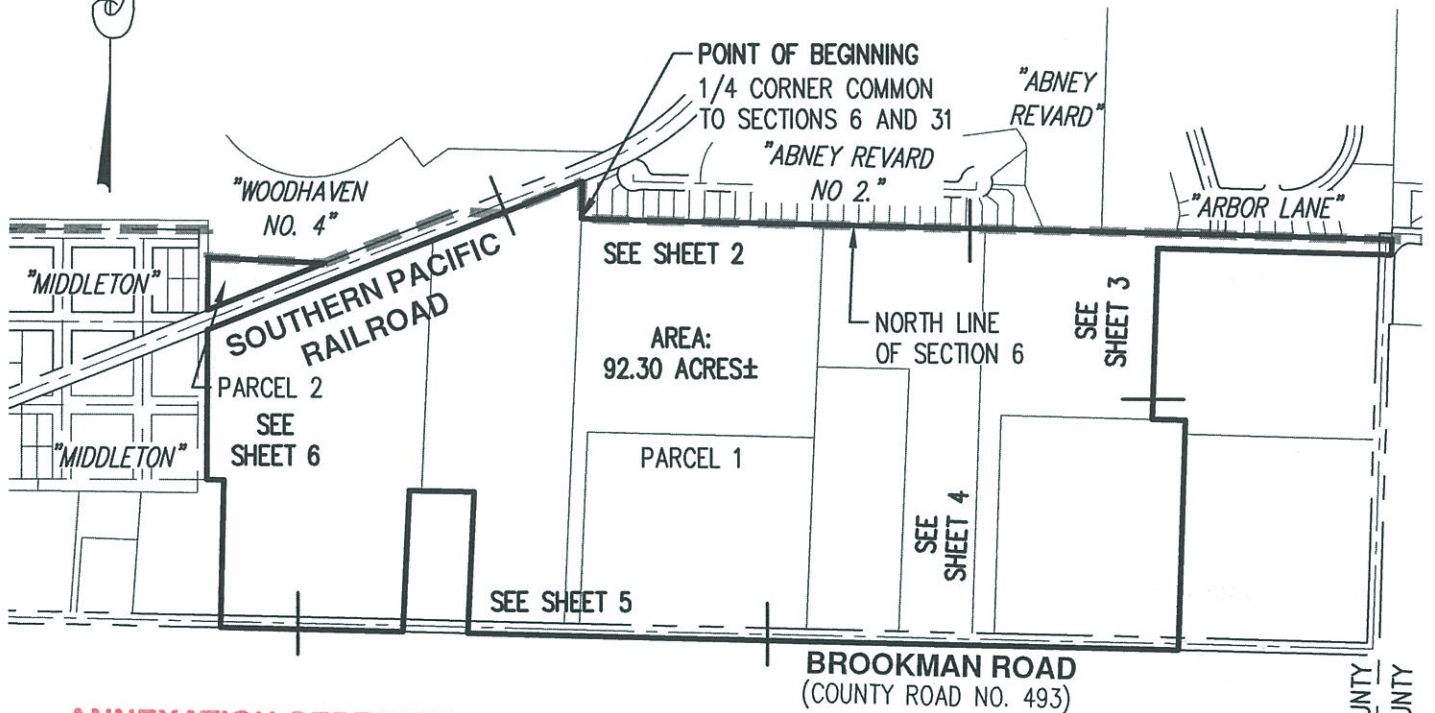
FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

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

SCALE 1" = 600 FEET



ANNEXATION CERTIFIED

BY

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEW: 6/30/17

LEGEND

CITY OF SHERWOOD
CITY LIMITS

AREA TABLE

TOTAL AREA: 92.30 ACRES±
RIGHT-OF-WAY AREA: 2.71 ACRES±
PROPERTY AREA: 89.59 ACRES±

WASHINGTON COUNTY
CLACKAMAS COUNTY

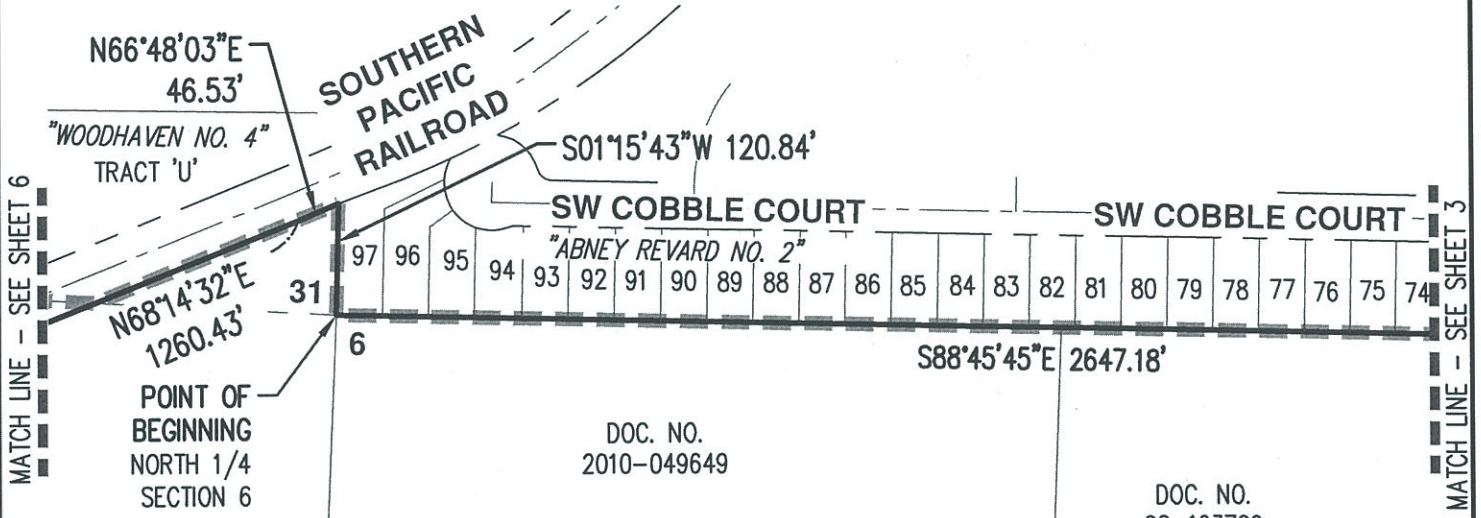
Exhibit B

BROOKMAN AREA ANNEXATION			
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591 ANNEX EXHIBIT	JOB: 3591
AKS ENGINEERING & FORESTRY, LLC			
12965 SW HERMAN RD		SUITE 100	
TUALATIN, OR 97062		www.aks-eng.com	
PHONE: 503.563.6151	FAX: 503.563.6152		



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



DOC. NO.
2010-049649

DOC. NO.
98-103799

AREA:
92.30 ACRES±

PARCEL 1

ANNEXATION CERTIFIED

BY

FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/17



SCALE 1" = 200 FEET



LEGEND

CITY OF SHERWOOD
CITY LIMITS

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

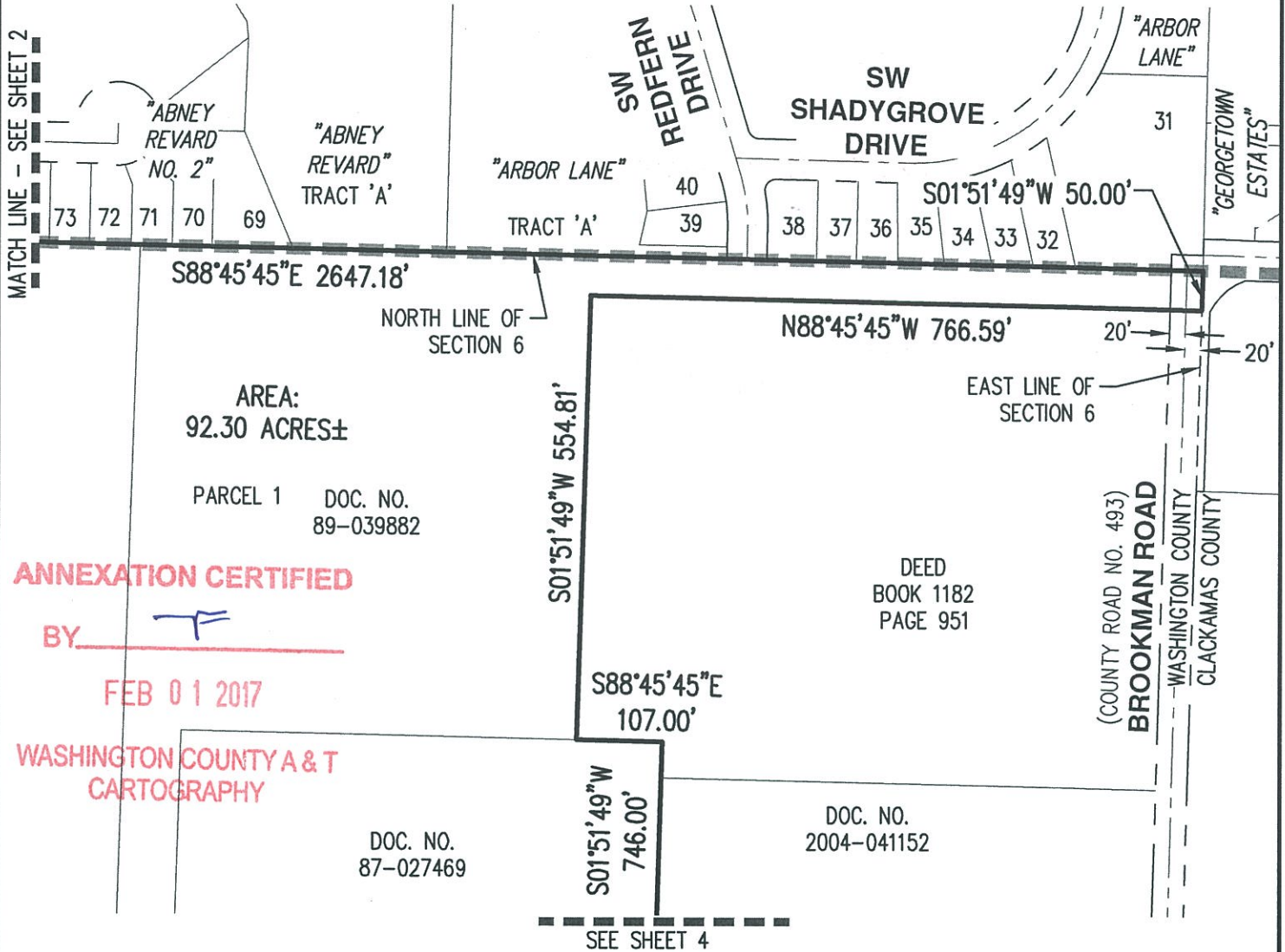
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152



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

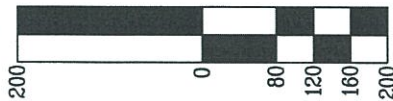


LEGEND

--- CITY OF SHERWOOD CITY LIMITS



SCALE 1" = 200 FEET



01/06/2017
REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION			
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591 ANNEX EXHIBIT	JOB: 3591
AKS ENGINEERING & FORESTRY, LLC			
12965 SW HERMAN RD		SUITE 100	
TUALATIN, OR 97062		www.aks-eng.com	
PHONE: 503.563.6151	FAX: 503.563.6152		



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



LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

ANNEXATION CERTIFIED

BY 
FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

AREA:
92.30 ACRES±

PARCEL 1

DOC. NO.
99-109559

DOC. NO.
98-103799

DOC. NO.
89-039882

DOC. NO.
87-027469

S88°45'45"E
107.00'

S01°51'49"W 746.00'

DOC. NO.
2004-041152

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

MATCH LINE - SEE SHEET 5

N88°50'38"W 2308.30'

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

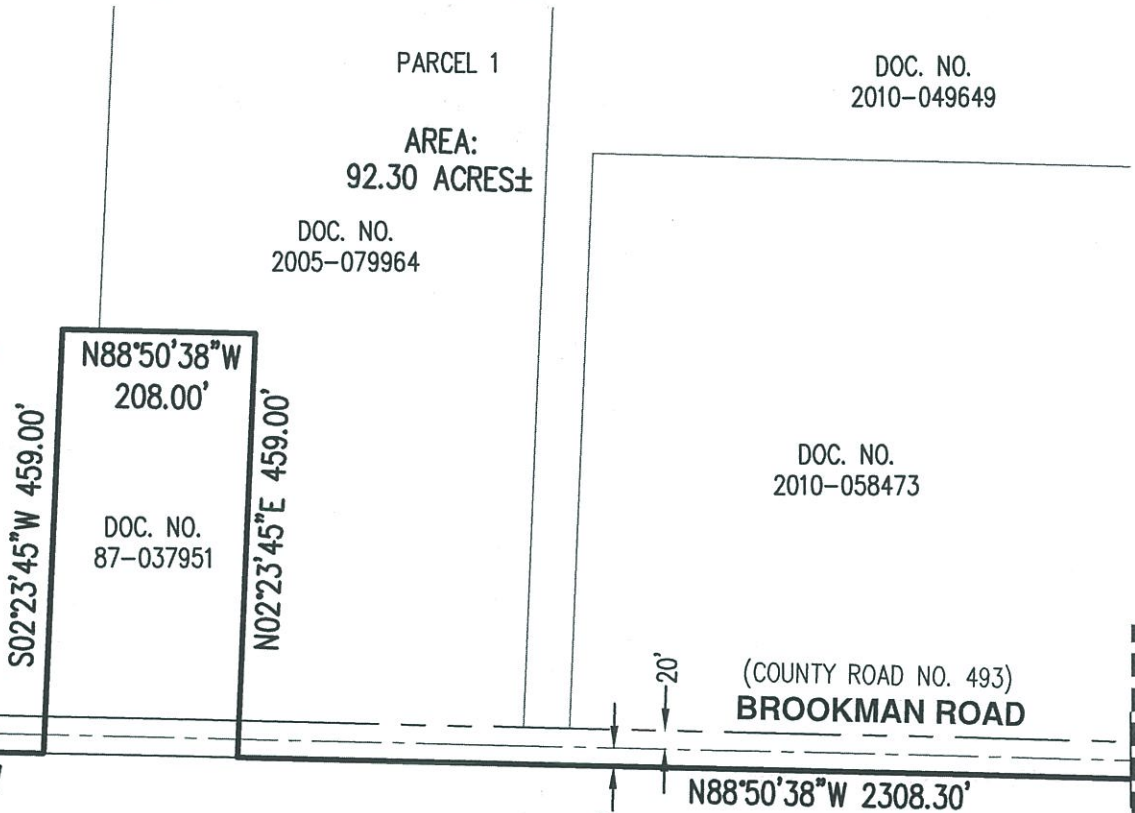
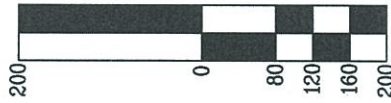


EXHIBIT B

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



MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4

ANNEXATION CERTIFIED

BY JK

FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

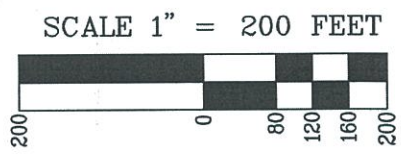
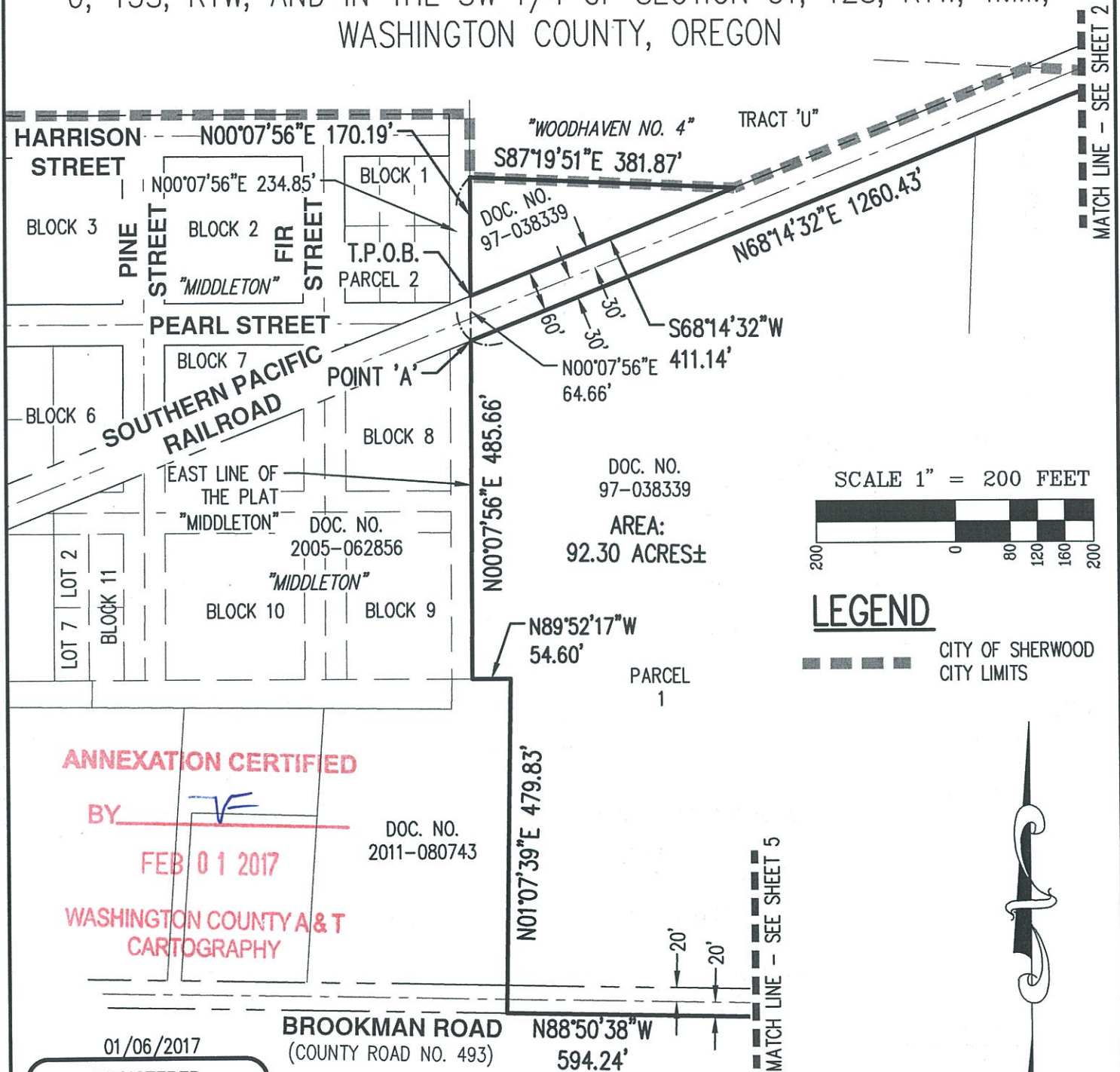
DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152



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



ANNEXATION CERTIFIED
 BY VF
FEB 01 2017
 WASHINGTON COUNTY A & T
 CARTOGRAPHY

DOC. NO.
2011-080743

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591 ANNEX EXHIBIT
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD TUALATIN, OR 97062 PHONE: 503.563.6151		SUITE 100 www.aks-eng.com FAX: 503.563.6152
JOB: 3591		AKS

Exhibit C
Adopted Comprehensive Plan
Designations in Brookman Plan area

Brookman Zoning- 2013

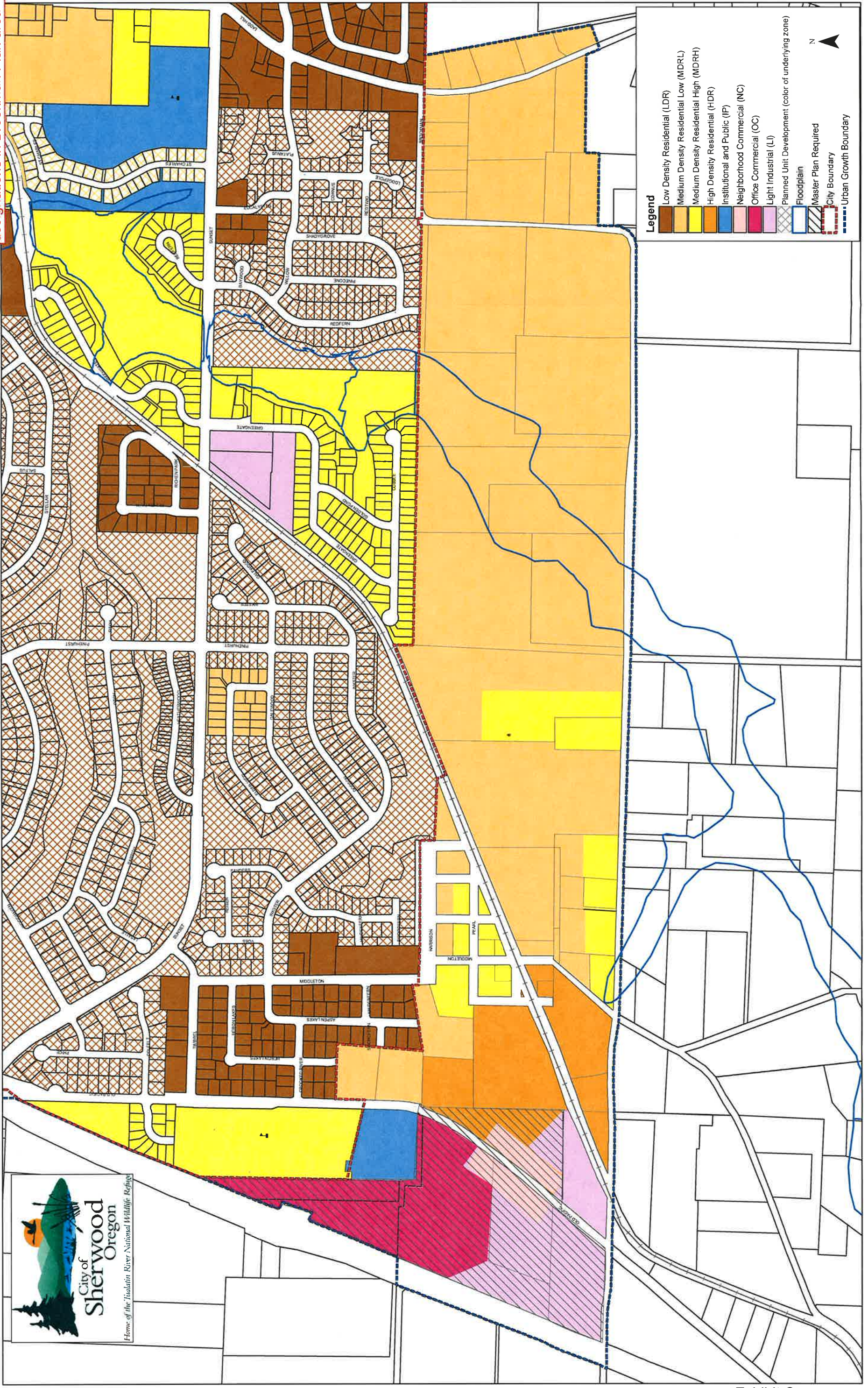
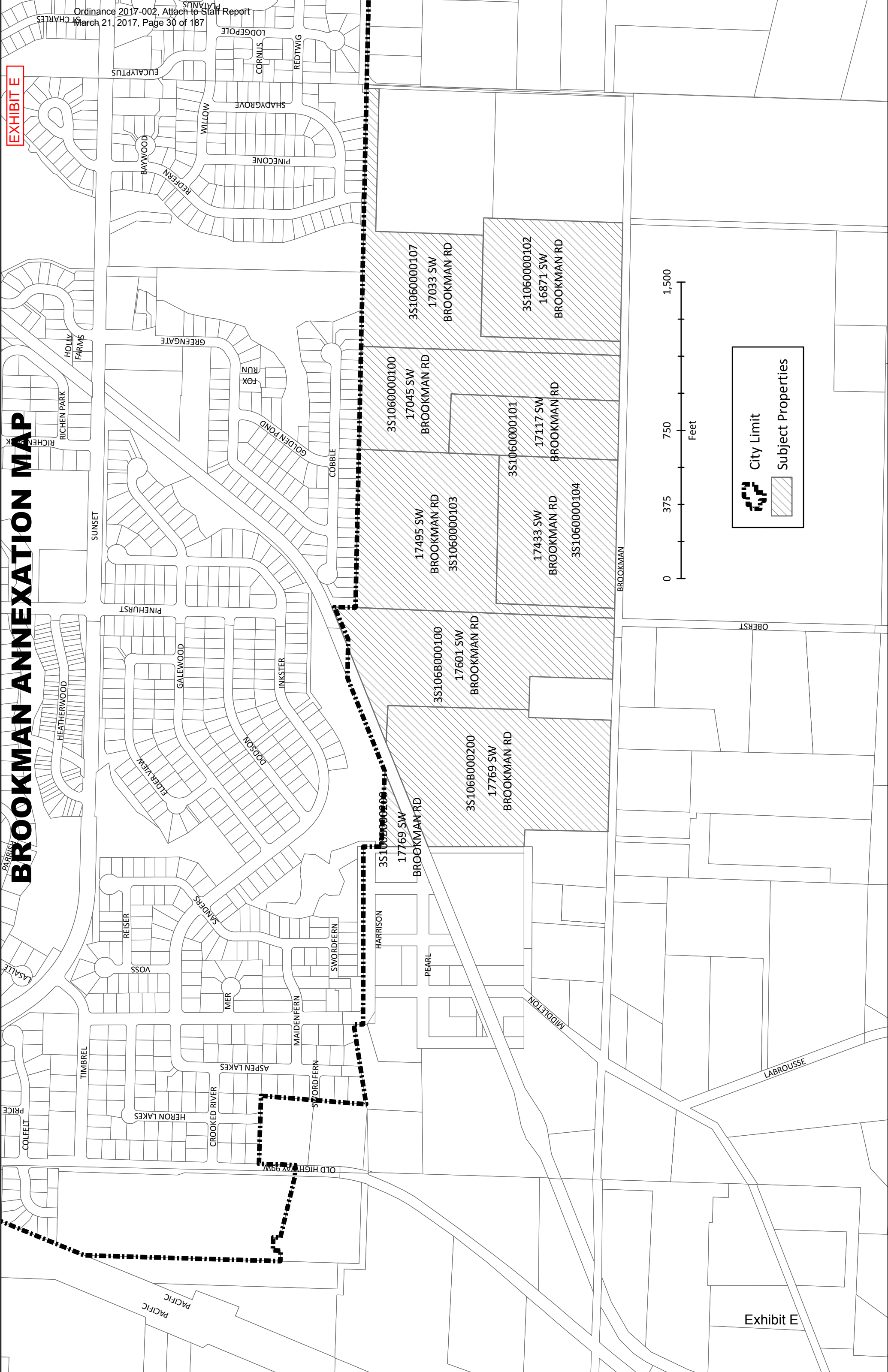


Exhibit C

Brookman Area Annexation Request (2017)

List of Tax Lots, Owners, and Assessed Value				
Property Owner	Parcel Number	Parcel Size (ac)	Assessed Value	Signed Petition
Gerald and Liz Oullette	3S1060000100	9.9	\$355,170.00	Yes
Bonnie J David	3S1060000101	5.86	\$302,440.00	Yes
Charles and Louise Bissett	3S1060000102	9.72	\$261,700.00	Yes
Teresa Jaynes-Lockwood	3S1060000103	13.5	\$490,140.00	Yes
Richard and Linda Scott	3S1060000104	10.47	\$263,820.00	Yes
Wayne and Linda Chronister, Barbara Rubsam, Larry Rubsam, Liz Ouellette	3S1060000107	9.92	\$72,000.00	Yes
Sherwood Land, LLC	3S106B000100	13.03	\$181,520.00	Yes
George Boyd and Carleen Brewer	3S106B000200	15.82	\$229,320.00	Yes
TOTAL YES		88.22	\$2,156,110.00	100%

BROOKMAN ANNEXATION MAP



City Limit
Subject Properties

ANNEXATION APPLICATION FOR PROPERTIES NORTH OF SW BROOKMAN ROAD

DATE: February 2017

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

APPLICANT: The Holt Group, Inc.
PO Box 61426
Vancouver, WA 98666



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

Exhibit F



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
- Map of Annexation Area
- 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
- Washington County Assessor's Certifications
 - Certification of Property Ownership
 - Certification of Legal Description and Map
 - Certification of Assessed Value
- Title Company Information

INCLUDED SEPARATELY WITH APPLICATION:

- Mailing Labels (2 Sets)
- Compact Disc (CD) of Application Materials



CITY APPLICATION FOR LAND USE ACTION



Home of the Tualatin River National Wildlife Refuge

Case No. AN 16-01
Fee \$7500
Receipt # 872144
Date 2-2-17 (Revised)
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 61426, Vancouver WA 98666 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, 102, 103, 104, 107; Map No.: 35106B Tax Lots: 100 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 ±88.22 without adjacent right-of-way (per Wash. County Assessors Information)
Total of ±92.30 acres including adjacent right-of-way on SW Brookman Road (per attached Legal Desc. and Map)

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.

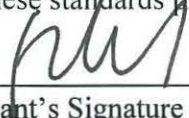
Proposed No. of Phases (one year each): N/A

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

4/14/16

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.

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)

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

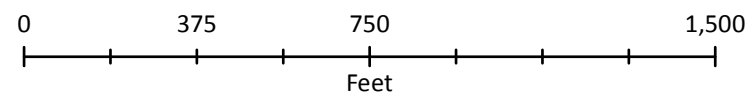
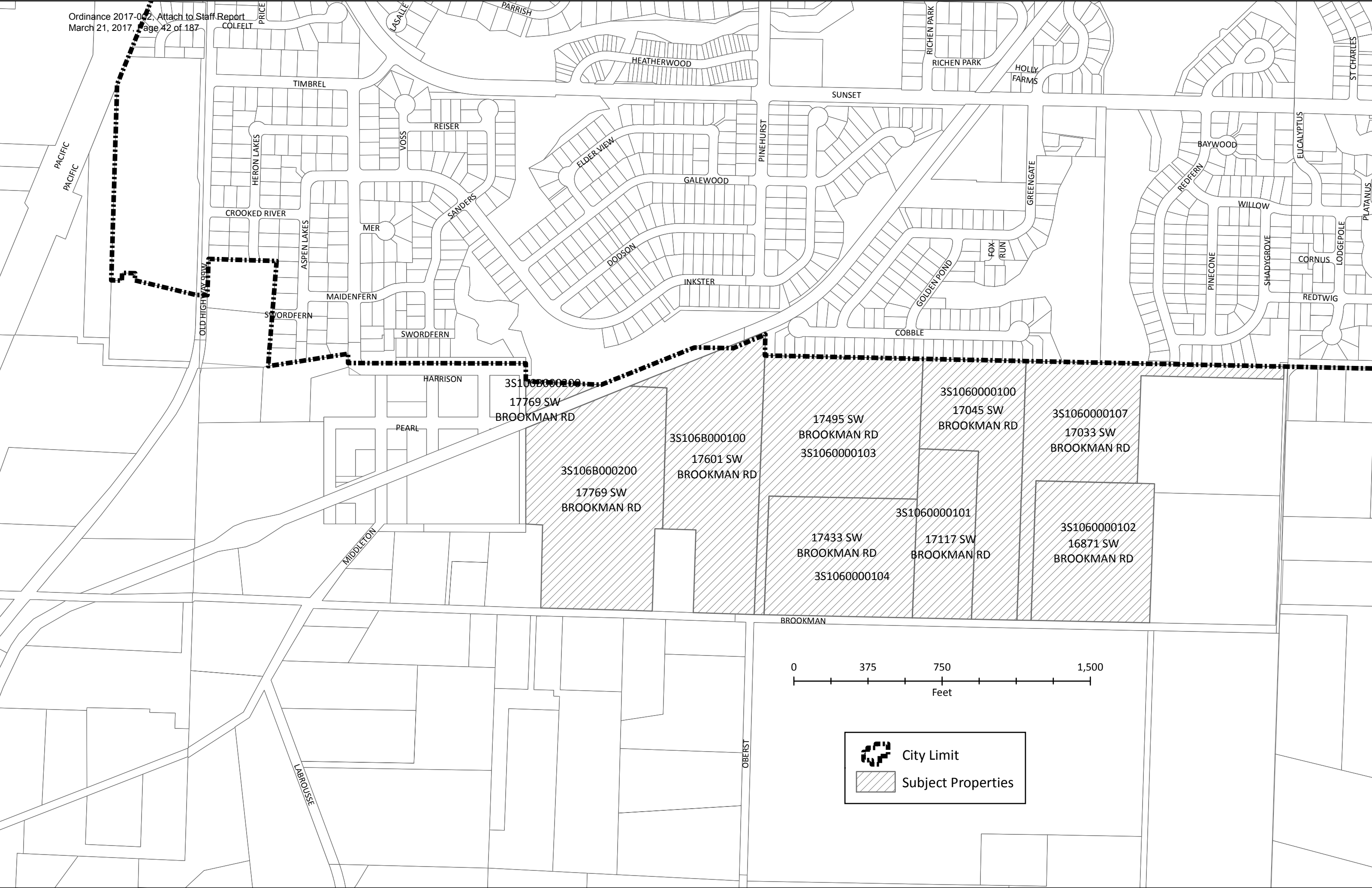
The City Council holds a public hearing. At the hearing the Council will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. At the conclusion of the public hearing, if Council 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.



MAP OF ANNEXATION AREA



	City Limit
	Subject Properties



PETITIONS FOR ANNEXATION TO THE CITY OF SHERWOOD

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


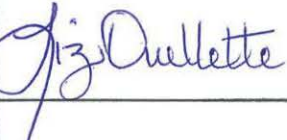
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$355,170
	Liz A Ouellette	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

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>Bonnie J. David</i>	Bonnie J. David			✓	17117 SW Brookman Road Sherwood OR 97140	3S10600 00101	5.86 AC	\$302,440

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.


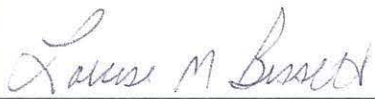
LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE ___ OF ___

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Charles W. Bissett			X	16871 SW Brookman Road Sherwood, OR 97140	3S1060000102	9.72 AC	\$ 261,700
	Louise M. Bissett			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	*490,140

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			X	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$263,820
	Richard L Scott			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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Rosemary Rubsam				17033 SW Brookman Road Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	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.





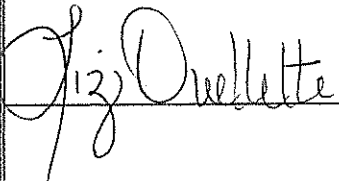
LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE ____ OF ____

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Barbara Rubsam			✓	17033 SW Brookman Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	Linda Chronister			✓				
	Larry Rubsam			✓				
	Liz Ouellette			✓				

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

BC

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

FILED
OREGON JUDICIAL DEPT.
WASHINGTON COUNTY

15 MAR 24 AM 10:22

In the Probate Court of the County of Washington, Oregon

In the Matter of the Estate of:

Rosemary Rubsam

Deceased.

Estate No. C15-0097SE
SMALL ESTATE AFFIDAVIT
INTESTATE ESTATE

STATE OF OREGON, County of Washington) ss.

I, Barbara Rubsam, being first duly sworn, depose and say that: I am a claiming successor of the above named decedent. My address is 17045 SW Brookman Rd Sherwood, OR 97140, and my telephone number is [REDACTED]

This affidavit is made pursuant to ORS 114.505 to 114.560.

(1) Name of Decedent Rosemary Rubsam Age 91 Soc. Sec. No. [REDACTED]
Domicile/Post Office Address 17045 SW Brookman Rd Sherwood, OR 97140

(2) Decedent died on August 01, 2014, at Legacy Meridian Park, Tualatin, OR

A certified copy of decedent's death record is attached hereto.

(3) A description of all of decedent's property, including the fair market value of the real property and the fair market value of the personal property, is:

Real Property Legal Description (Including County) Fair Market Value

None

Personal Property Description

Fair Market Value

Wells Fargo Bank checking acct# [REDACTED] \$1521.33

(4) No application or petition for the appointment of a personal representative has been granted in Oregon.

(5) The decedent died intestate.

(6) Decedent's heirs, and the last address of each as known to affiant, are:

Name	Last Known Address
<u>Barbara Rubsam</u>	<u>1473 SW Brookman Rd Sherwood, OR 97140</u>
<u>Linda Chronister</u>	<u>P.O.Box 1474 Sherwood, OR 97140</u>
<u>Larry Rubsam</u>	<u>3892 SE Ash Hillsboro, OR 97123</u>
<u>Liz Ovellette</u>	<u>P.O.Box 1468 Sherwood, OR 97140</u>

A copy of this affidavit showing the date of filing will be delivered to each heir or mailed to each heir at the heir's last known address stated above.

(7) The interest in decedent's property to which each heir is entitled is:*

Name	Interest
<u>Barbara Rubsam</u>	<u>25%</u>
<u>Linda Chronister</u>	<u>25%</u>
<u>Larry Rubsam</u>	<u>25%</u>
<u>Liz Ovellette</u>	<u>25%</u>

*If any property of decedent's estate escheats (i.e., reverts to the state for want of an individual to inherit), use a portion of this paragraph to so state. Describe the property and interest therein which will escheat.

(CONTINUED)



(8) Reasonable efforts have been made to ascertain creditors of the estate. The expenses of and claims against the estate remaining unpaid or on account of which the affiant or any other person is entitled to reimbursement from the estate, including the known or estimated amounts thereof, and the names and addresses of the creditors, as known to the affiant, are (if none, so state):

Name of Creditor	Address	Nature of Expense/Claim	Known or Estimated Amount
[REDACTED]			
[REDACTED]			
[REDACTED]			

A copy of the affidavit showing the date of filing will be delivered to each creditor who has not been paid in full or mailed to such creditor at the creditors's last known address stated above.

(9) The name and address of each person known to the affiant to assert a claim against the estate that the affiant disputes, and the last known or estimated amount thereof, are (if none, so state):

Name	Address	Known or Estimated Amount
None		

A copy of the affidavit showing the date of filing will be delivered or mailed to each such person at each such person's last known address.

(10) A copy of the affidavit showing the date of filing will be mailed or delivered to the Department of Human Services and to the Oregon Health Authority, P.O. Box 14021, Salem, OR 97309-5024.*

(11) Claims against the estate not listed herein or in amounts larger than those listed herein may be barred unless:

(a) A claim is presented to the affiant within four months of the filing of this affidavit at the following address: PO Box 1473, Sherwood, OR 97140 ; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

(12) The claim(s), if any, listed in Section (9) may be barred unless:

(a) A petition for summary determination is filed within four months of the filing of this affidavit; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

Barbara Rubsam

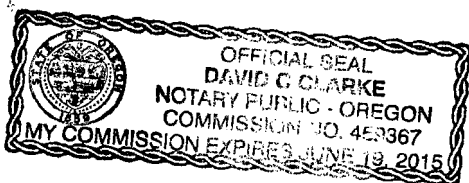
SIGNED AND SWORN TO before me on March 18, 2015

by Barbara Rubsam

David G. Clarke

Notary Public for Oregon

My commission expires 6/19/15



*At time of publication, a single copy delivered to this address provides sufficient notice to both agencies.

NOTE - A creditor of an estate of a decedent who dies intestate and without heirs must receive written authorization from the Director of the Division of State Lands before filing an affidavit pursuant to ORS 114.515. Creditors should become familiar with and comply with this statute before proceeding.

ORS 114.515 specifies maximum values for small estates. Before filing a small estate, review this statute to be sure the fair market value of the estate's property does not exceed these limits.

ORS 114.54(3) requires that an affiant's or claiming successor's deed executed in the manner required by ORS Chapter 93 be recorded in the deed records of any county in which real property belonging to the decedent is situated.

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

689719
I.D. TAG NO.

136-2014-022543
STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name		First	Middle	Last	Suffix	Death Date	
		Rosemary		Rubsam		August 01, 2014	
Sex	Age	Social Security Number			County of Death		
Female	91 years	[REDACTED]			Clackamas		
Birthdate		Birthplace			Was Decedent Ever in U.S. Armed Forces?		
[REDACTED]		Terre Haute, Indiana			[REDACTED]		
Residence:				City/Town			
17045 SW Brookman Road				Sherwood			
Residence County			State or Foreign Country		Zip Code + 4		Inside City Limits?
Washington			Oregon		97140		Yes
Marital Status at Time of Death			Spouse's Name Prior to First Marriage				
[REDACTED]			[REDACTED]				
Father's Name				Mother's Name Prior to First Marriage			
[REDACTED]				[REDACTED]			
Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address	
[REDACTED]		Not Available		[REDACTED]		[REDACTED]	
Place of Death							
[REDACTED]							
Location of Death				City/Town or Location of Death		State	Zip Code + 4
[REDACTED]				[REDACTED]		[REDACTED]	[REDACTED]
Method of Disposition		Place of Disposition			Location (City/Town and State)		
[REDACTED]		[REDACTED]			[REDACTED]		
Name and Complete Address of Funeral Facility							
[REDACTED]							
Date of Disposition		Funeral Director's Signature				OR License Number	
August 06, 2014		[Signature] Heather Lewis				CO-3895	
Registrar's Signature				Date Received		Local File Number	
[Signature] Jennifer A. Woodward				September 18, 2014			
Amendment Res. Address was 22787 SW Lincoln Avenue amended by F. Dir. aff. Z#124574 J.A. Woodward, State Reg., Sep-24-2014 pt, Res. Address Street Name was Bookman amended electronically by funeral director Oct-14-2014 J.A. Woodward, State Reg., pt							

45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: _____

January 03, 2017

Jennifer A. Woodward
 JENNIFER A. WOODWARD, Ph.D.
 STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT OFFICIAL VITAL RECORD FLAG WATERMARK AND HOLOGRAPHIC SEALS.



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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	<i>Gerald J Ouellette</i>	Gerald J. Ouellette	✓			17033 SW Brookman Road Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	<i>Elizabeth A. Ouellette</i>	Elizabeth A. Ouellette			✓				

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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	<i>Wayne K. Chronister</i>	Wayne K. Chronister			X	17033 SW Brookman Road Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	<i>Linda A. Chronister</i>	Linda A. Chronister			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	
	Sherwood Land LLC				17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	13.03 AC	\$241,450
	George L. Lorance	X			8212 NW Fruit Valley Rd Vanc, WA 98665			

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>George W Boyd</i>	George W Boyd Revocable Living Trust	X			17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$229,320
<i>Carleen H Brewer 3.25.16</i>	Carleen H Brewer Revocable Living Trust			X	same	same	same	same

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 Addition Concept Plan, southeast of the Southern Pacific Railroad tracks, north of SW Brookman Road.
- B. Land Area: Acres ±88.22 acres without R.O.W. or Square Miles _____
(per Washington County Assessor's Information) and ±92.30 acres including adjacent R.O.W. (per legal description and map)
- 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: Single-family dwellings within Washington County

South: Single-family dwellings within Washington County

West: Single-family dwellings within Washington County

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

Number of single-family units 8 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

- F. Total current year Assessed Valuation: \$2,216,040

- G. Total existing population: 8 properties with 17 owners

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 Brookman Addition 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 No. 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 SW Swordfern Lane, northwest of the annexation properties,
and an 8" water line stubbed in SW Redfern Drive, 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 sewer line is
located north of the Brookman Addition area and west of SW Redfern Drive.

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 stormwater facilities will be constructed with future residential development in the
area. TVF&R 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 will be available upon annexation to the City.

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

The cost of extending necessary utilities will be paid upon future infrastructure construction by those developing the property.

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. Sherwood School Dist. Drainage District _____

High School Dist. Sherwood School Dist. 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.

TVF&R 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 61426
Vancouver, WA 98666

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

Boundary Change Data Sheet

II. Reason for Boundary Change

Senate Bill 1573:

In response to Senate Bill 1573, which went into effect March 15, 2016, and, “applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city,” the following criteria found in Sections 2 and 3 of Senate Bill 1573 have been addressed.

Section 2. (2)

Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if:

(a) The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015

Response: 100% of the land owners have signed annexation petitions. These petitions are included in the application materials. The territory is included within the Portland Metropolitan Urban Growth Boundary.

(b) The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city.

Response: The Brookman Addition Concept Plan, and associated implementing Comprehensive Plan acknowledged under ORS 197.625, which includes a Comprehensive Plan Zoning Map was adopted by the City Council in June 2009 and became final on April 5, 2010. Upon approval of this annexation application, the majority of the properties, approximately ±83.22 acres will be zoned Medium Density Residential Low (MDRL). The remaining ±5.0 acres will be zoned Medium Density Residential High (MDRH), as shown on the Brookman Addition Zoning Map May 14, 2009 included in the Brookman Addition Concept Plan.

(c) At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water.

Response: As shown on the legal description and map, at least one lot or parcel within the territory to be annexed is contiguous to the City limits.

(d) The proposal conforms to all other requirements of the city’s ordinances.

Response: All required information, forms and documents found in the “Checklist for Annexation Request to the City of Sherwood” have been included in this annexation application.

Section 2. (3)

The territory to be annexed under this section includes any additional territory described in ORS 222.111 (1) that must be annexed in order to locate infrastructure and right of way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city.

Response: The territory to be annexed includes all territories that must be annexed in order to locate infrastructure and right-of-way access for services necessary for development of the territory at a density equal to the average residential density within the annexing City per the Brookman Addition Concept Plan. Access is available from SW Brookman Road and sewer and water from land to the northeast that is located within the City.

Section 2. (4)

When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed.

Response: The criteria of subsection 2 of this section are met through information provided in individual responses to each of the criterion. Therefore, A legal description and map for the eight (8) properties planned for annexation prepared by a Professional Land Surveyor is included in the application materials.

Section 3

This 2016 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2016 Act takes effect on its passage.

Response: Senate Bill 1573 was signed by the Governor and became effective on March 15, 2016.

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 is for an Annexation into the City of Sherwood for eight (8) properties totaling ±88.22 acres (According to Washington County Assessor's Information). The properties were included in the Urban Growth Boundary (UGB) in 2002 and are located in the City of Sherwood's Brookman Addition Concept Plan, which identified approximately ±258 acres of land for future growth. This Annexation application is consistent with achieving that goal.

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. Consistent with the Brookman Addition Concept Plan, the applicant envisions a neighborhood of new low to medium density single-family residential housing, open space areas, preservation of natural resource areas, and efficient and convenient access and circulation by providing public streets and sidewalks. This will be consistent with the existing nearby residential development patterns in the area.

Annexation of the ±88.22 acre Brookman Addition Area is consistent with goals and policies related to annexation in Chapter 3 Growth Management, of the City of Sherwood's Comprehensive Plan addressed below.

City of Sherwood Comprehensive Plan (Chapter 3, section B.2):

Policy Goal:

To adopt and implement a growth management policy which will accommodate growth consistent with growth limits, desired population densities, land carrying capacity, environmental quality and livability.

Policy Objectives

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

Response: The territory included in the application is contiguous with Sherwood city limits. Therefore, this application does not require “leap frogging” over developable property.

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

Response: The recent buildable lands inventory conducted by City staff and ECONorthwest concluded that there are approximately 95 acres of residentially zoned land left within the City limits suitable for development. Annexation of the subject properties into the City will reduce pressure on infill development that is not harmonious with existing neighborhoods, and will not preclude existing properties inside the City limits to develop if those property owners so choose.

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

Response: The ±88.22 acres of land (per County Assessor records and not including right-of-way) included in this annexation application were included in the UGB in 2002. City services have been identified in the City’s Brookman Addition Concept Plan to be available for extension into the area.

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

Response: The ±88.22 acres of land included in this annexation application are part of the City’s Brookman Addition Concept Plan, which was included in the UGB in 2002. By including the subject area within the UGB, both the Metro and the City of Sherwood have identified this land as more appropriate for future urbanization than for the conservation of the area for agricultural uses.

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

Response: This annexation application preserves natural features because upon annexation, City regulations for natural features will apply, whereas currently they do not. At time of development, properties will be subject to the standards of the City’s Development Code and the rules and regulations of Clean Water Services, which regulate the preservation of sensitive lands.

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

Response: Transportation and circulation improvements needed to serve the future development of the annexation area have been identified in the City’s Brookman Addition Concept Plan and Transportation System Plan, which will be reviewed at time of a future development application.

- 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.***

Response: The extension of community services and public facilities to serve the Brookman area were considered concurrently with the Brookman Area Concept Plan and found to be available or able to be appropriately extended with the future development of the area.

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

Response: Consistent with previous annexation applications for properties within the Brookman area, the future development of the subject properties can be developed in an orderly and efficient way that does not burden existing residents in the community. Existing services and infrastructure have been designed for the future extension into the subject area in a manner as to minimize impact to surrounding neighborhoods.

City of Sherwood Comprehensive Plan (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.*

Response: 100% of the property owners within the annexation territory have signed the appropriate petitions, which are included in the application materials.

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

Response: As illustrated by the Brookman Addition Concept Plan, public sewer and water is available to the northeast of the subject properties between SW Redfern Drive and SW Cobble Court. Once annexation to the City occurs, the subject properties will be required to annex into the Clean Water Services District Boundary.

Specific requirements of the Brookman Concept Plan include:

City of Sherwood Comprehensive Plan (Chapter 8):

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.*

Response: The majority of the concept plan policies associated with the annexation of properties within the Brookman Addition Concept Plan area within Chapter 8 of the City's Comprehensive Plan are already implemented with the City's existing Development Code. Policy 4.4, referenced in this policy refers to the identification of a local connection to SW Red Fern Drive as an "area of special

concern.” The feasibility of a new connection to SW Red Fern Drive will be addressed under future development applications as it becomes available.

Policy 8.2.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.

Response: It is understood that future improvements will be paid for and constructed by persons developing in the annexation area. In addition to the development costs necessary to pay for improvements, 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, and 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.



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: 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	61
Ouellette	Liz	F	58
Ouellete	Megan	F	19
Ouellette	Cali	F	12

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: 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	66
Scott	Linda	F	65
Scott	Preston	M	36
Scott	Lisa	F	45

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: 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	71
Brewer	Carleen	F	63



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 DESIGNINATION (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	355,170	X
3S106: 101	Bonnie David	5.86	302,440	X
3S106: 102	Charles W. Bissett, Louise M. Bissett	9.72	261,700	X
3S106: 103	Teresa Jaynes - Lockwood	13.50	490,140	X
3S106: 104	Linda R Scott, Richard L Scott	10.47	263,820	X
3S106: 107	Rubsam's, Ouellette's, Chronister's	9.92	72,000	X
TOTALS:	(Subtotal)	59.37	\$1,745,270	

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: N/A TOTAL NUMBER OF COMMERCIAL STRUCTURES: 0
 NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: N/A TOTAL NUMBER OF INDUSTRIAL STRUCTURES: 0
 PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: N/A
 TOTAL ACREAGE IN THE PROPOSAL: 88.22 Total Assessed Value: \$2,216,040
 ACREAGE SIGNED FOR: 88.22 Value Signed For: \$2,216,040
 PERCENTAGE OF ACREAGE SIGNED FOR: 100% Percentage Value Signed For: 100%
 TOTAL NUMBER OF SINGLE-FAMILY UNITS: 8
 TOTAL NUMBER OF MULTI-FAMILY UNITS: 0

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	SIGNED PETITION NO
3S106B: 100	Sherwood Land LLC	13.03	241,450	X	
3S106B: 200	George W Boyd, Carleen H Brewer	15.82	229,320	X	
	(Subtotal)	28.85	\$470,770		
TOTALS:					

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

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

****SUMMARY****

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: N/A TOTAL NUMBER OF COMMERCIAL STRUCTURES: 0
 NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: N/A TOTAL NUMBER OF INDUSTRIAL STRUCTURES: 0
 PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: N/A
 TOTAL ACREAGE IN THE PROPOSAL: 88.22 Total Assessed Value: \$2,216,040
 ACREAGE SIGNED FOR: 88.22 Value Signed For: \$2,216,040
 PERCENTAGE OF ACREAGE SIGNED FOR: 100% Percentage Value Signed For: 100%
 TOTAL NUMBER OF SINGLE-FAMILY UNITS: 8
 TOTAL NUMBER OF MULTI-FAMILY UNITS: 0



PROPERTY OWNERS LIST

PROPERTY OWNER LIST

GERALD J. OUELLETTE ELIZABETH A. OUELLETTE	3S10600 100 17045 SW BROOKMAN RD. Sherwood, OR 97140
BONNIE J. DAVID	3S10600 101 17117 SW BROOKMAN RD. Sherwood, OR 97140
CHARLES W. BISSETT LOUISE M. BISSETT	3S10600 102 16871 SW BROOKMAN RD. Sherwood, OR 97140
TERESA JAYNES - LOCKWOOD	3S10600 103 17495 SW BROOKMAN RD. Sherwood, OR 97140
LINDA R SCOTT RICHARD SCOTT	3S10600 104 17433 SW BROOKMAN Sherwood, OR 97140
BARBARA RUBSAM LARRY RUBSAM GERALD J. OUELLETTE ELIZABETH (LIZ) A. OUELLETTE WAYNE K. CHRONISTER LINDA A. CHRONISTER	3S10600 107 17033 SW BOOKMAN RD. SHERWOOD, OR 97140
SHERWOOD LAND LLC BY: GEORGE LORANCE	3S106B 100 17601 SW BROOKMAN RD. Sherwood, OR 97140
GEORGE W BOYD REV. TRUST CARLEEN H BREWER REV. TRUST	3S106B 200 17769 SW BROOKMAN RD. Sherwood, OR 97140



WASHINGTON COUNTY ASSESSOR'S MAPS

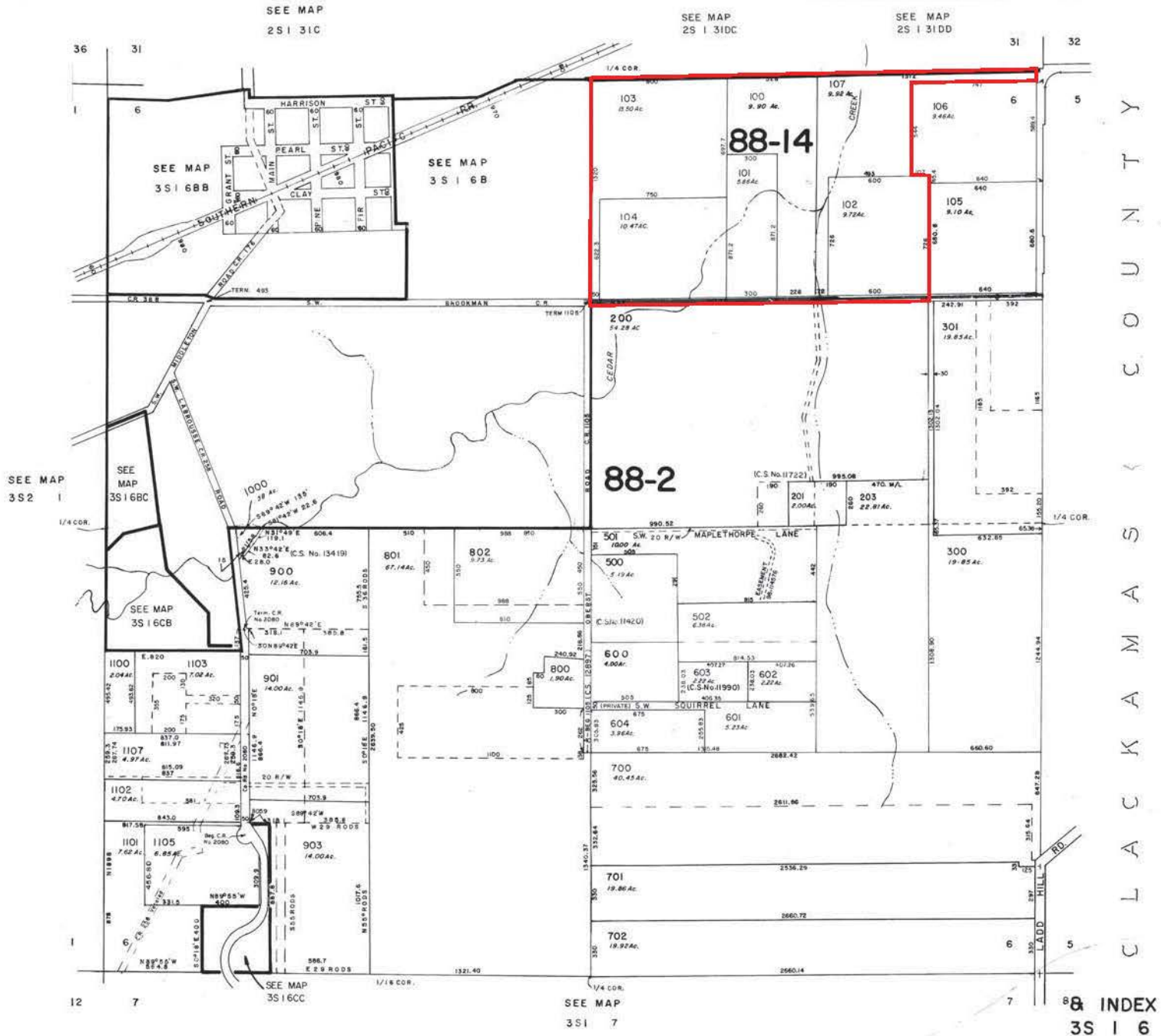
SECTION 6 T3S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=400'

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

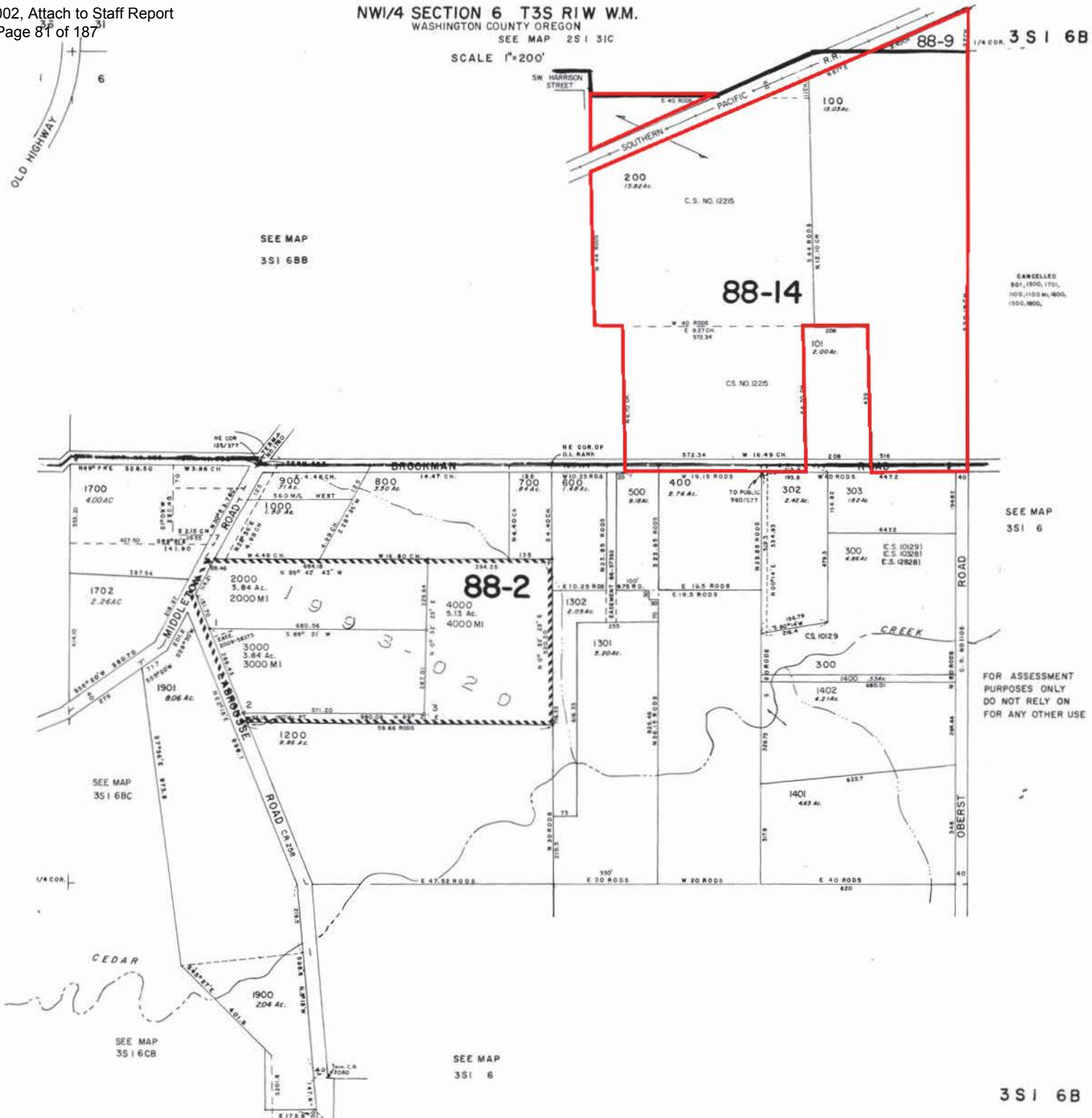
CANCELLED 1206, 1290,
1304, 1406, 902, 202, 703, 400,
204.



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

SCALE 1"=200'

3 S 1 6 B





WASHINGTON 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: 2/1/17

* "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

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:


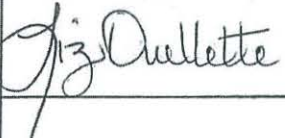
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

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	✓			17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$355,170
	Liz A Ouellette			✓				

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>Bonnie J David</i>	Bonnie J. David			✓	17117 SW Brookman Road Sherwood OR 97140	3S10600 00101	5.86 AC	\$302,440

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

PAGE ___ OF ___

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Charles W. Bissett</i>	Charles W. Bissett			X	16871 SW Brookman Road Sherwood, OR 97140	3S1060000102	9.72 AC	\$ 261,700
<i>Louise M. Bissett</i>	Louise M. Bissett			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	\$490,140

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:


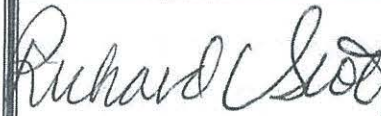
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

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			X	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$263,820
	Richard L Scott			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.

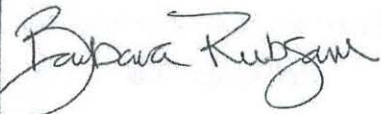
LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
		Rosemary Rubsam				17033 SW Brookman Road Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
		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.



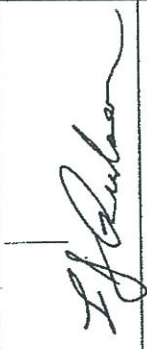
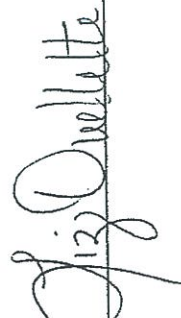
LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE ____ OF ____

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Barbara Rubsam			✓	17033 SW Brookman Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	Linda Chronister			✓				
	Larry Rubsam			✓				
	Liz Ouellette			✓				
	All on behalf of							
	Rosemary 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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	<i>Gerald J. Ouellette</i>	Gerald J. Ouellette	✓			17033 SW Brookman Road Sherwood, OR 97140	351060000107	9.92 AC	\$72,000
	<i>Elizabeth A. Ouellette</i>	Elizabeth A. Ouellette			✓				

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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Wayne K. Chronister</i>	Wayne K. Chronister			X	17033 SW Brookman Road Sherwood, OR 97140	351060000107	9.92 AC	\$72,000
<i>Linda A. Chronister</i>	Linda A. Chronister			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

PAGE 1 OF 1

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Sherwood Land LLC				17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	13.03 AC	\$241,450
<i>by</i> <i>George L. Loganice</i>					821210a Fruit Valley Rd Vanc., WA 98665			

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

PAGE 1 OF 1

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>George W Boyd</i>	George W Boyd Revocable Living Trust	X			17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$229,320
<i>Carleen H Brewer</i> 3.25.16	Carleen H Brewer Revocable Living Trust			X	same	same	same	same

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

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

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 + 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 2/1/17

ANNEXATION CERTIFIED

BY TF

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #3591

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

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 one-quarter corner common to said sections 6 and 31, also being the southwesterly corner of the Plat of "Abney Revard No. 2", thence along the north line of said section 6 and the City of Sherwood City Limits, South 88°45'45" East 2647.18 feet to the east line of said section 6 and the Washington County-Clackamas County line; thence leaving the City of Sherwood city limits along the said east line of said section 6, South 01°51'49" West 50.00 feet to the easterly extension of the north line of Deed Book 1182 Page 951; thence along said easterly extension and the north line of said Deed, North 88°45'45" West 766.59 feet to the west line of said Deed; thence along said west line, South 01°51'49" West 554.81 feet to the north line of Document Number 87-027469; thence along said north line, South 88°45'45" East 107.00 feet to the east line of said Deed; thence along said east line and the southerly extension thereof, South 01°51'49" West 746.00 feet to the southerly right-of-way line of Brookman Road (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 2308.30 feet to 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 and the southerly extension thereof, South 02°23'45" West 459.00 feet to 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 594.24 feet to 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°07'39" East 479.83 feet to the northeast corner of said Deed; thence along the north line of said Deed, North 89°52'17" West 54.60 feet to the east line of the Plat of "Middleton"; thence along the east line of said Plat, North 00°07'56" East 485.66 feet to the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline), also referenced as **Point 'A'**, which bears South 00°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°14'32" East 1260.43 feet; thence continuing along said southerly right-of-way line and 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 Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, which bears South 00°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°07’56” East 64.66 feet to 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 170.19 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°19’51” East 381.87 feet to the northwesterly right-of-way line of said Railroad (30.00 feet from centerline); 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 92.30 acres, more or less (of which 2.71 acres is existing right-of-way and 89.59 acres is private property).

01/06/2017



Michael Kalina



RENEWS: 6/30/17

ANNEXATION CERTIFIED

BY *VF*

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

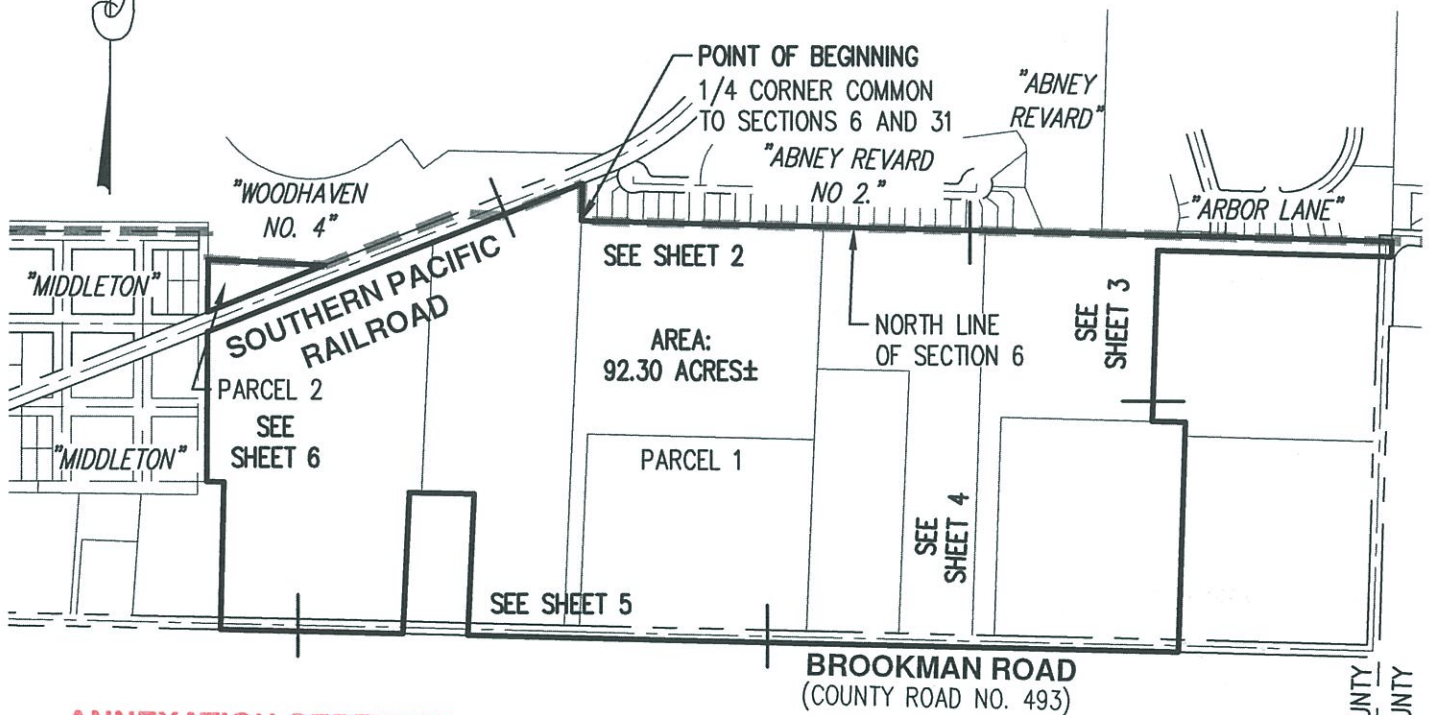
EXHIBIT B

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



ANNEXATION CERTIFIED

BY TF

FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

01/06/2017

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

**OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS**

RENEWS: 6/30/17

LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

AREA TABLE

TOTAL AREA: 92.30 ACRES±
RIGHT-OF-WAY AREA: 2.71 ACRES±
PROPERTY AREA: 89.59 ACRES±

WASHINGTON COUNTY
CLACKAMAS COUNTY

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

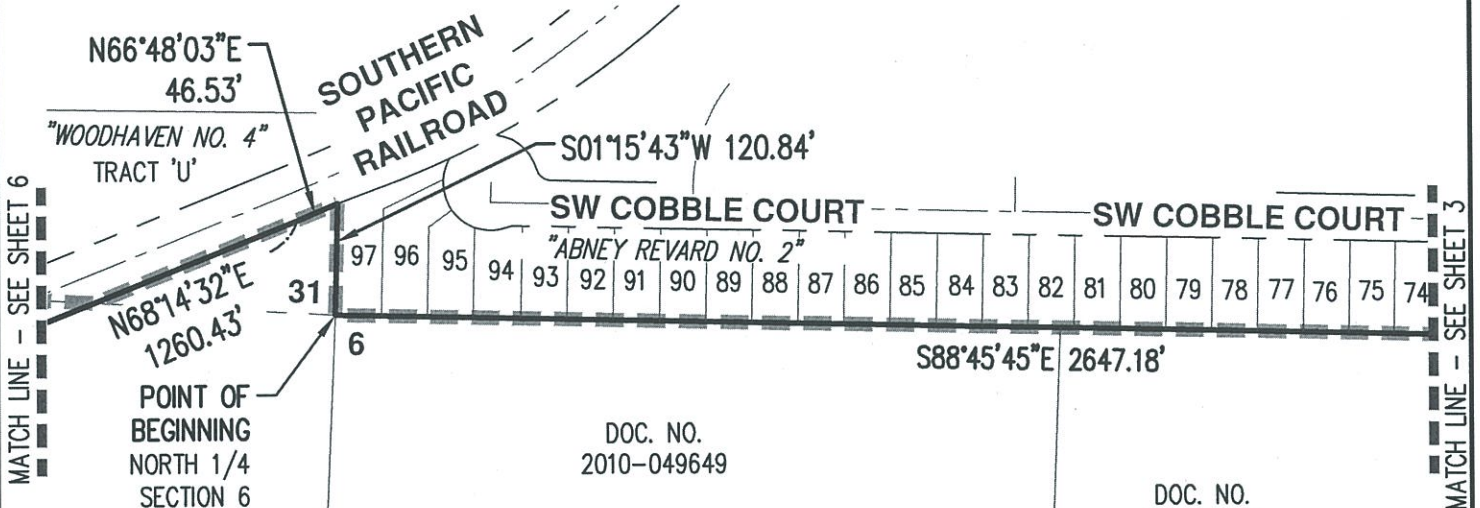
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152



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



DOC. NO.
2005-079964

DOC. NO.
2010-049649

DOC. NO.
98-103799

AREA:
92.30 ACRES±

PARCEL 1

ANNEXATION CERTIFIED

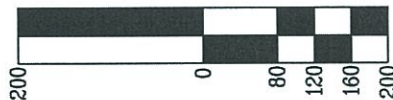
BY *MSK*

FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**



SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

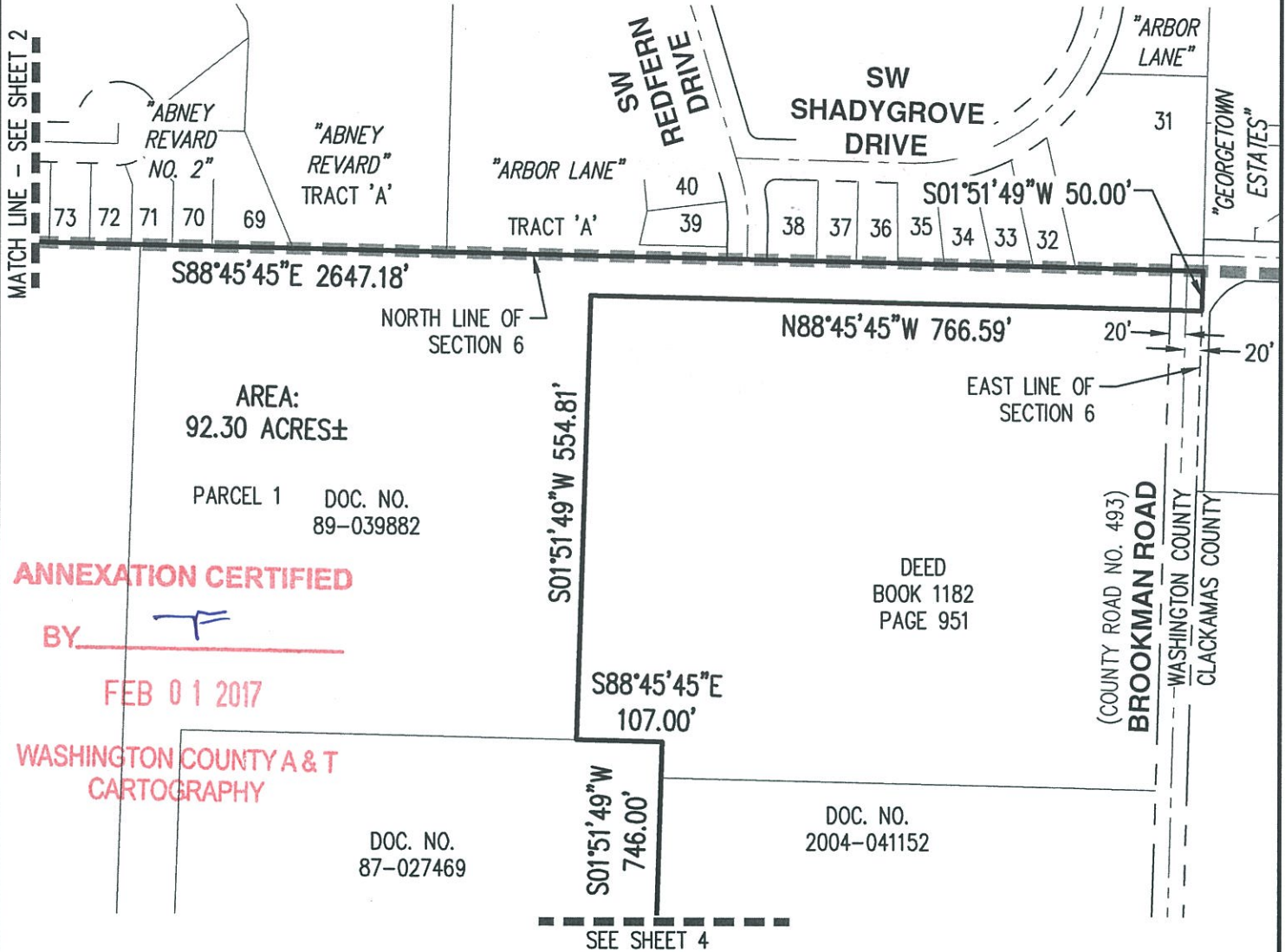
RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION			
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591 ANNEX EXHIBIT	JOB: 3591
AKS ENGINEERING & FORESTRY, LLC		SUITE 100	
12965 SW HERMAN RD		TUALATIN, OR 97062	
PHONE: 503.563.6151		FAX: 503.563.6152	
		AKS	

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

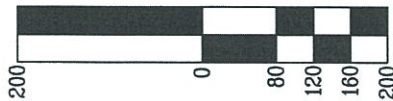


LEGEND

--- CITY OF SHERWOOD CITY LIMITS



SCALE 1" = 200 FEET



01/06/2017
REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION			
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591 ANNEX EXHIBIT	JOB: 3591
AKS ENGINEERING & FORESTRY, LLC			
12965 SW HERMAN RD		SUITE 100	
TUALATIN, OR 97062		www.aks-eng.com	
PHONE: 503.563.6151	FAX: 503.563.6152		



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

SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

ANNEXATION CERTIFIED

BY 

FEB 01 2017

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

AREA:
92.30 ACRES±

PARCEL 1

DOC. NO.
99-109559

DOC. NO.
98-103799

DOC. NO.
87-027469

S88°45'45"E
107.00'

S01°51'49"W 746.00'

DOC. NO.
2004-041152

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

MATCH LINE - SEE SHEET 5

N88°50'38"W 2308.30'

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

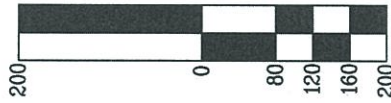


EXHIBIT B

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



PARCEL 1

AREA:
92.30 ACRES±

DOC. NO.
2005-079964

DOC. NO.
2010-049649

DOC. NO.
97-038339

N88°50'38"W
208.00'
S02°23'45"W 459.00'
N02°23'45"E 459.00'

DOC. NO.
87-037951

DOC. NO.
2010-058473

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 4

N88°50'38"W
594.24'

N88°50'38"W 2308.30'

ANNEXATION CERTIFIED

BY JK

FEB 01 2017

WASHINGTON COUNTY A & T
CARTOGRAPHY

LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

01/06/2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

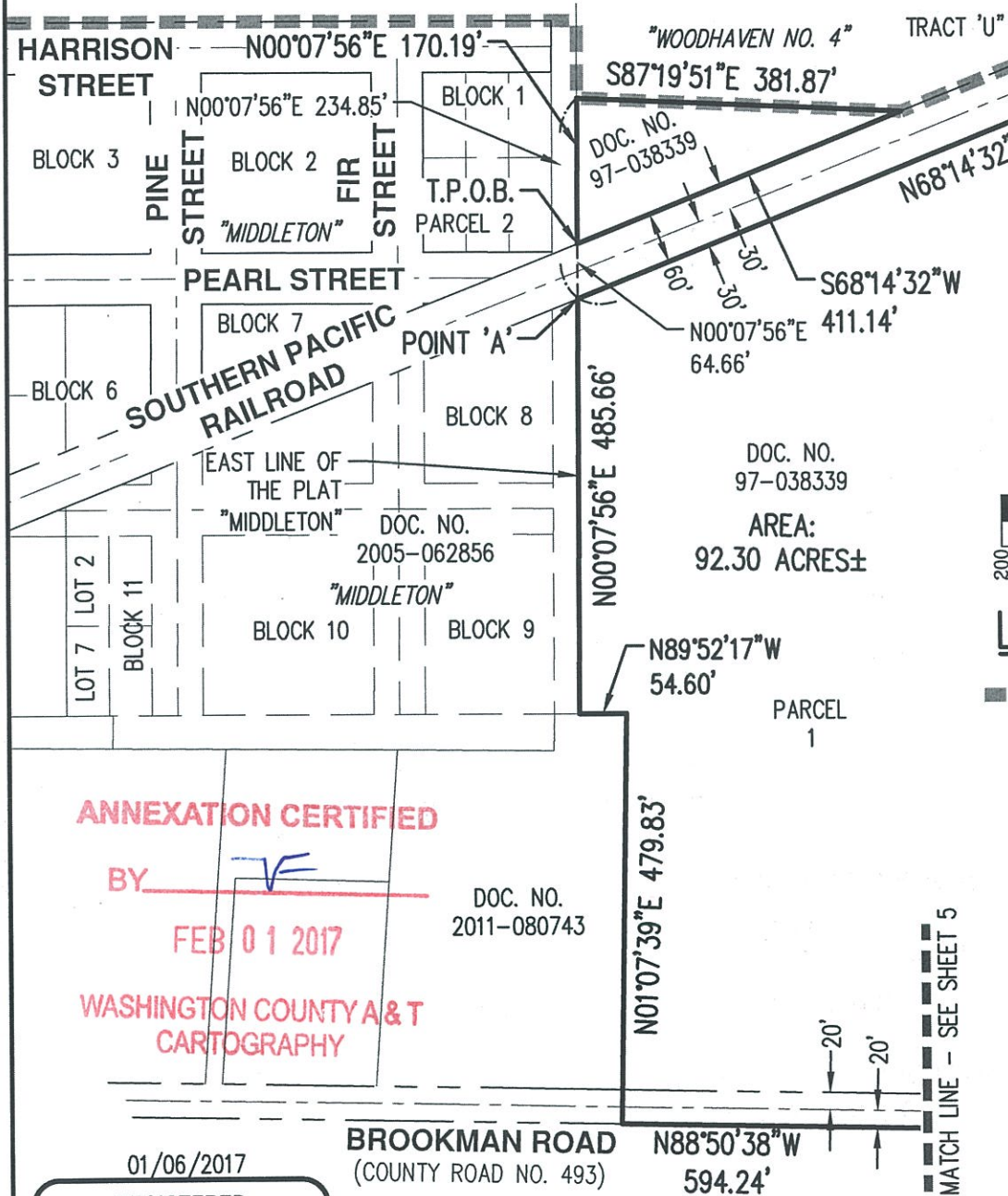
DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

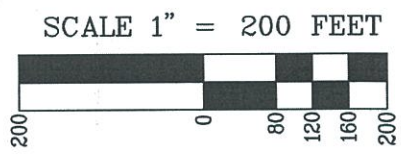


EXHIBIT B

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



MATCH LINE - SEE SHEET 2



LEGEND
 CITY OF SHERWOOD CITY LIMITS



01/06/2017
 REGISTERED PROFESSIONAL LAND SURVEYOR

Michael Kal
 OREGON
 JANUARY 12, 2016
 MICHAEL S. KALINA
 89558PLS
 RENEWS: 6/30/17

BROOKMAN AREA ANNEXATION

DRAWN BY: MSK | CHECKED BY: RDR | DWG: 3591 ANNEX EXHIBIT | JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD SUITE 100
 TUALATIN, OR 97062 www.aks-eng.com
 PHONE: 503.563.6151 FAX: 503.563.6152

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

**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: Theresa Ellis

TITLE: Property Tax Supervisor

DEPARTMENT: Assessment and Taxation

COUNTY OF: Washington

DATE: April 13, 2016



APR 13 2016


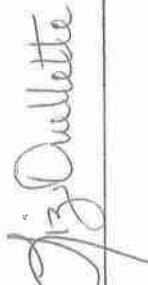
TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

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

PAGE 1 OF 1

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Gerald J Ouellette	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$355,170
	Liz A Ouellette	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				



PC 4.13.16

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

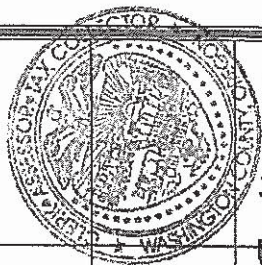
TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

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				17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	13.03 AC	\$241,450
<i>Myra Spina</i>	<i>George L. Loganee</i>	X			<i>8212 NW Fair Valley Rd Vanc., WA 98665</i>			



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	\$ 490,140





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			X	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$263,820
	Richard L Scott			X				



TE 4.13.16

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	
	Bonnie J. David			<input checked="" type="checkbox"/>	17117 SW Brookman Road Sherwood OR 97140	3510600 00101	5.86 AC	\$302,440



TE 4.13.16

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>George W Boyd</i>	George W Boyd Revocable Living Trust	X			17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$229,320
<i>Carleen H Brewer 3-25-16</i>	Carleen H Brewer Revocable Living Trust			X	same	same	same	same



4-13-16

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

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

**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: Theresa Ellis
TITLE: Property tax Supervisor
DEPARTMENT: Assessment + Taxation
COUNTY OF: Washington County
DATE: January 6th, 2017



1-9-17

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

PAGE ___ OF ___

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Charles W. Bissett</i>	Charles W. Bissett			X	16871 SW Brookman Road Sherwood, OR 97140	3S1060000102	9.72 AC	\$ 261,700
<i>Louise M. Bissett</i>	Louise M. Bissett			X				



1-9-17

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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
		Rosemary Rubsam				17033 SW Brookman Road Sherwood, OR 97140	351060000107	9.92 AC	\$72,000
		Barbara Rubsam			✓				



Ⓜ 19-17

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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	<i>Gerald J. Ouellette</i>	Gerald J. Ouellette	✓			17033 SW Brookman Road Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	<i>Elizabeth A. Ouellette</i>	Elizabeth A. Ouellette			✓				



19-17

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

PAGE ___ OF ___

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON	SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
			PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	<i>Wayne K. Chronister</i>	Wayne K. Chronister			X	17033 SW Brookman Road Sherwood, OR 97140	3S1060000107	9.92 AC	\$72,000
	<i>Linda A. Chronister</i>	Linda A. Chronister			X				



Handwritten initials/signature in blue ink.

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



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



Fidelity National Title

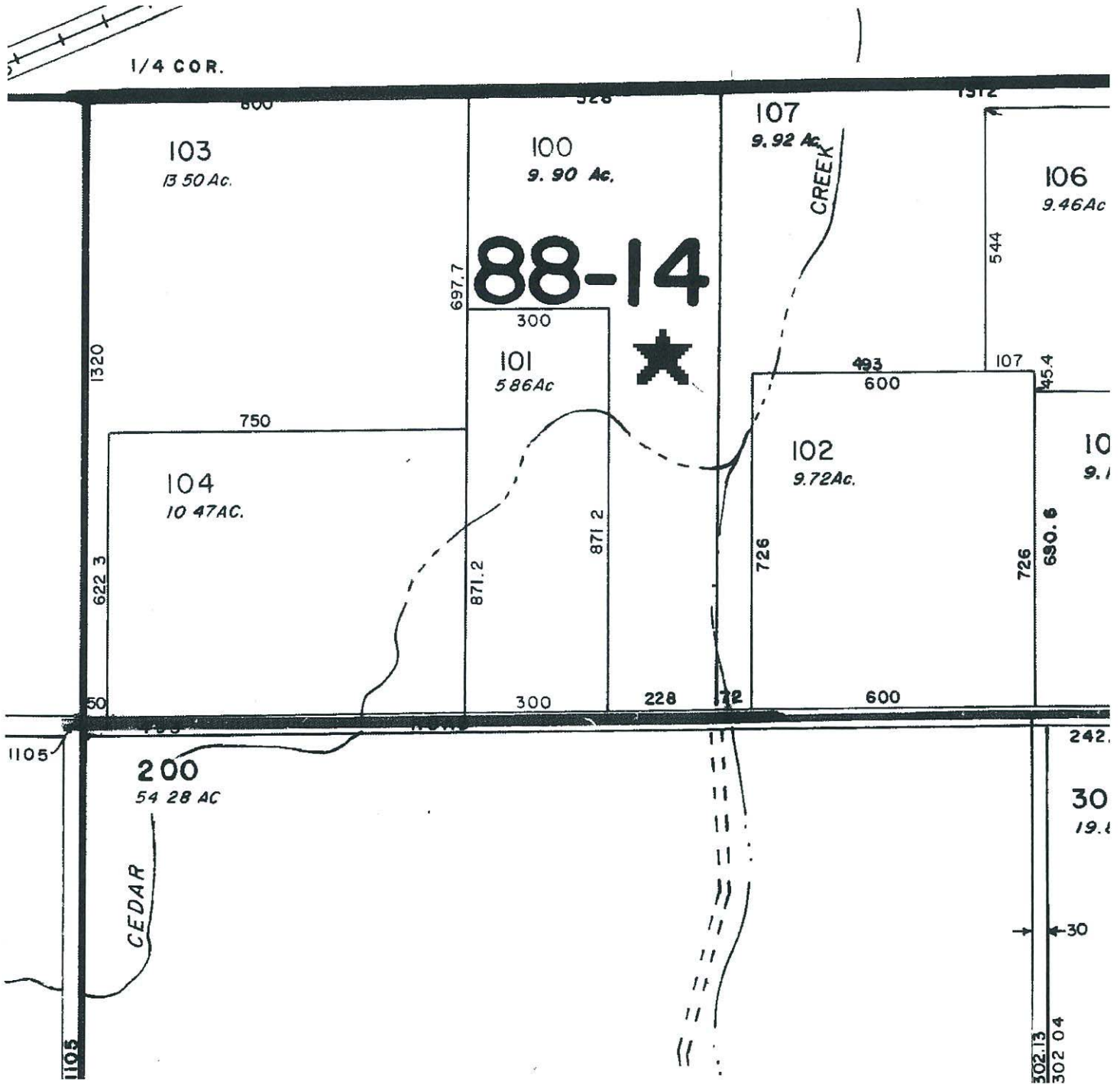
Company Of Oregon

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

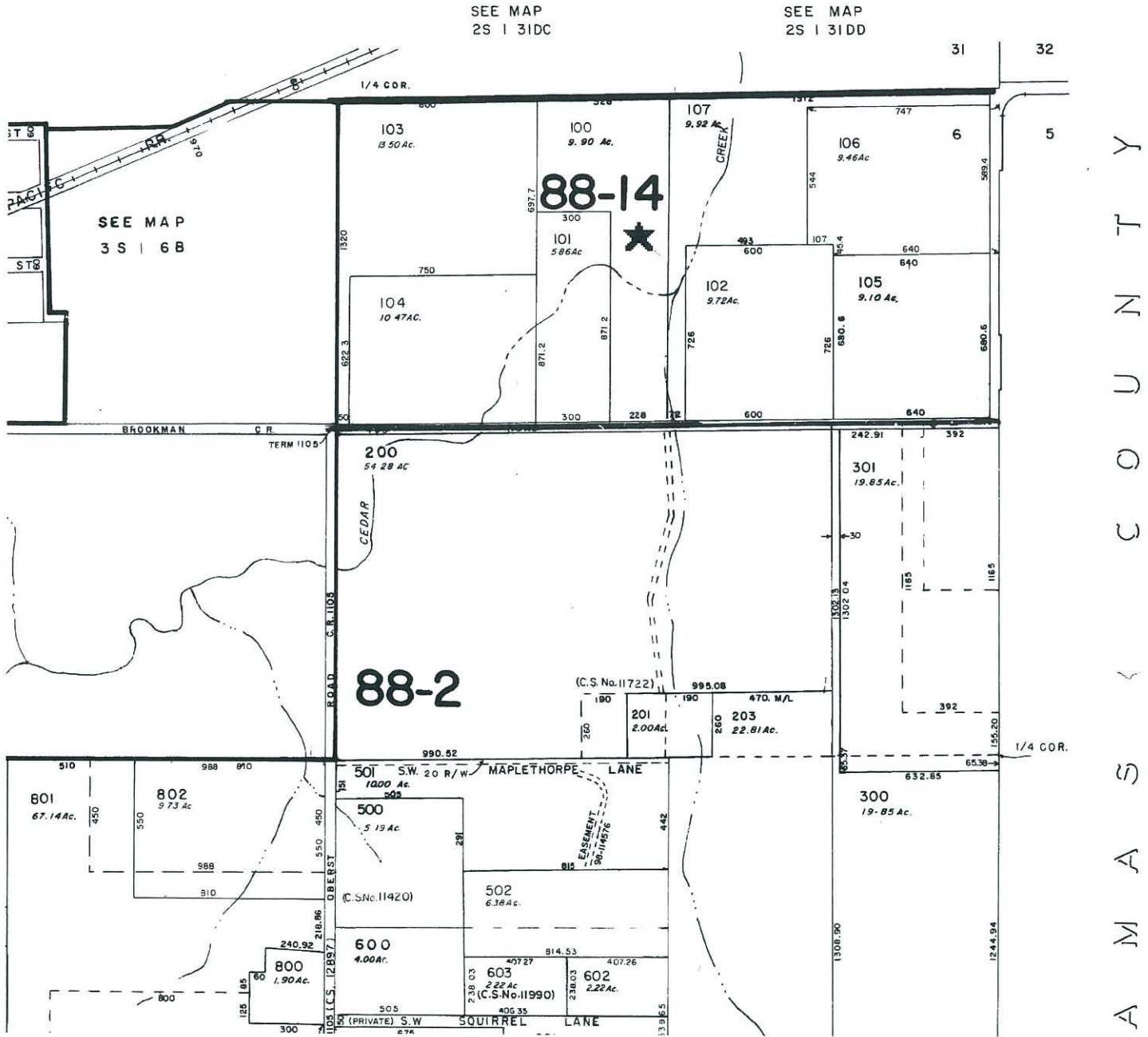


Parcel #: R0586100

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,



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 18 1998

OREGON TITLE INS. CO. 128795w



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 1 6 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 : 4TL0
 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



Fidelity National Title

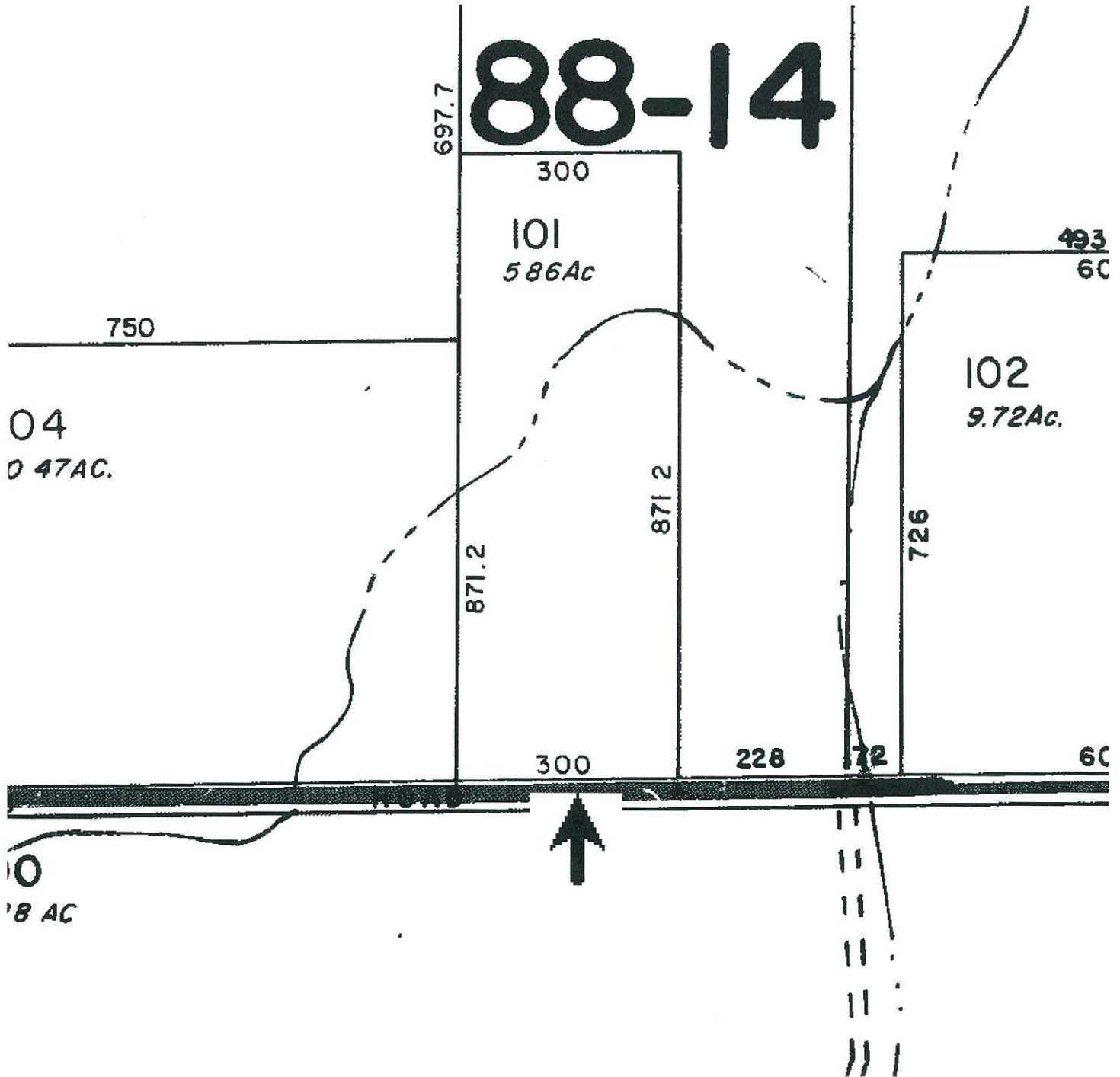
Company Of Oregon

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

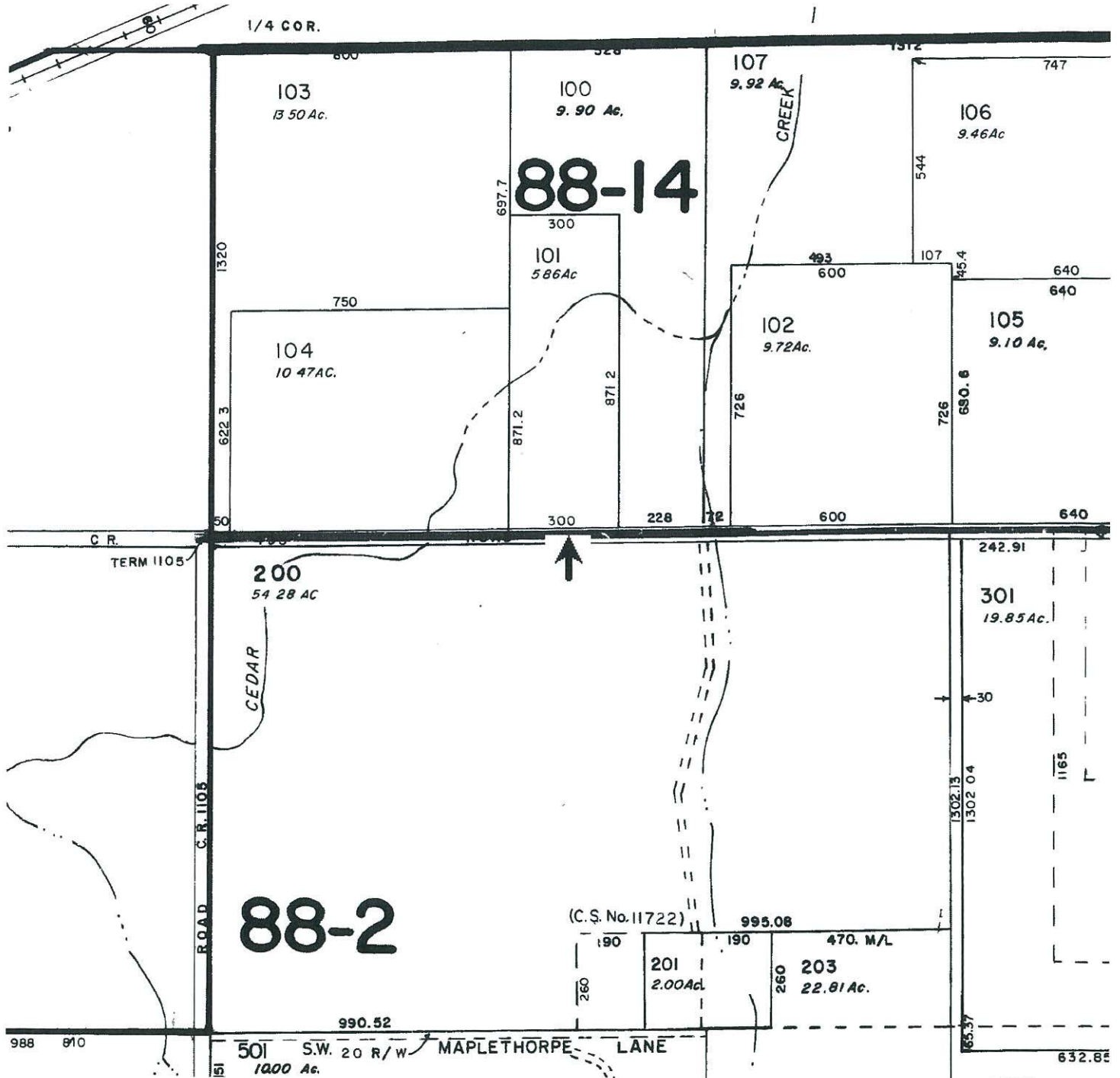
Company Of Oregon

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

40

99174161-W

Pacific NW Title

Title Order No. 99174161
Escrow No. 99174161

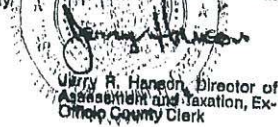
After Recording Return To:
Mr. and Mrs. Douglas K. David
17117 SW Brookman Road
Sherwood, Oregon 97140

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 } 89

I, Jerry R. Hanson, Director of Assessment and Taxation, and Ex-Oregon 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, Ex-Oregon County Clerk
Doc : 99109559
Rec: 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)

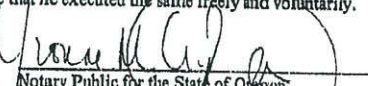
Dated this September ²⁰1999

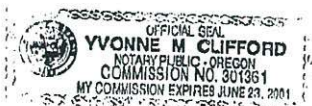

Emma J. Weston by Duaine Stanley Weston,
Her attorney in fact

STATE OF OREGON }
County of Washington } 89

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

On this September ²⁰1999, 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.


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 29 0900
12 13

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.

SEP 23 1999

15-5545-4

CERTIFICATION OF VITAL RECORD

01744 Local File Number

CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

State File Number

1. DECEDENT'S NAME First: Lowell Eugene Last: WESTON		2. SEX Male	3. DATE OF DEATH (Month, Day, Year) June 19, 1995
4. A. SOCIAL SECURITY NUMBER [REDACTED]	5. A. AGE (Last Birthday) 74	6. B. UNDER 1 YEAR [REDACTED]	7. C. UNDER 1 DAY [REDACTED]
8. A. BIRTHPLACE (Country and State or Foreign Country) Creston, Iowa		9. DATE OF BIRTH (Month, Day, Year) October 19, 1920	
10. PLACE OF DEATH (Check only one) <input checked="" type="checkbox"/> Hospital <input type="checkbox"/> Outpatient <input type="checkbox"/> Home <input type="checkbox"/> Other (Specify)		11. COUNTY OF DEATH Clackamas	
12. DECEASED'S USUAL OCCUPATION [REDACTED]		13. KIND OF BUSINESS/INDUSTRY [REDACTED]	
14. MARITAL STATUS - Married <input type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> [REDACTED]		15. DECEASED'S EDUCATION (Specify only highest grade completed) [REDACTED]	
16. RESIDENCE - STATE Oregon		17. CITY, TOWN, OR LOCATION Sherwood	
18. STREET AND NUMBER 17117 SW Brookman Rd.		19. ZIP CODE 97140	
20. WAS DECEASED OF HIGHBORN ORIGIN? (Specify Yes or No - If Yes, specify Cuban, Mexican, Puerto Rican, etc.) No		21. RACE [REDACTED]	
22. FATHER - NAME first middle last [REDACTED]		23. MOTHER - NAME first middle maiden [REDACTED]	
24. INFORMANT - NAME and relationship to decedent [REDACTED]		25. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)	
26. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Willamette National Cemetery		27. LOCATION - City or Town, State Portland, Oregon	
28. SIGNATURE OF FUNERAL SERVICE LICENSED OR PERSON ACTING AS SUCH Zentella Bellman		29. LICENSE NUMBER (If Licensed) 3050	
30. DATE FILED (Month, Day, Year) JUN 26 1995		31. NAME, ADDRESS AND ZIP OF FACILITY LINCOLN WILLAMETTE FUNERAL DIRECTORS 9775 SE MT SCOTT, PORTLAND, OR 97266	
32. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? (Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA <input type="checkbox"/>		33. Was gift made? (Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA <input type="checkbox"/>	
TO BE COMPLETED BY CERTIFYING PHYSICIAN			
34. TIME OF DEATH 9:30 PM		35. WAS MEDICAL EXAMINER NOTIFIED? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
36. To the best of my knowledge, death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature) Nancy Crumpacker			
37. DATE SIGNED (Month, Day, Year) 6-22-95			
38. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING MEDICAL EXAMINER (Type or Print) Nancy Crumpacker, M.D., 6475 SW Borland St. Suite H Tualatin, Oregon 97062			
39. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)			
TO BE COMPLETED ONLY BY MEDICAL EXAMINER			
39. TIME OF DEATH		40. DATE PRONOUNCED DEAD (Month, Day, Year)	
41. On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature)			
42. DATE SIGNED (Month, Day, Year)			
43. COUNTY			
44. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) Do not enter mode of injury, e.g., Cardiac or Respiratory Arrest.			
44a. (a) [REDACTED]		Interval between onset and death	
44b. (b) DUE TO, OR AS A CONSEQUENCE OF:			
44c. (c) DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death	
45. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not reported in the underlying cause given in PART I.			
46. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending investigation <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Other		47. Did tobacco use contribute to the death? <input type="checkbox"/> No <input type="checkbox"/> Probably <input type="checkbox"/> Yes	
48. DATE OF INJURY (Month, Day, Year)		49. TIME OF INJURY	
50. PLACE OF INJURY - At home, farm, street, factory, shop, building, etc. (Specify)		51. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
52. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		53. If YES, how, through consideration of determining cause of death?	
54. DESCRIBE HOW INJURY OCCURRED			
RESERVED FOR REGISTRAR'S USE			

ORIGINAL VITAL STATISTICS COPY

45-2 Plan 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



Northwest Title Company

87027469

STATUTORY WARRANTY DEED

JAMES A. MORRIS and PATRICIA E. MORRIS

Grantor,
conveys and warrants to CHARLES W. BISSETT, Jr. and LOUISE M. BISSETT, husband and wife
Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:

A tract of land in 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 thereof, 1400 feet to the true place of beginning; thence East along said South line, 600 feet; thence North parallel to the East line of said Section 6, a distance of 726 feet; thence West parallel with the North line of said Section 6, a distance of 600 feet; thence South parallel to the East line of said Section 6, a distance of 726 feet to the true place of beginning.

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.

This property is free of liens and encumbrances, EXCEPT: Current "Potential Forest Land" tax status, Rights of the public to premises lying below the high water mark of Cedar Creek, Rights of the Public to Roads and Highways, Mortgage to Department of Veterans as recorded in Fee No. 80018096 which the Grantee hereby agrees to assume according to terms and provisions; Judgement in favor of Pacific Western Bank Case No. 86-1-250
The true consideration for this conveyance is \$ 116,754.49

DATED this 26 day of May, 19 87

James A. Morris
JAMES A. MORRIS

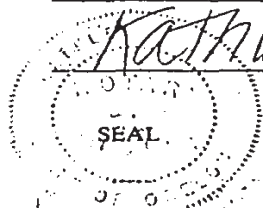
Patricia E. Morris
PATRICIA E. MORRIS

STATE OF OREGON, County of Yamhill)ss.

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this 26 day of May 19 87 by James A. Morris and Patricia E. Morris

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ and by _____ of _____ a corporation, on behalf of the corporation.



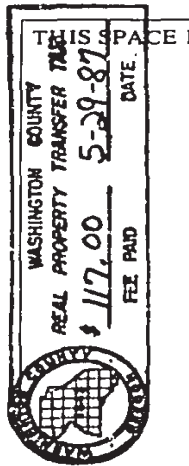
Notary Public for Oregon
My commission expires 5-5-91

Notary Public for Oregon
My commission expires:

Title Order No. 361458
Escrow No. 12986

After recording return to:
NORTHWEST TITLE COMPANY
601 E. Hancock
Newberg, OR 97132
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. Charles W. Bissett, Jr.
RT. 3 Box 84L
Sherwood, OR 97140
NAME, ADDRESS, ZIP



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 MAY 29 PM 3:50

MAY 29 1987

5-10-17
EX-177

Recorded By
First American Title Insurance Company of Oregon
361458



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'shtg
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



Fidelity National Title

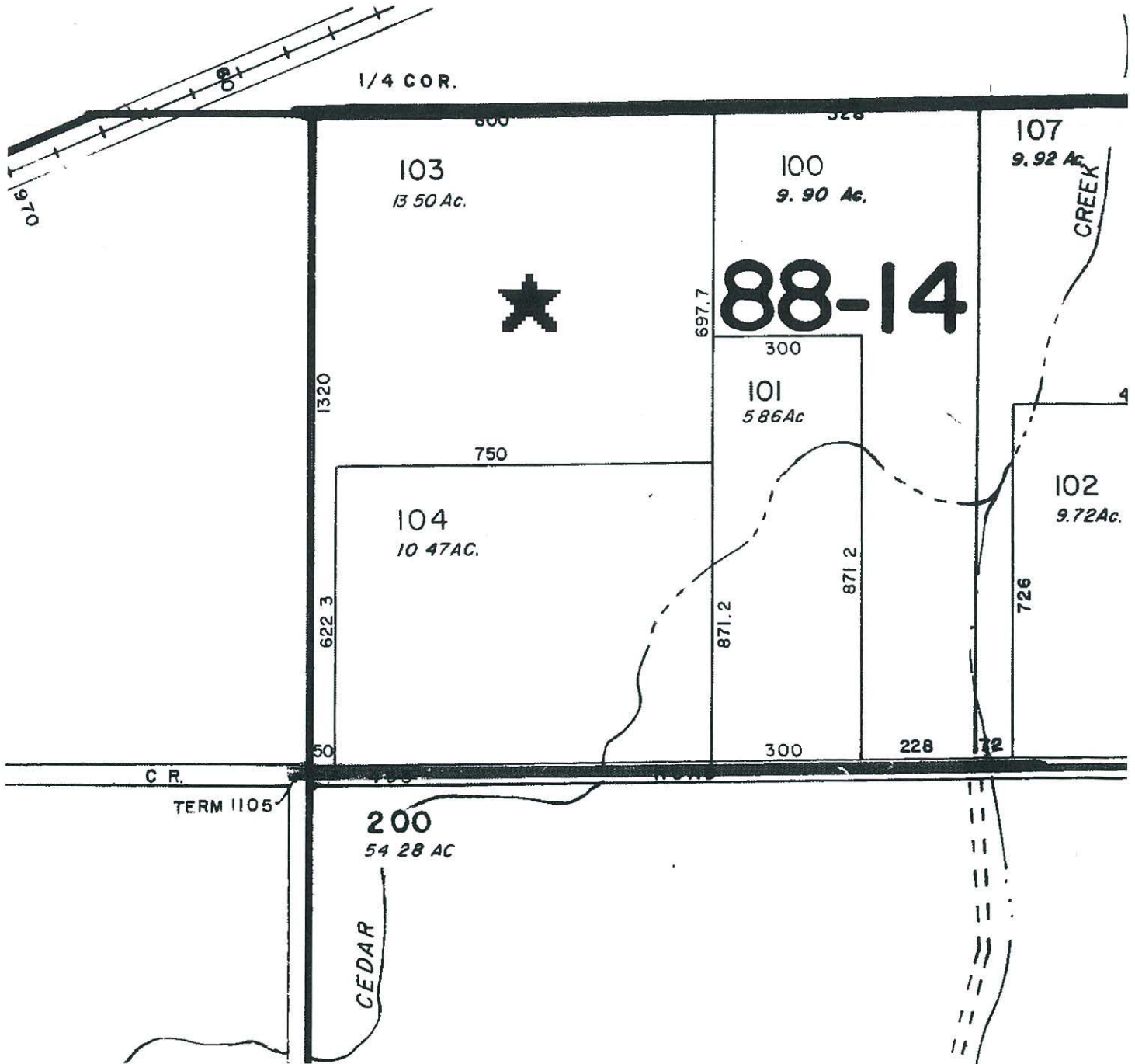
Company Of Oregon

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

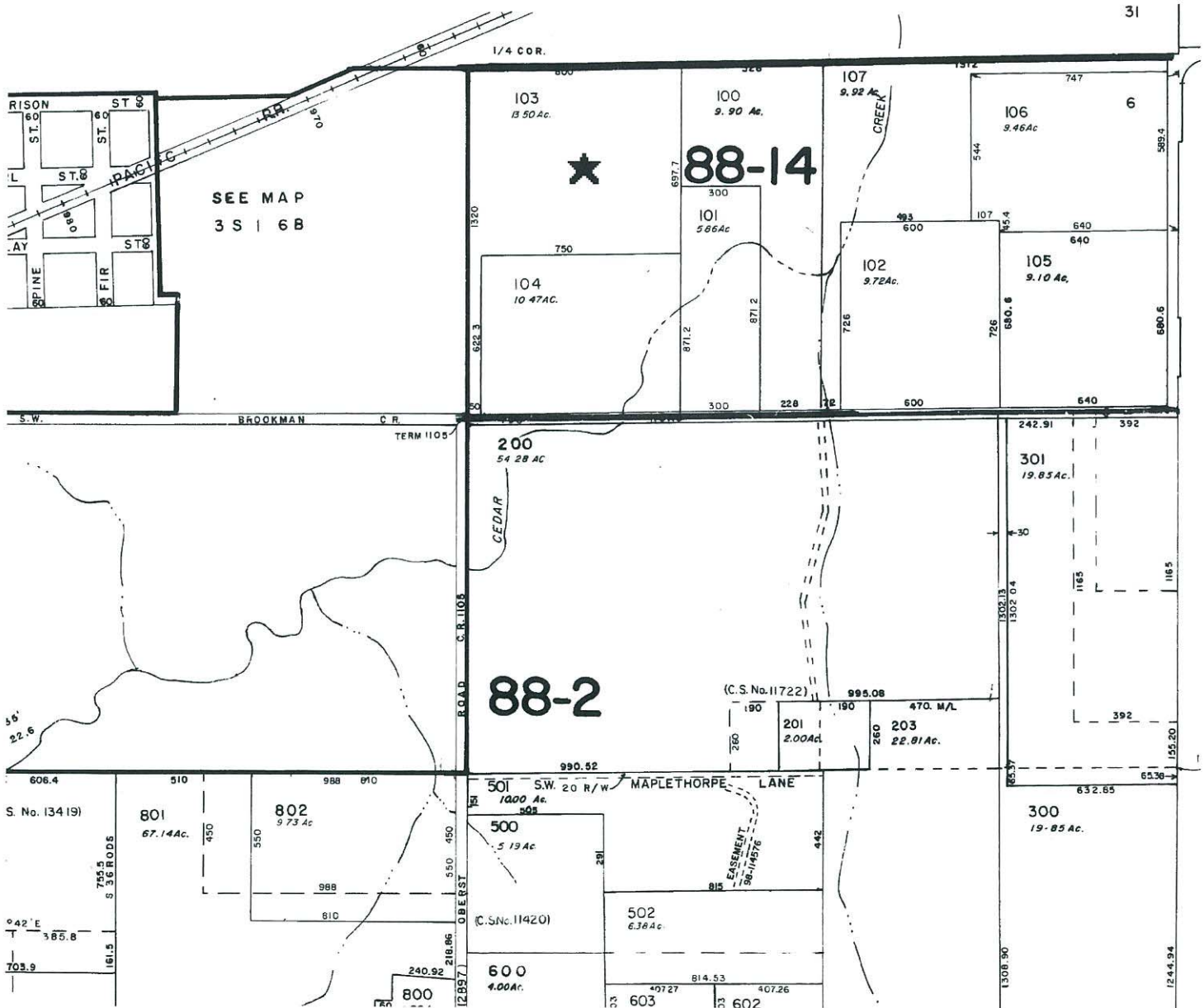
SCALE 1"= 400'

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.

Washington County, Oregon
06/30/2010 03:31:43 PM 2010-049649
D-CFA Cnt=1 Stn=11 C WHITE
\$15.00 \$5.00 \$11.00 \$15.00 - Total = \$46.00



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



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

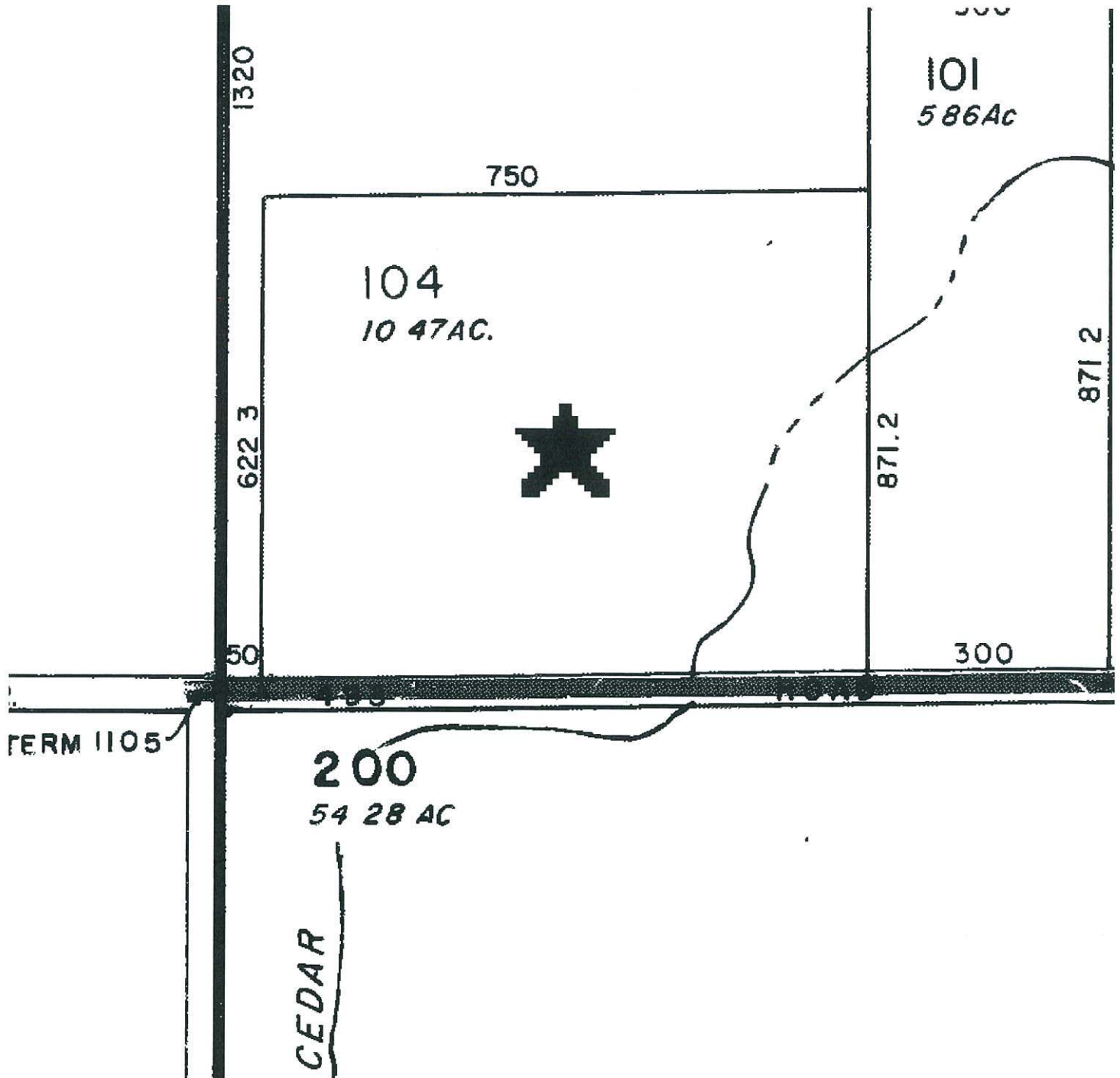
Company Of Oregon

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

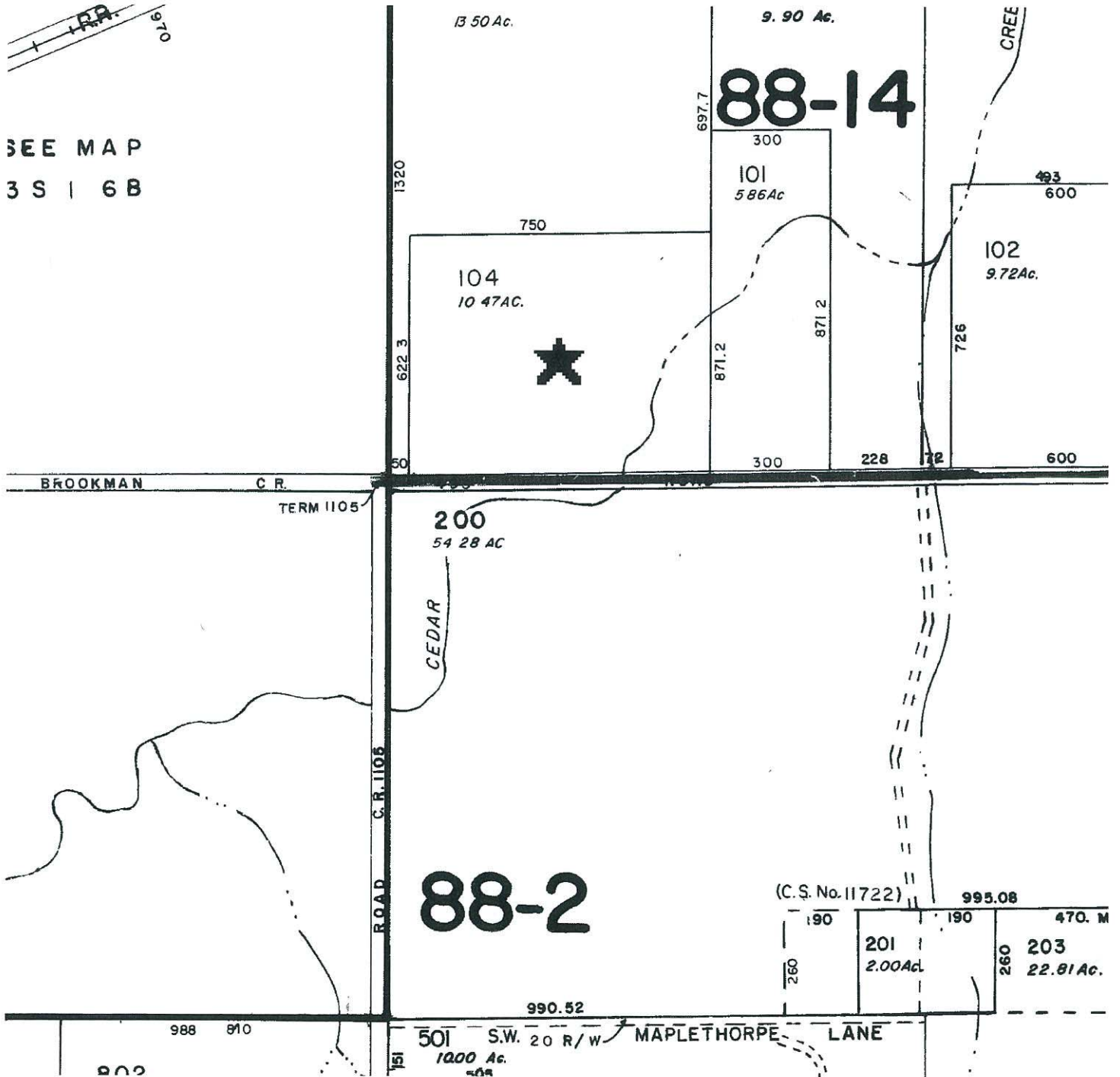
Company Of Oregon

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



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.

Washington County, Oregon **2010-058473**
08/02/2010 10:14:31 AM
D-DW Cnt=1 Stn=21 RECORDS1
\$10.00 \$8.00 \$11.00 \$18.00 - Total = \$41.00



01606207201000684730020021

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.

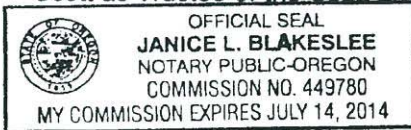
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 , 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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



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

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.

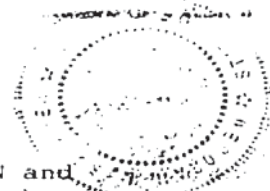
Dated this 24th day of August, 1989.

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.

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

10-16
41-
ST

Stewart Title
89025331-11
D3

20 1989

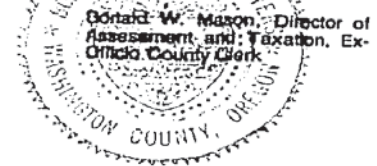
Order No. 89025331-W

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
08/28/1989 10:03:03AM 57.00

2

THIS CONTRACT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

THIS IS A DUPLICATE COPY OF THAT CONTRACT RECORDED 12-20-77 IN BOOK: 1226, PAGE: 268. THIS CONTRACT, Made this 18th day of December, 1977, between CHARLES DAVID HAYS

and DANIEL M. MARTIN, hereinafter called the seller,

hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Washington County, State of Oregon, to-wit: That portion of the North one-half of the Northeast one-fourth of Section 6, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the Northeast corner of said Northeast one-fourth of Section 6, thence West along North line 1312 feet to a point which point is also 1328 feet East on North line of said section from the North one-fourth corner; thence South parallel the East line of Section 6, 1320 feet to the centerline of Brookman Road, also known as County Road 493; thence East along centerline of said road 72 feet to a point; thence North, parallel to East line of Section 6, 726 feet to a point; thence East, parallel to the North line of Section 6, a distance of 493 feet to a point; thence North parallel to East line of Section 6, 544 feet to a point; thence East, parallel to the North Section line, 747 feet to a point on the Easterly line of said Right of Way of County Road 493, in its northerly extension; thence North along East line of said Right of Way 50 feet to point of beginning. SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" WHICH BY REFERENCE SHALL BE A PART HEREOF AND SHALL REPLACE DESCRIPTION LISTED ABOVE.

for the sum of THIRTY THOUSAND and no/100-----Dollars (\$ 30,000.00) (hereinafter called the purchase price) on account of which FIVE THOUSAND and no/100-----Dollars (\$ 5,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit:

Monthly installments of not less than \$156.25 per month, such payments including interest on the unpaid balance at the rate of seven and one-half (7-1/2%) percent per annum accruing from the date of this agreement. The first of such payments shall be \$555.56 on January 15, 1977, and each payment shall be applied first to interest to the date of payment and the balance to principal. Commencing December 15, 1983, and in each month thereafter, the monthly payment shall be not less than \$231.75. Buyer shall arrange and pay for a survey of the actual boundaries of the subject premises. Buyer shall pay for title insurance to be purchased as part of this transaction. (Over for other terms and conditions).

The buyer warrants to and covenants with the seller that the real property described in this contract is (B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on 1 day after execution of this agreement and may obtain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$----- in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 1 day XXXX from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

CHARLES DAVID HAYS 2698 Chambers Eugene, Oregon - 97405 SELLER'S NAME AND ADDRESS DANIEL M. MARTIN 4001 N.E. Halsey Portland, Oregon BUYER'S NAME AND ADDRESS After recording return to: CHARLES DAVID HAYS 2698 Chambers Eugene, Oregon - 97405 NAME, ADDRESS, ZIP Until a change is requested all fax statements shall be sent to the following address. CHARLES DAVID HAYS 2698 Chambers Eugene, Oregon - 97405 NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss. I certify that the within instrument was received for record on the day of 1977, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

AUG 28 1989

89025331-W DS

For legible copy see Book 1226 Page 268

89-39880 Washington County

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void; (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer, as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and remain in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made, and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

Charles David Hays
CHARLES DAVID HAYS

Daniel M. Martin
DANIEL M. MARTIN

"Seller"

"Buyer"

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,
County of Washington } ss.
December 15, 1977

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named DANIEL M. MARTIN

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires 3-30-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Terms & Conditions (cont.)

Property Taxes. In addition to the above described payments for principal and interest, Buyer shall pay monthly an amount toward principal equal to one-twelfth of the then assessed property tax on the premises. Seller shall pay the real property taxes when due; and said amounts paid will be added to the contract balance due to the Seller. All other municipal liens, such as water rents, public charges or special assessments, which hereafter lawfully may be imposed upon these premises shall be the liability of Buyer. All monthly payments of property taxes, principal and interest shall be on the 15th day of each month.

Tax Deferral. Prior to execution of this agreement, the premises have qualified for reduced property tax charges because of classification as forest land. Buyer shall assume and pay any deferred property taxes which may be charged against the premises because the land no longer qualifies as forest land for property tax deferral purposes.

Subordination. Seller agrees to subordinate his interests in the premises created by this contract at any time after the principal balance due is less than \$24,000.00, to a first mortgage from a bank or other financial institution, if so requested by Buyer. Seller and Buyer must mutually agree upon the specific lending institution and the first mortgage must be solely to finance development of an improvement on the premises. Buyer shall pay for any and all surveys or other costs arising from said subordination.

Prepayment. At any time during the life of this contract, Buyer shall have the right to pay the unpaid balance of principal due or any portion thereof. If such payment in any calendar year exceeds \$4,800.00, Buyer shall pay to Seller at the close of that calendar year a sum equal to the additional amount of income tax liability, federal and state, incurred in that year because of the prepayment of principal under the contract.

See Attached Addendum for other terms and conditions.

AUG 20 10 59

ADDENDUM TO HAYS--MARTIN CONTRACT

Condition of Premises. Buyer accepts the land and all other aspects of the property in their present condition, AS IS, without any representations or warranties, express or implied. Buyer has determined from sources other than Seller the applicable zoning, building, housing, and other regulatory ordinances and laws, and he accepts the property with full awareness of these ordinances and laws. Buyer has determined from sources other than Seller suitability of the premises for septic tank approval, availability of well water and suitability of the premises as a buildable lot in compliance with local ordinances and laws.

Improvements. The buyer shall have the right to make improvements to and upon the property during the term of this contract; provided, however, that the buyer shall hold the seller harmless and release the seller from any and all liabilities for any improvements made to this property during the term of this contract.

STATE OF OREGON,

County of WASHINGTON

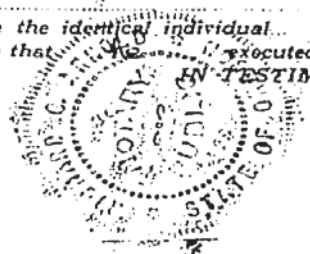
} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW FIRM CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 18th day of December, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charles DAVID Hays

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
Notary Public for Oregon.
My Commission expires 12/31/78

Order No. 89023786-W

REVISED 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. 76-918; 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.

Charles David Hays
Charles David Hays

Daniel M. Martin
Daniel M. Martin

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,
County of ~~Washington~~ *Clackamas* } ss.

BE IT REMEMBERED, That on this *22nd* day of August, 19*89*, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~the~~ *within* named *Charles David Hays and Daniel M. Martin*

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that *he* executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

STATE OF OREGON } ss
County of Washington

Deborah F. Schaller
Notary Public for Oregon
My Commission expires *1/6/91*

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



Doc : 89039880
Rect: 16805
08/28/1989 10:03:03AM 26.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DAVID HAYS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL M. MARTIN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

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

THIS DEED IS GIVEN IN FULFILLMENT OF THAT CERTAIN CONTRACT OF SALE, BETWEEN CHARLES DAVID HAYS AND DANIEL M. MARTIN, RECORDED: DEC. 20, 1977, BOOK: 1226, PAGE: 268

*** any liens or encumbrances suffered or created by contract purchaser after recording of said contract 12/20/77 Book: 1226, Page: 268.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: Any additional taxes or penalties and interest, should this land no longer be classified for Forest Land Use; The Rights of the Public to any roadways; All matters resulting in any shifting of Cedar Creek, including accretion, reliction & avulsion; AND *** and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which, if the entire debt for the number of items applicable, should be done, see ORS 93.040)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of August, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

X Charles David Hays
Charles David Hays

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Clackamas } ss.
August 7th, 19 89

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named Charles David Hays

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and acknowledged the foregoing instrument to be _____ voluntarily act and deed.

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1/6/91

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
Daniel M. Martin
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Daniel M. Martin
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
By _____ Deputy

Order No. 89023786-W

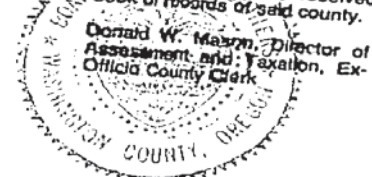
REVISED EXHIBIT "A"

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 : 89039881
Rect: 16805
08/28/1989 10:03:03AM 16.00



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	:



Fidelity National Title

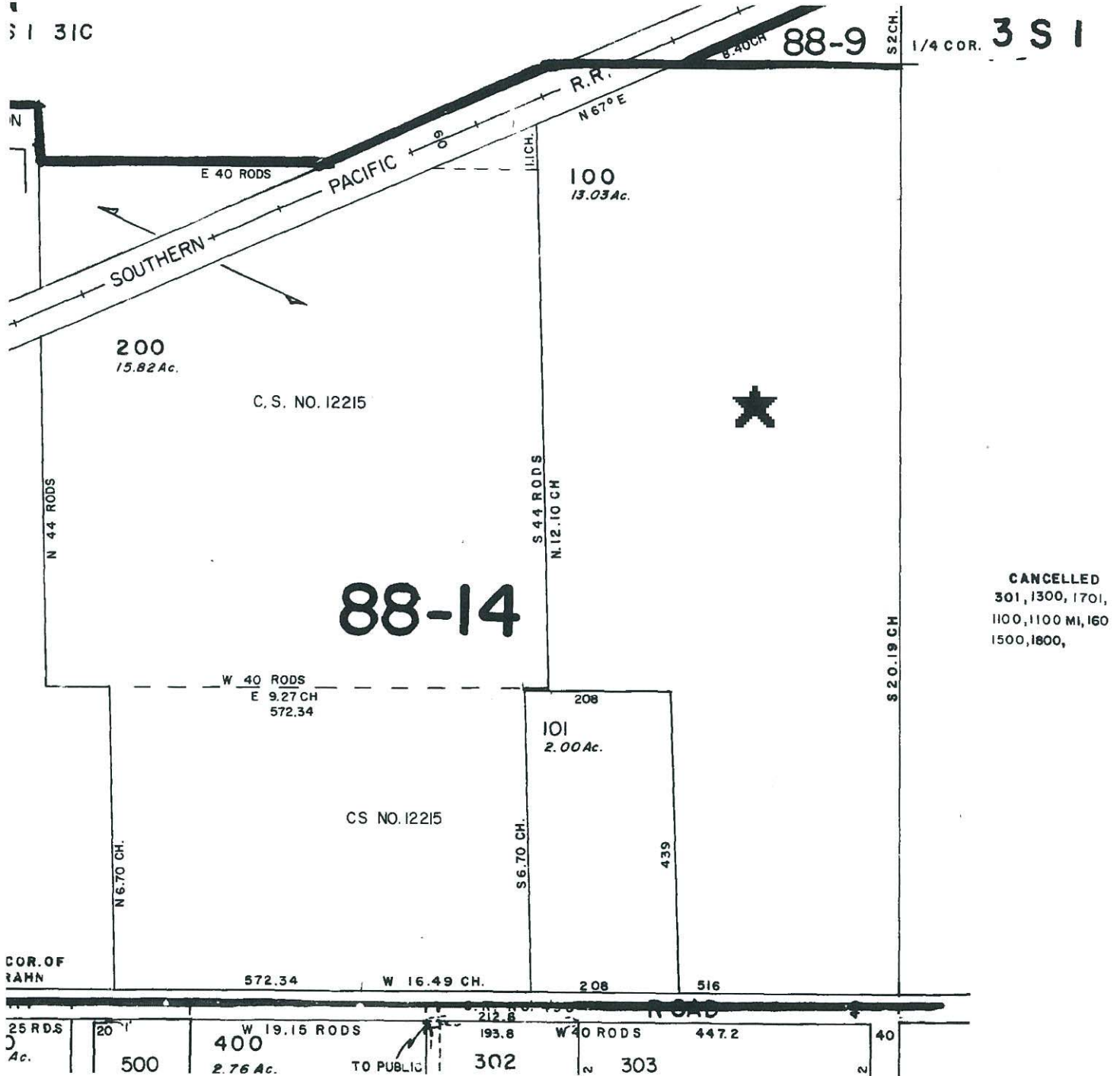
Company Of Oregon

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



Parcel # : R0586431

Ref Parcel Number : 3S106B0 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



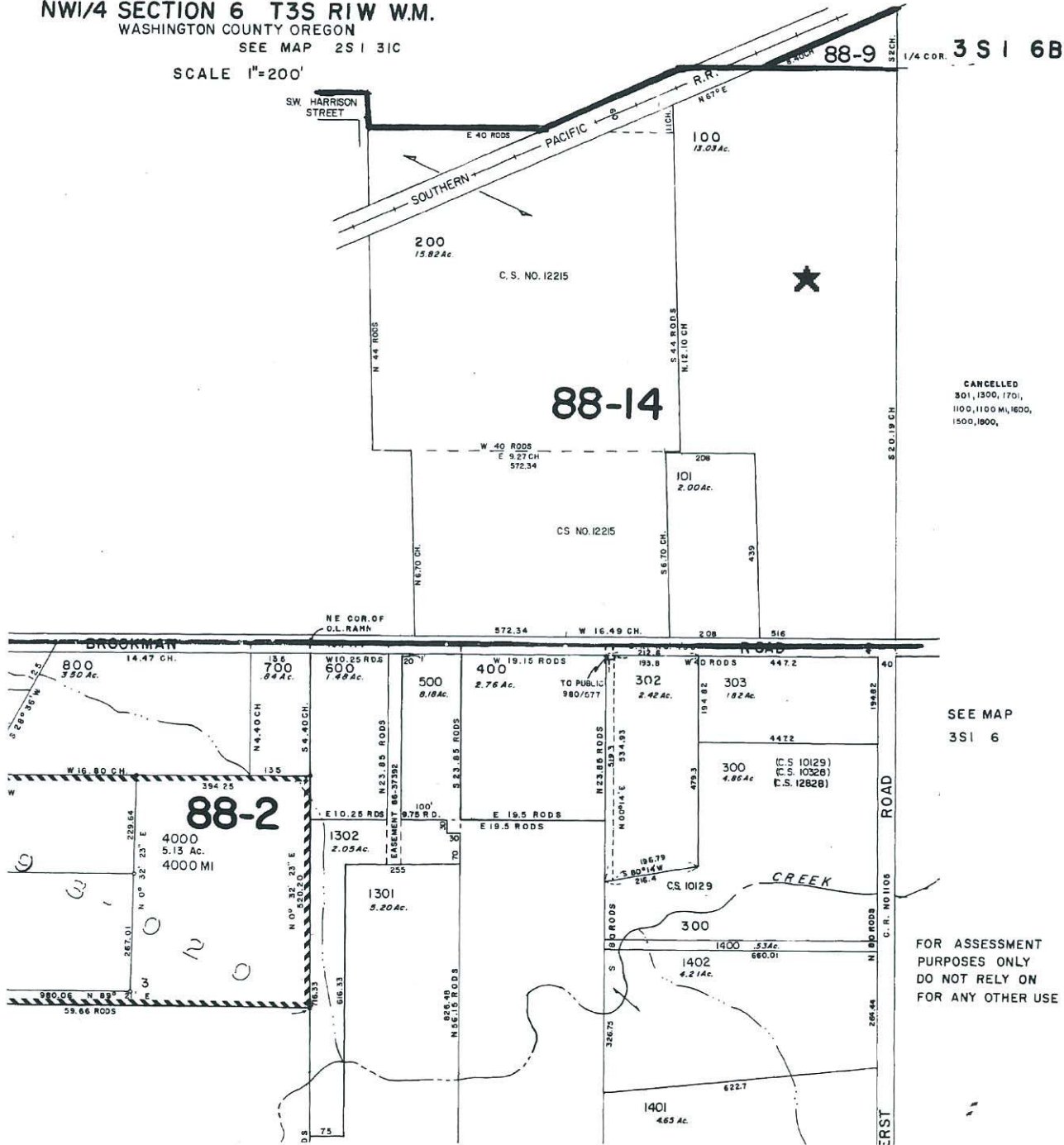
Parcel #: R0586431

Ref Parcel Number : 3S106B0 00100

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

SCALE 1"=200'

88-9 1/4 COR. 3 S 1 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.



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

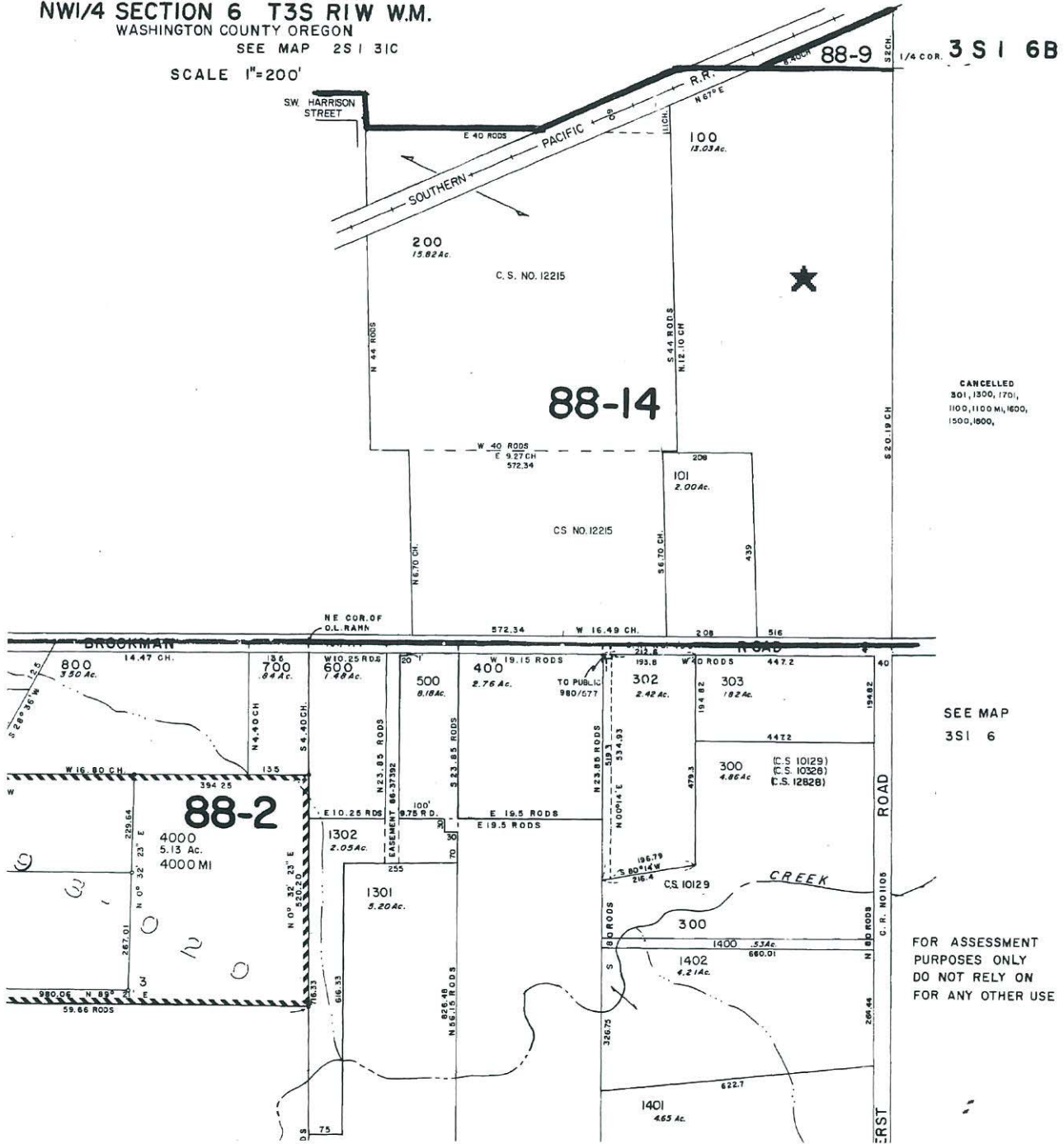


Parcel #: R0586459

Ref Parcel Number : 3S106B0 00100

NW/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.

30
=6

1,629

Washington County, Oregon
07/11/2005 10:33:23 AM
D-C Cnt=1 Str=7 K GRUNEWALD
\$30.00 \$6.00 \$11.00 \$1,629.00 - Total = \$1,676.00

2005-079964



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

RECORDED BY
TICOR TITLE INSURANCE

W 823300

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")

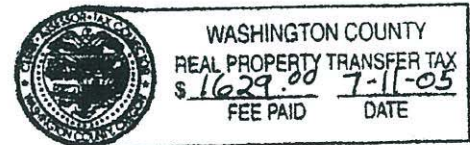
Pursuant to a Land Sale Contract dated 7-8, 2005, Seller sold to Purchaser all of Seller's interest in that certain real property in Washington County, Oregon described in the attached Exhibit A. If not earlier paid, all amounts owed under this Contract shall be due and payable at such time as set forth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



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

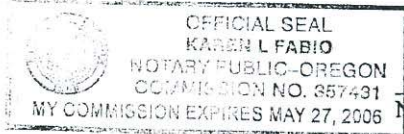
By: *Dennis L. Derby*
Dennis L. Derby,
Authorized Representative

John A. Yeager, Co-Trustee
John A. Yeager, ~~Co~~-Trustee

Eleanor G. Yeager, Co-Trustee
Eleanor G. Yeager, ~~Co~~-Trustee
Co

STATE OF OREGON)
County of Washington) ss.

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

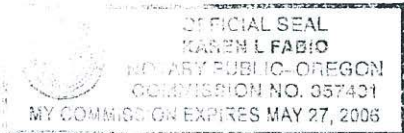


Karen L Fabio
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of Washington) ss.

NOTARY

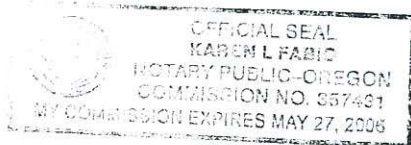
This instrument was acknowledged before me on 7-8, 2005, by Eleanor G. Yeager, as ~~Trustee~~ * co-trustee of Revocable Living Trust of John A. Yeager and Eleanor G. Yeager, Dated September 2, 1993



Karen L Fabio
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.



Karen L Fabio
NOTARY PUBLIC FOR OREGON

MEMORANDUM OF LAND SALE CONTRACT



Purchaser:

Sherwood Land LLC
an Oregon Limited Liability

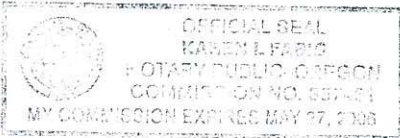
By  _____
Randall C. Myers, manager

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 05-27-06

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.



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: *Dennis L. Derby*
Dennis L. Derby, President

RCM Development, LLC.

By: *Randy C. Myers*
Randy C. Myers, Member

We hereby consent to the assignment set forth above.

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

John A. Yeager, Trustee
John A. Yeager, ~~Co~~-Trustee
Co

Eleanor G. Yeager, Trustee
Eleanor G. Yeager, ~~Co~~-Trustee
Co

Washington County, Oregon
06/22/2007 10:23:00 AM
D-DW Cnt=1 Btr=10 D HOFFMAN
\$5.00 \$8.00 \$11.00 - Total = \$22.00

2007-069303



01131513200700693030010011

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



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: [Signature]
John A Yeager, Co-Trustee

By: [Signature]
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

[Signature]
Notary Public of Oregon



7000660-08
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	: 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 Stud\shgt
Lot Acres	: 15.82	Bldg Sq Ft	: 3,198	Roof Shape	: Gable
Lot SqFt	: 689,119	1stFirSF	: 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.



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 # : R0586468

Ref Parcel Number : 3S106B0 00200

NW1/4 SECTION 6 T3S RIW W.M.
WASHINGTON COUNTY OREGON

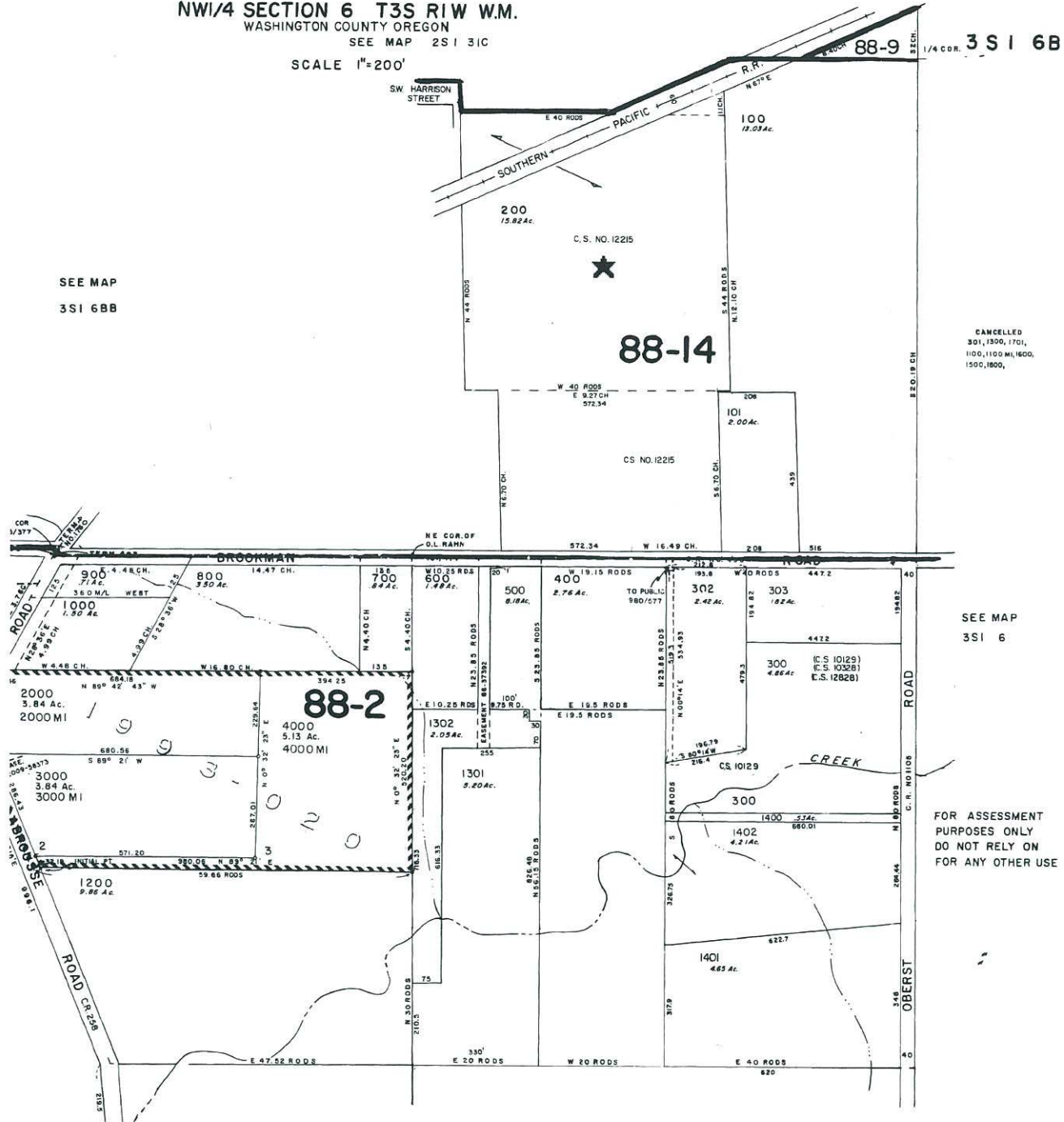
SEE MAP 2S1 31C

SCALE 1"=200'

88-9 1/4 COR. 3 S 1 6 B

SEE MAP
3S1 6BB

CANCELLED
301, 300, 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.



2018

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


PAGE 2 - STATUTORY WARRANTY DEED

2

Connie Randall

From: Ken and Christy Reckard <kandcreckard@comcast.net>
Sent: Thursday, March 02, 2017 6:26 PM
To: Connie Randall
Subject: Brookman Road Annexation (AN16-01) Comments

Importance: High

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Ms. Randall:

Thank you for notifying us of the requested annexation of property along Brookman Road. We truly appreciate the prior notice and having an opportunity to express our concerns and opposition.

While we can appreciate the property owners' desires to profit from their land, we are quite concerned about the effects annexation will most certainly cause. Clearly, since the annexation application was submitted by a developer, The Holt Group, the land in question will be developed promptly, consequently leading to population increases to our town. Since Sherwood already has a traffic congestion issue along with overpopulated schools, we strongly oppose annexation of the Brookman Road properties.

Granted, the new school bond was accepted to improve our schools' infrastructure. However, even the new schools will not tolerate additional population, but rather the present population. Thus, adding more students as a result of additional housing will negate the new bond and result in overpopulation once again.

Additionally, traffic in the area of Brookman Road has increased dramatically even without the advent of new housing. Development will simply add to the problem and create more risk of accidents. Brookman is not built for high traffic with its twists and turns and cannot be safely traversed with increased traffic.

Finally, increasing the population in general in Sherwood will put more strain and pressure on all of our services, including police, fire, water, and, of course, City Hall. While higher population may, in theory, bring more tax dollars, the amount of financial outflow required to serve the additional development will surely outweigh the increased tax dollars.

In short, we do not endorse the annexation of Brookman Road at this time and ask that you deny the application submitted. Thank you for your consideration and for helping us keep Sherwood the lovely town we all created.

Regards,
Ken and Christy Reckard

Connie Randall

From: Jeremy Romig <jkromig@gmail.com>
Sent: Thursday, March 09, 2017 2:15 PM
To: Connie Randall
Subject: Brookman Annexation

Follow Up Flag: Follow up
Due By: Thursday, March 09, 2017 4:00 PM
Flag Status: Flagged

To whom it may concern,

I have so many questions it's hard to know where to begin. It's frustrating to think you have a voice in your community and in turn find out you don't. I understand the law has changed but why can't we stand up and stay true to the residents of Sherwood. We have voted people in that represent us, as a community stand for. I hope with that what we have said in our voting down such growth is heard in return.

Part of what makes Sherwood a wonderful place to live is it isn't over populated like a lot of other cities around us. With opening up Brookman and the west side of 99 to developers we are letting go of what it is that makes us special. I understand growth happens but to what end? Do we really need to continue to push the growth. If adding 1,000 new dwellings is actually what we are doing, I beg for you to listen to your community and why we live here. I hope that isn't the direction we are headed. If we add on can we meet in the middle. Maybe add some new neighborhoods but not such a high quantity?

We have the power to make our city what we want of it. Look at walmart. We have one but it's not a 24 hour store. I appreciate that. We can allow builders in but can we cap how many they can build. Not pack it like a sardine can.

My children are invested in this community and I love that. I'm invested. I love living here. We want to keep it a small beautiful place to raise our children. Continue to make it magazine worthy. But as flattered as Sherwood may be about being one of the best smaller communities to live, we are changing just that. Over the years we have watched Beaverton become so massive. Is that our direction? Bringing in more trimet, stop lights, more congestion to already congested roads.

We are starting to get ready to build a new high school; are we going to add on a new elementary/middle school as well? Other cities with this amount of growth take on 2 high schools. At least if we build onto an already over crowded school system, let's get out of a small town mind set that is one school. Let's divide.

Thank you,
Karen Romig

Exhibit H

Connie Randall

From: Karen Romig <jkromig@hotmail.com>
Sent: Thursday, March 09, 2017 5:47 PM
To: Connie Randall
Subject: Brookman Area Annexation

Follow Up Flag: Flag for follow up
Due By: Thursday, March 09, 2017 4:00 PM
Flag Status: Flagged

I have so many questions it's hard to know where to begin. It's frustrating to think you have a voice in your community and in turn find out you don't. I understand the law has changed but why can't we stand up and stay true to the residents of Sherwood. We have voted people in that represent us, as a community stand for. I hope with that what we have said in our voting down such growth is heard in return.

Part of what makes Sherwood a wonderful place to live is it isn't over populated like a lot of other cities around us. With opening up Brookman and the west side of 99 to developers we are letting go of what it is that makes us special. I understand growth happens but to what end? Do we really need to continue to push the growth. If adding 1,000 new dwellings is actually what we are doing, I beg for you to listen to your community and why we live here. I hope that isn't the direction we are headed. If we add on can we meet in the middle. Maybe add some new neighborhoods but not such a high quantity?

We have the power to make our city what we want of it. Look at walmart. We have one but it's not a 24 hour store. I appreciate that. We can allow builders in but can we cap how many they can build. Not pack it like a sardine can. My children are invested in this community and I love that. I'm invested. I love living here. We want to keep it a small beautiful place to raise our children. Continue to make it magazine worthy. But as flattered as Sherwood my be about being one of the best smaller communities to live, we are changing just that. Over the years we have watched Beaverton become so massive. Is that our direction? Bringing in more trimet, stop lights, more congestion to already congested roads.

We are starting to get ready to build a new high school; are we going to add on a new elementary/middle school as well? Other cities with this amount of growth take on 2 high schools. At least if we build onto an already over crowded school system, let's get out of a small town mind set that is one school. Let's divide.

Thank you,
Karen Romig

Sent from my iPhone

Planning Department, Sherwood City Hall

Re: Brookman Annexation

March 9, 2017

As a homeowner in the Middleton/Woodhaven area for 9 years I am particularly concerned about the traffic impact this proposed annexation will have on our neighborhood. The current proposed annexation is being presented alongside the original concept plan and studies from 2008. Traffic volumes on Hwy 99w and Sunset Blvd have already significantly increased in the past 9 years. The original 2008 concept plan also included the entire inclusion and development of Brookman Rd from Hwy 99w to Ladd Hill. This current annexation only benefits the eight landowners who wish to sell to a developer and is a modified portion of the original Brookman annexation. References made to the Brookman Addition concept plan provide little insight into the impact of the current proposed annexation and the number of homes The Holt Group is proposing to build.

In reviewing the current proposal and Senate Bill 1573, under Policy Objectives, I have the following concerns. **Letter a: Focus growth on areas contiguous to existing development rather than “leap frogging” over developable property.** The proposed annexation has no direct access to any existing residential development or city street. While the proposed property may border the current city limits, no road connection can be made. This proposed annexation will be surrounded by rural land owners and county road access. Brookman Rd would not be a safe road for any child to ride their bike or walk to school along. This annexation would be an isolated development with no real connection to any Sherwood neighborhood.

Letter f: “Provide proper access and traffic circulation to all new development.” The response that improvements are needed is vague and outlines no clear plan. Citing a 2008 concept plan and study is referencing information that is not relevant to this current proposal. Any new homes in the Brookman annexation would only have access to Brookman Rd, a county road with clear safety concerns if increased traffic is volume proposed.

The addition of a new subdivision of homes and drivers needing access to Hwy 99w and Sunset Blvd will have a huge impact on residents of Brookman Rd and Middleton Rd. I would like to know exactly how Brookman Rd and the proposed “neighborhood route” of Middleton Rd will now be impacted and/or improved and made safe for current residents. Will Middleton Rd, currently a school zone, have multiple safe crosswalks, speed bumps and enforced speed zones? Will Brookman Rd be developed and widened from Hwy 99w to Ladd Hill? How will new residents access Brookman Rd from Hwy 99w? Unless an additional intersection is added by ODOT at Hwy 99w and Brookman Rd, new residents will utilize Sunset Blvd and Middleton Rd as an access road to and from Hwy 99w, making Middleton Rd a high traffic street. I must mention that Middleton Rd, which connects into Timbrel Ln, is a road that hundreds of children cross everyday to attend Middleton Elementary. Timbrel Ln is also the main crosswalk at Sunset Blvd for all the children attending Middleton Elementary from the other side of

RECEIVED MAR 09 2017

Exhibit J

Sunset Blvd. Middleton Rd is a residential street and should not be utilized as an extension of Sunset Blvd. I am kept up at night by the thought that The Holt Group will build these homes and then the residential neighborhood surrounding Middleton Rd, the students at Middleton Elementary, and the rural residents of Brookman Rd will bear the burden of the traffic impact of this current Brookman annexation.

I would like to close by reminding the elected city council and the planning department that in addition to my specific neighborhood concerns, that the major concerns of Sherwood as a whole and the issues we face in our overcrowded schools and lacking infrastructure also need to be addressed. A majority of Sherwood voters have rejected the Brookman annexation in previous elections due to genuine concerns such a large development will have on our community. Senate Bill 1573 may give a developer the ability to avoid voters but we can't ignore the real problems Sherwood has regarding our schools, infrastructure and the consequences of rapid growth. These issues will not go away even if a developer can brush them aside. I do not believe that Senate Bill 1573 should be used as a loophole to avoid Sherwood voters and bypass the concerns of a majority of Sherwood residents and homeowners. The Brookman annexation would financially benefit a few but would not benefit Sherwood as a whole. I know Sherwood will continue to grow and expand but there are better options for new development that would continue growth with existing Sherwood neighborhoods.

Thank you,

Stephanie Gengler

Connie Randall

From: Wendy Wells <wendywells7@gmail.com>
Sent: Friday, March 10, 2017 11:20 AM
To: Connie Randall
Subject: Brookman Annexation: File No: AN 16-01

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Randall,

I hope this finds you enjoying the bright sunshine on a Friday morning.

I am writing you to share my concerns regarding the planned Annexation of 100 plus acres off Brookman Road.

I have lived in the Brookman area since the early 80's. My husband and I purchased our home on Oberst in 1990 and raised our two girls here. We have seen a lot of growth over the years. I am not opposed to growth and recognize it is a sign of progress.

I am very concerned to learn the plans to improve Brookman Road if the City is in fact planning to add a significant number of new homes in the area. The road is narrow, currently has no center stripe, no fog lines and no shoulder. The road today is heavily traveled by folks attempting to shorten the distance or avoid stop lights to access Tonquin, Tualatin Sherwood and Ladd Hill Roads. Many drivers today ignore the 25 mile an hour sign on the section near Ladd Hill, the 15 mile an hour recommended speed on the 90 degree curve, the 35 mile and hour speed limit on the section near HWY 99 and blow through the stop sign at the Railroad tracks near Middleton. The roads many twists and turns and hills with blinded viability make for a rather precarious journey at today's traffic volumes. Accessing Brookman from Oberst Road is currently exciting as traffic speeds over the top of the blind hill, making one anticipate being T-boned if turning to Hwy 99 or rear ended if heading to Ladd Hill.

I look to the City of Sherwood to insure, together with Washington County, a top priority is placed to improve Brookman Road safety. This is required for those who will access the new development and those who live in the community today. Speed enforcement will be key. Potentially your transportation planners may need to consider installing speed bumps to keep speed levels down. A stop sign at the 90 degree turns. It would be highly desirable to improve the sight lines over the current hills and curves. A widening of the road should be considered, as the road is currently utilized by runners and walkers, who today require one way traffic, on the narrow road to allow oncoming traffic pass them. I trust any planned high density housing for this area will justify the placement of a new traffic signal light at HWY99 at Brookman/Chapman Road.

Thank you for recording my concerns as the City evaluates this future development.

Wendy Wells
24895 SW Oberst Rd,
Sherwood, Or 97140
503-522-1917

Exhibit K

Connie Randall

From: Stephen Kuske <Stephen.Kuske@evergreenps.org>
Sent: Friday, March 10, 2017 4:20 PM
To: Connie Randall
Subject: Brookman Area Annexation

City Council,

As are a lot of Sherwood residents, I am concerned about the Brookman Road Annexation proposal. I understand the reason the Holt Group has proposed it, as it will make a small group of people a lot of money. As to the affect it will have on our Sherwood community, I can only see a great number of problems associated it the project. I will outline them below.

1. Sherwood residents have voted against this proposal three times by wider margins each time. Our community has spoken and has resoundingly said that they do not want this annexation. I understand someone has changed “the rules” by suddenly not requiring a vote of people, but to accept this change, knowing that the people who vote for the people who will make this decision, is tantamount **political malpractice**. Our citizens **do not want this**.

2. Bigger is not better. While it may put a few more dollars in the city coffers, expanding the city in this way will not make the city better, just larger and more congested. We **do not** want a Potterville, we want a Bedford Falls. We value our small-town feel.

3. The new high school is not being built to accommodate this many new families. I’m sure you will be hearing this from multiple sources, so I will not site facts that you already have on hand. We care about our schools and care about overcrowding.

4. Many houses in that part of Sherwood will be negatively affected by the cutting down of hundreds of trees in that area. Many have purchased their homes in large part because of the beautiful trees and expansive views that are a part of the landscape of that area. We want to keep our Bedford Falls and not turn it into Potterville to line the pockets of developers.

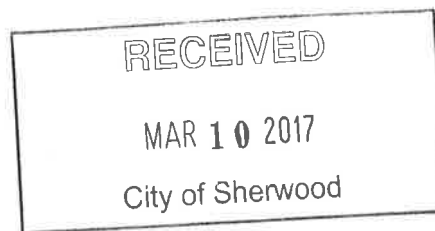
5. We want a City Council that will fight for the wishes of it’s citizens!! To sit back and say that it is “progress,” or that City Council Members have little control over what happens in this process is shameful. Stand up for your voters or they won’t stand up for you the next time you run for any office. We trusted you when we voted for you. Now we need you to fight for us.

Thank you for your time. My hope is that someone can stand up and just say, “Sherwood Citizens have been very clear. We cannot support this annexation.” Please do the right thing.

Sincerely,

Steve Kuske
17562 SW Inkster Road,
Sherwood, Oregon

Exhibit L



Sherwood City Council Members,

I am unable to attend the meeting on March 21st to speak for the Brookman Road Annexation project, so I am doing all I can to convey my thoughts and feelings on this issue.

I am a 15 year old student at Sherwood High school. Citizens my age rarely get a chance to voice their opinions, so I feel comfortable stating that I represent most of the minors of Sherwood, who currently make up over 60% of the population.

Our class sizes are enormous. We often have as many as 35-40 students in a regular period. Many students, including myself, are forced to eat our lunches in the hallways or even outside because the lunchroom is crowded with students. The new High School will be built to combat this, but the capacity of the new school is planned to be around 2000 students. If the annexation passes, the school will be over its limit before it even opens.

I am personally disappointed that the elected officials of Sherwood would even consider this proposal, blatantly going against their community's wishes, intentionally overcrowding schools and ruining the beautiful, small town of Sherwood for some extra money. I would like to have the knowledge that the political leaders who run my town can be trusted to overcome personal greed and do what is right for the community.

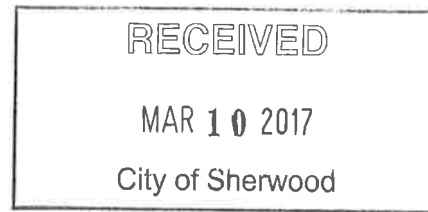
The annexation has been declined no less than three times with an increasing majority each time by the citizens of Sherwood, with the last attempt failing three to one. If that isn't indication that the citizens of Sherwood disagree with it, then I don't know what is. If this proposal passes, it would be more than a disappointment; it would be an outrage. If our representatives cannot be trusted to represent our opinions, then we don't want them to be in office. If you allow the annexation to pass, be prepared for a recall election.

The citizens of Sherwood like our small community, our trees and forests, and our reasonable class sizes. Shouldn't we keep these things the way they are? *These are the reasons that the annexation is so persistent.* People want to live in Sherwood because of these attributes that few other towns can compete with. Please, do the right thing. Represent the wishes of your citizens at the meeting on March 21st.

**Thank you for hearing and considering my view,
Brandon Kuske**

**17562 SW Inkster Drive
Sherwood, OR, 97140**

A handwritten signature in cursive script that reads "Brandon Kuske".



March 10, 2017

Mayor Clark, Sherwood City Council Members, and Sherwood Citizens,

My husband and I moved to Sherwood 17 years ago. As a couple planning to start a family, we were looking for a small town with many child-centered activities, and a caring community with good schools. We found this area and have made it our home.

As the community has grown, we have had increasing concerns about a possible shift from the small community to a larger disjointed city. We do not want our Sherwood to become like many other communities experiencing unwanted growth.

The proposal for the annexation of the properties along Brookman Road is just that, unwanted growth.

This proposal has been voted down three times, with an ever increasing majority each time. I'm sad to see that since it no longer requires a vote of the people, it is being proposed again just a year after it was voted down for a third time.

The proposed new homes that this annexation would bring would be devastating to our community. The families moving into a new neighborhood would increase our public school population beyond what our schools will be equipped to handle. Our current high school population is at 1770 students. Many of the classrooms have 40 or more students. Our new high school is being built to accommodate 2000 students. Currently there are new homes being built near Edy Ridge Elementary School and Laurel Ridge Middle School which will put the new high school at or above capacity when it opens. An additional neighborhood of families would put our brand new high school into the same overcrowded conditions our current high school struggles with now.

I am sorry that I cannot attend the meeting on March 21st. My children are performing at the Sherwood District Band Festival at Sherwood High School that night. If last year's concert was any indication, we will be in the "Standing Room Only" area, in the already overcrowded school, to experience our children's concert.

I certainly hope that our City Council members and Mayor will represent the citizens that voted them into their City Council positions. The Sherwood City Council should stand up for what the majority of Sherwood voters have already said, that we do NOT want this annexation.

A handwritten signature in cursive script that reads "Michelle Percey".

Michelle Percey (Kuske)

17562 SW Inkster Drive Sherwood, Oregon 97140

Exhibit N

To: Connie Randall, Planning Manager

From: Philip Lapp

Date: March 10, 2017

Subject: Brookman Rd Annexation AN16-01

Sherwood City Council,

Please consider the following issues and concerns when reaching a decision regarding the annexation of the Brookman Rd properties into the City of Sherwood.

For almost 60 years I have owned and operated an agricultural business on 60 acres on the south side of Brookman Rd. across from the properties involved. As I have testified before the City Council before, I have grave concerns about the effect development of this land will have on my ability to continue farming this land.

- This land is currently in various aged hazelnuts. The orchard has been subject to EFB (Eastern Filbert Blight) requiring extensive pruning and chemical applications to try to maintain a productive orchard. Trees that cannot be saved are removed and EFB resistant trees are replanted in order to bring the orchard back to full production. It takes seven to ten years for these trees to reach this stage. As you can see, this is not a short term project, but one which maintains the full agricultural potential for the land.
- All approved methods are employed which include: heavy pruning and chipping the pruning using high-powered machinery; spraying approved fungicides on a regular basis.
- Burning diseased prunings.
- Mowing, leveling and otherwise preparing the orchards for harvest
- Harvesting the crop.

All of these practices produce loud noise, odors, smoke and dust which, although approved and accepted by the agricultural community, are offensive to the city dweller. Most of the current owners of the subject properties moved here to be “out in the country” and have accepted the conditions of living next door to agricultural land.

Exhibit O

Their properties create a buffer between the developed City and my agricultural operation. If this property is developed, that buffer will be forever lost and the conflict between urban and rural will intensify. Unfortunately, this will have a huge impact on my ability to continue my agricultural operation.

There are also some other issues that should be addressed:

- Traffic on Brookman Rd and the impact it will have on the road itself as well as the already busy intersections at Ladd Hill Rd and 99W.
- The voice of the citizens. This annexation has been voted down THREE times by the citizens of Sherwood.

Please consider the impact development of this land will have on my ability to continue my agricultural operation and the livability of the City of Sherwood and reject this annexation proposal.

Sincerely,

Philip Lapp

17400 SW Brookman Rd.

Sherwood, OR 97140

Connie Randall

From: Mel Taylor <meltaylor100@ymail.com>
Sent: Saturday, March 11, 2017 1:40 AM
To: Connie Randall
Cc: Mike Taylor
Subject: Written Statements on Brookman Annexation AN16-01
Attachments: Annexation Public Comment Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Connie,

I am attaching written Statements on the Brookman Annexation. I might be too late to get them into the staff report, I didn't notice the deadline for that until I sat down to draft my written statements on the annexation.

Use my comments if you can. I will also mail them before the end of the comment period or bring them to the hearing.

I am sorry that the comments are so long, but it sounded like if I didn't raise issues, and provide evidence, I would not be able to bring those issues up in the future.

Thanks,
Melvin Taylor
541.225.7722
Meltaylor100@ymail.com

Melvin Taylor
16464 SW Brookman Rd
Sherwood OR 97140
March 10, 2017

Planning Department
City Hall
22560 SW Pine Street
Sherwood, OR 97140

Re: Brookman Annexation Comments/Concerns, Case File AN 16-01
Staff Contact, Connie Randall

After reviewing the above referenced application for annexation on Brookman Rd, that has been submitted to the City of Sherwood for approval, I have some concerns that I feel were not addressed in the application. My concerns deal with the applicant's plan to connect the 90 +/- acre development onto an old, narrow, rural county road that is already inadequate and unsafe. My concerns involve the following sections of the City of Sherwood City of Sherwood Comprehensive Plan (Chapter 3, section B.2). Sub sections a, c, f, g. and h.

I own property on Brookman Rd, and during the five years that I have lived here, there have been three elections on annexing our property. By increasingly wide margins, the people in Sherwood have voted "no, No, NO" on annexing land in the Brookman Concept Plan and UGB into the city. My read on why the voters were opposed to the annexation is that the roads and schools are already at capacity, so it does not make sense to add more density, until improvements are made to the infrastructure to accommodate the growth.

And now, months after the last clear NO, there is a new way to do the annexation. I don't want to comment on the annexation legal process, but I share the concern of the people in Sherwood about how the development will occur. I personally am in favor of the annexation and development, and someday I hope to do the same with my property at the east, "S" turn end of Brookman Rd. My comments/concerns are about how the applicant is hoping to do the development, and the impact it will have on the other property owners on Brookman who will potentially develop in the years ahead.

If you think that you can just connect the new development onto the existing Brookman Rd, and that is what I see in the application, you need to think again. And despite of the Sherwood Planning "Code" that for years, has required city planners to incorporate stubbed out streets etc. to accommodate the next increment of growth, I don't see any stubbed-out streets, except

for Redfern that would allow this area to be developed. And I am not sure that the planners planned on adding 90 acres of development off Redfern. What is the plan?

The applicant keeps referring to the original Brookman Concept Plan, which was an integrated plan to develop the entire 256 acres as a unit. The Brookman Concept Plan was never intended to support development that started in the middle and then someday connect it to the rest of the world. The Brookman Concept plan required a completely redesigned and upgraded Brookman Rd, that conceptually connected to Ladd Hill Rd, to make it wider and take out one of the 90 degree blind corners on the "S" turn end of Brookman Rd. Mentioning in an application, that there was an approved plan, does not make Brookman Rd any wider. The Brookman Concept Plan did call for connecting the development to Brookman Rd, but not before it was upgraded and reconfigured to handle the new growth.

Sub section a. of the Comprehensive plan discourages "leap frogging", for good reason. It is true that the land is contiguous, to the city, but there is no road access, except for a narrow county road. If the road is not improved all the way to the development, that is leap frogging. The application states that it "includes all territories that must be annexed in order to locate infrastructure and right-of-way access for services necessary for development of the territory". And it does not include any additional infrastructure or ROW to allow for the widening of Brookman Rd. It just says that "access is available on Brookman Rd." That tells me that the applicant has no plan for how improvements will be done to Brookman Rd. How are those needed improvements going to happen?

Sub Section f. required the applicant to show how they will "Provide proper access and traffic circulation to all new development." In response to this requirement the applicant said: "Transportation and circulation improvements needed to serve the future development of the annexation area have been identified in the City's Brookman Addition Concept Plan and Transportation System Plan, which will be reviewed at time of a future development application. What does this mean, and who's development? If they didn't include any additional infrastructure of ROW in the application, there will be nothing to review. They are hoping they can get by with connecting their city onto a narrow rural road. The ROW for the narrowest residential road in the development will be wider than the ROW for Brookman Rd, which will be the collector for the whole 90-acre medium density development. The Sherwood Comprehensive Plan outlines a commonsense way to do development. Follow it.

A related concern that I have is, if the road is not improved now, and new development is allowed to be connected to it, when it comes my turn to annex/develop, I will be asked to fill out the same form that that these eight property owners have filled out. And I will be asked how I am going to comply with sub section g. which is: 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.

The applicant's response to this plan guideline is no response at all! Their response was: "The extension of community services and public facilities to serve the Brookman area were considered concurrently with the Brookman Area Concept Plan and found to be available or able to be appropriately extended with the future development of the area." They are saying that the road is available, and mention the Brookman Concept Plan again. The Brookman Concept Plan has a completely upgraded and reconfigured Brookman Rd in it. By saying that the road is "available" does not make it adequate. The applicant is completely dodging the issue of the inadequate road and hopes no one will call them on it. And someday when I fill out the form to develop my property, I bet that just mentioning the Brookman Concept Plan and saying a road is available will not work for me. But if it works for this applicant, it would only be right to let me get away with the same thing.

Lots of people like Brookman Rd the way it is, and on nice days there is a steady stream of joggers, bikers, families walking dogs, people walking...there are marathons that use the road. I like the rural character of the road and lots of others do too. But some people use it as a connector, and it is not safe. It is narrow, with blind corners, and hills that leave blind spots. In the last four years, I have had to replace three mailboxes that were hit by passing cars/trucks, I assume that is because the road is narrow, without shoulders. And, I am afraid that even with the existing traffic that we have now, it is just a matter of time before someone walking or biking gets hit. If one or two people wanted to build on Brookman Rd, it wouldn't make sense to improve it. Before 90 acres of medium density residential is connected to the road, and develop it from the middle out, there needs to be a new concept plan developed for how that will happen. If you are going to quote the old Brookman Concept Plan, do what it requires, upgrade the road.

And there is no traffic control where Brookman intersects Highway 99W, and there was a serious injury-accident there last Wednesday, when a truck tried to get onto the highway, during the evening traffic rush. Adding 90 acres of new development will just make that situation worse. I am not opposed to the development of the land. But I think that the development should be done in accordance with the Sherwood Comprehensive Plan, and not by just mentioning the Brookman Concept Plan.

If these comments could be included in the staff report I would appreciate it.

Melvin Taylor, 541.225.7722 Meltaylor100@ymail.com



NOTICE OF APPLICATION AND REQUEST FOR COMMENTS

Notice Date: March 1, 2017
Please submit comments by: March 10, 2017

Notice is hereby given that the **Sherwood City Council** will conduct a public hearing consistent with ORS 222, Senate Bill 1573, and Metro Code 3.09 on **Tuesday, March 21, 2017** to consider a proposal by property owners within the Brookman Area to annex approximately 92.30 acres into the City of Sherwood.

Case File No.: AN 16-01	Tax Map/Lot: WCTM 3S106 – Tax lots 100, 101, 102, 103, 104, and 107 WCTM 3S106B – Tax lots 100 and 200
Applicant: The Holt Group, Inc. PO Box 61426 Vancouver, WA 98666	General Location: The properties are generally located north of SW Brookman Road, south of the current city limits, west of the “S” curve, and east of the Southern Pacific Railroad

Staff Contact: **Connie Randall, Senior Planner** 503-625-4208
randallc@sherwoodoregon.gov

Proposal: A proposal by the applicant to annex eight parcels of land and the adjacent right of way totaling 92.30 acres into the City of Sherwood under the annexation method detailed in Senate Bill 1573 and ORS 222. Under this method, 100% of the landowners have petitioned the City to be annexed.

Project Information: <http://www.sherwoodoregon.gov/planning/project/brookman-area-annexation>

Applicable Code Criteria: The Oregon Revised Statutes (ORS 222) guide the process for annexations and Senate Bill 1573 provide specific criteria for deciding city boundary changes. Metro, the regional government for this area, also has legislative authority to provide criteria for reviewing annexations (Metro Code 3.09). In addition, consistency with the City of Sherwood Comprehensive Plan Growth Management policies for urbanization are analyzed against the request.

COMMENTS – Brookman Annexation AN 16-01

- No comment
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

Please feel free to attach additional sheets as needed to complete your comments.

Comments by:	<u>Tom Mooney</u>	Date:	<u>MARCH 1, 2017</u>
Address:	<u>8445 SW ELIASSON RD</u>	Tel.:	<u>503 259 1419</u> (optional)
	<u>WILSONVILLE OR 97070</u>	Email:	<u>thomas.mooney@tufr.com</u> (optional)

Connie Randall

From: HENDRICKSON Jill M <Jill.M.HENDRICKSON@odot.state.or.us>
Sent: Thursday, March 02, 2017 9:24 AM
To: Connie Randall
Subject: RE: AN 16-01 Brookman Annexation - Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Connie,

The Outdoor Advertising Sign Program at ODOT does not have any comment on this application at this time.

Thank you for the opportunity for input and have a great weekend.

Jill

Jill Hendrickson | Program Coordinator | Outdoor Advertising Sign Program | Right of Way Section
Oregon Dept of Transportation | 4040 Fairview Industrial Drive SE, MS-2 | Salem, OR 97302
Voice: 503.986.3635 | Alt: 503.986.3656 | Fax: 503.986.3625

From: Connie Randall [mailto:RandallC@SherwoodOregon.gov]
Sent: Wednesday, March 01, 2017 2:55 PM
To: Andrea Kuehnel; Andrew Stirling; 'anita.huffman@dsl.state.or.us'; baldwinb@trimet.org; EBELING Robert W; Bob Galati; Brad Crawford; brian.moore@pgn.com; Craig Christensen; Craig Sheldon; crbelt@bpa.gov; d5b@nwnatural.com; gordon.hill@pgn.com; humphreysj@CleanWaterServices.org; Jason Waters; HENDRICKSON Jill M; Jo Guediri; Karen Mohling; Kevin_Rolph@kindermorgan.com; Kristin Leichner; MOHS Kurt A; Larry_Klimek@fws.gov; 'michaela.skiles@oregonmetro.gov'; mwerner@gwrr.com; Naomi_Vogel@co.washington.or.us; paulette.Copperstone@oregonmetro.gov; 'pjohanson@sherwood.k12.or.us'; r2g@nwnatural.com; raindrops2refuge@gmail.com; Region 1 DEVREV Applications; rfagliano@sherwood.k12.or.us; Richard Sattler; BRUMLEY Seth A; spieringm@CleanWaterServices.org; stephen_roberts@co.washington.or.us; Tom Mooney; Tom Pessemier; tumpj@trimet.org
Subject: FW: AN 16-01 Brookman Annexation - Request for Comments

Good Afternoon,

The City of Sherwood Planning Department is requesting agency comments on a request by property owners within the Brookman Area to annex approximately 92.30 acres into the City of Sherwood. The City Council will hold a public hearing consistent with ORS 222, Senate Bill 1573, and Metro Code 3.09 on Tuesday, March 21, 2017 at 7:00 PM.

Detailed project information can be found online at: <http://www.sherwoodoregon.gov/planning/project/brookman-area-annexation>

If you have comments on this proposal, please respond by **March 10, 2017** in order to be included in the City Council staff report. Comments will be accepted up to and during public hearing.

Exhibit R

Thank you in advance for your time,
Connie

Connie Randall

Planning Department

Planning Manager

City of Sherwood

(503) 625-4208

randallc@sherwoodoregon.gov





Engineering Annexation Application Comments

To: Connie Randall, Planning Department Manager

From: Bob Galati, P.E., City Engineer

Project: Brookman Annexation (AN16-01)
Submittal Review Comments

Date: February 15, 2017

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 criteria for information is to provide an explanation of the utility needs, a description of the proposed utility system needed to serve the annexation area and ability to service areas beyond, and an associated cost estimate of the added system in terms of construction and maintenance to the City.

City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

The City's Sanitary Master Plan (dated September 2016) 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.

Water

The City's Water Master Plan ("Draft" dated 2015) 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.

Exhibit S

Project: Brookman Area Annexation
Date: February 15, 2017
Page: 2 of 2

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 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 (dated June 2014) 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).

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.

END OF COMMENTS

DISCLAIMER: The comments provided above are initial in nature and are in no way binding as to what conditions may or may not be imposed upon the development in a Notice of Decision or approval.

Connie Randall

From: Sambo Kirkman <Sambo_Kirkman@co.washington.or.us>
Sent: Tuesday, March 07, 2017 3:00 PM
To: Connie Randall
Subject: AN 16-01 Brookman Annexation - Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Connie,

In the Annexation Ordinance, please make sure there is a reference to the City's endorsement of special district annexations so that when the applicant submits their CWS annexation there is not a delay. If the language is not in the Ordinance other jurisdictions have had to draft a separate R&O. Let me know if you need me to provide the language.

Regards,

Sambo Kirkman | Associate Planner

(503) 846-3593 direct | sambo_kirkman@co.washington.or.us

From: Connie Randall [<mailto:RandallC@SherwoodOregon.gov>]

Sent: Wednesday, March 01, 2017 2:55 PM

To: Andrea Kuehnel; Andrew Stirling; 'anita.huffman@dsl.state.or.us'; baldwinb@trimet.org; Bob Ebeling; Bob Galati; Brad Crawford; brian.moore@pgn.com; Craig Christensen; Craig Sheldon; crbelt@bpa.gov; d5b@nwnatural.com; gordon.hill@pgn.com; humphreysj@CleanWaterServices.org; Jason Waters; Jill Hendrickson (); Jo Guediri; Karen Mohling; Kevin_Rolph@kindermorgan.com; Kristin Leichner; kurt.A.MOHS@odot.state.or.us; Larry_Klimek@fws.gov; 'michaela.skiles@oregonmetro.gov'; mwerner@gwrr.com; Naomi Vogel; paulette.Copperstone@oregonmetro.gov; 'pjohanson@sherwood.k12.or.us'; r2g@nwnatural.com; raindrops2refuge@gmail.com; Region1DEVREVApplications@odot.state.or.us; rfragliano@sherwood.k12.or.us; Richard Sattler; Seth.A.BRUMLEY@odot.state.or.us; spieringm@CleanWaterServices.org; Stephen Roberts; Tom Mooney; Tom Pessemier; tumpj@trimet.org

Subject: FW: AN 16-01 Brookman Annexation - Request for Comments

Good Afternoon,

The City of Sherwood Planning Department is requesting agency comments on a request by property owners within the Brookman Area to annex approximately 92.30 acres into the City of Sherwood. The City Council will hold a public hearing consistent with ORS 222, Senate Bill 1573, and Metro Code 3.09 on Tuesday, March 21, 2017 at 7:00 PM.

Detailed project information can be found online at: <http://www.sherwoodoregon.gov/planning/project/brookman-area-annexation>

If you have comments on this proposal, please respond by **March 10, 2017** in order to be included in the City Council staff report. Comments will be accepted up to and during public hearing.

Thank you in advance for your time,
Connie

Exhibit T

Connie Randall

Planning Department

Planning Manager

City of Sherwood

(503) 625-4208

randallc@sherwoodoregon.gov





WASHINGTON COUNTY OREGON

March 10, 2017

Connie Randall, Planning Manager

City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

Dear Ms Randall:

Washington County staff support the annexation of the eight parcels in the Brookman concept plan area into the City of Sherwood, with the following conditions:

- Brookman Road is identified as a 5-lane arterial in the County Transportation System Plan. Therefore as development occurs, the County requests that improvements be made in accordance with the County's TSP.
- As an arterial, access directly onto Brookman Road is intended to be limited. Prior to development, City of Sherwood should determine a road network and access management plan that implements the County's access standards. The County's Development Code (section 501-8.5) states that: "Direct access to arterial roads shall be from collector or other arterial streets."

The Washington County TSP identifies the I-5 to 99W connection as a refinement area, because the alignment of the planned Southern Arterial has not yet been determined. Until that decision is made, Brookman Road will serve an important role as an arterial. If at some point in the future the Southern Arterial is planned and funded, the role of Brookman Road could be reevaluated.

The County looks forward to coordinating with the City of Sherwood as this area develops.

Sincerely,

A handwritten signature in black ink that reads "Erin Wardell".

Erin Wardell, Principal Planner

Department of Land Use & Transportation
Planning and Development Services • Long Range Planning
155 N First Avenue, Suite 350, MS 14, Hillsboro, OR 97124-3072
phone: 503-846-3519 • fax: 503-846-4412
www.co.washington.or.us/lut • lutplan@co.washington.or.us

Exhibit U