

Final Documents

For

Annexation to the
City of Happy Valley

CL2505

Ord.# 316

DOR: 3-1696-2005

Sec. State: AN-2005-0205

This annexation was processed and distributed by the City of Happy Valley.
Metro has mapped this annexation and is posting it on our Annexation Web Page.

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
 PO Box 14380
 Salem, OR 97309-5075
 (503) 945-8297, fax 945-8737

City of Happy Valley
 Budget Officer
 12915 SE King Rd.
 Portland, OR 97236

Description and Map Approved
September 13, 2005
As Per ORS 308.225

Description Map received from: CITY
 On: 9/9/2005

This is to notify you that your boundary change in Clackamas County for

ANNEX TO CITY OF HAPPY VALLEY; WITHDRAW FROM CLACKAMAS CO.
 ENHANCED LAW ENFORCEMENT DIST.

ORD. #316 (ANN-05-05)

has been: Approved 9/13/2005
 Disapproved

Notes:

Department of Revenue File Number: 3-1696-2005

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: Change Proposed Change
 The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

Bill Bradbury
SECRETARY OF STATE



ARCHIVES DIVISION
ROY TURNBAUGH
DIRECTOR

800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701

Facsimile (503) 373-0953

September 14, 2005

City of Happy Valley
City Recorder
12915 SE King Road
Happy Valley, OR 97236-6298

Dear City Recorder,

Please be advised that we have received and filed, as of September 9, 2005, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO 316	AN 2005-0205

For your records please verify the effective date through the application of ORS 222.180.

Our assigned file number(s) are included in the above information.

Sincerely,

Linda Bjornstad
Linda Bjornstad
Official Public Documents

cc: County Clerk(s)
ODOT
Department of Revenue
Population Research Center

Mayor
HON. EUGENE GRANT



City of Happy Valley

City Councilors
CHUCK DALICH
LORI DEREMER
JONATHAN EDWARDS
ROB WHEELER

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97236-6298

Telephone (503) 760-3325 ~ Fax (503) 760-9397

Web Site: www.ci.happy-valley.or.us

DATE September 7, 2005

File No. ANN-05-05

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy of Valley City Council pursuant to Metro Code 3.09.045 with regard to applications for annexation to the City of Happy Valley. The subject properties are listed on the attached form.

The City Council formally approved the subject applications/petitions based upon findings included within the Staff Report dated September 6, 2005, and deliberations of the City Council.

Per Metro Code 3.09.045 decisions made pursuant to an expedited process are not subject to appeal by a necessary party pursuant to Section 3.09.070.

Cathy Daw, Community Development Director

cc: Petitioners
Necessary Parties
File

COMMUNITY DEVELOPMENT

[Faint, mostly illegible text, likely bleed-through from the reverse side of the page]

ORDINANCE NO. 316
CITY OF HAPPY VALLEY

**AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT AND DECLARING AN
EMERGENCY**

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-05-05); and

WHEREAS, the proposed annexation territory consists of 86 parcels of land totaling 79.11 acres adjacent to existing City boundaries; and

WHEREAS, the City provided notice that the Planning Commission and City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, the Planning Commission considered the proposed annexation at its regularly scheduled meeting of August 23, 2005, and recommended that the City Council approve the annexation; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on September 6, 2005 under the applicable provisions of Chapter 3.09 of the Metro Code, the Happy Valley Comprehensive Plan, and the applicable Statewide Planning Goals and state laws; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit B, and depicted in Exhibit A is annexed to Happy Valley effective September 6, 2005.

Section 2. The City Council adopts the Annexation Application No. ANN-05-05 and the associated Staff Report to the City Council dated September 6, 2005 as its findings in support of this ordinance.

Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective September 6, 2005.

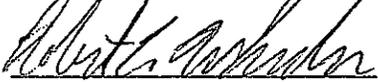
Section 4. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

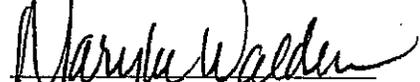
Section 5. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on September 6, 2005.

PASSED AND APPROVED THIS 6th day of September, 2005..

CITY OF HAPPY VALLEY


Rob Wheeler, Council President

ATTEST:


Marylee Walden, City Recorder

ANN-05-05
EAGLE'S LANDING

A	B	C	D	E
Lot #	TAX LOT	Owner Name	Mailing Address	City, zip
1	12E33DA00400	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
2	12E33DA00500	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
3	12E33DA00600	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
4	12E33DA00700	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
5	12E33DA00800	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
6	12E34CB00100	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
7	12E34CB00401	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
8	12E34CB007600	Veritas Investment CO. LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
9	12E34CB00300	Renaissance Custom Homes LLC	16771 SW Boones Ferry Rd	Lake Oswego, 97035
10	12E34CB00200	Renaissance Custom Homes LLC	16772 SW Boones Ferry Rd	Lake Oswego, 97035
11	12E34CB00400	Renaissance Custom Homes LLC	16773 SW Boones Ferry Rd	Lake Oswego, 97035
12	12E34CB00500	Renaissance Custom Homes LLC	16774 SW Boones Ferry Rd	Lake Oswego, 97035
13	12E34CB00600	Renaissance Custom Homes LLC	16775 SW Boones Ferry Rd	Lake Oswego, 97035
14	12E34CB00700	Renaissance Custom Homes LLC	16776 SW Boones Ferry Rd	Lake Oswego, 97035
15	12E34CB00800	Renaissance Custom Homes LLC	16777 SW Boones Ferry Rd	Lake Oswego, 97035
16	12E34CB00900	Renaissance Custom Homes LLC	16778 SW Boones Ferry Rd	Lake Oswego, 97035
17	12E34CB01000	Renaissance Custom Homes LLC	16779 SW Boones Ferry Rd	Lake Oswego, 97035
18	12E34CB01100	Renaissance Custom Homes LLC	16780 SW Boones Ferry Rd	Lake Oswego, 97035
19	12E34CB01200	Renaissance Custom Homes LLC	16781 SW Boones Ferry Rd	Lake Oswego, 97035
20	12E34CB01300	Renaissance Custom Homes LLC	16782 SW Boones Ferry Rd	Lake Oswego, 97035
21	12E34CB01400	Renaissance Custom Homes LLC	16783 SW Boones Ferry Rd	Lake Oswego, 97035
22	12E34CB01500	Renaissance Custom Homes LLC	16784 SW Boones Ferry Rd	Lake Oswego, 97035
23	12E34CB01600	Renaissance Custom Homes LLC	16785 SW Boones Ferry Rd	Lake Oswego, 97035
24	12E34CB01700	Renaissance Custom Homes LLC	16786 SW Boones Ferry Rd	Lake Oswego, 97035
25	12E34CB01800	Renaissance Custom Homes LLC	16787 SW Boones Ferry Rd	Lake Oswego, 97035
26	12E34CB01900	Renaissance Custom Homes LLC	16788 SW Boones Ferry Rd	Lake Oswego, 97035
27	12E34CB02000	Renaissance Custom Homes LLC	16789 SW Boones Ferry Rd	Lake Oswego, 97035
28	12E34CB02100	Renaissance Custom Homes LLC	16790 SW Boones Ferry Rd	Lake Oswego, 97035
29	12E34CB02200	Renaissance Custom Homes LLC	16791 SW Boones Ferry Rd	Lake Oswego, 97035
30	12E34CB02300	Renaissance Custom Homes LLC	16792 SW Boones Ferry Rd	Lake Oswego, 97035
31	12E34CB02400	William and Nicola Klutho	11702 SW Aerie Crescent Rd.	Portland, OR 97226
32	12E34CB02500	Stall & Cary Anderson	11682 SE Aerie Crescent Rd	Portland, OR 97226
33	12E34CB02600	Renaissance Custom Homes LLC	16798 SW Boones Ferry Rd	Lake Oswego, 97035
34	12E34CB02900	Renaissance Custom Homes LLC	16799 SW Boones Ferry Rd	Lake Oswego, 97035
35	12E34CB03000	Renaissance Custom Homes LLC	16799 SW Boones Ferry Rd	Lake Oswego, 97035
36	12E34CB03000	Renaissance Custom Homes LLC	16799 SW Boones Ferry Rd	Lake Oswego, 97035

ANN-05-05
EAGLE'S LANDING

A		B		C		D		E	
Lot #	TAX LOT	Owner Name	Mailing Address	City, zip					
1									
37	37	12E34CB03100	Thomina & Gloria Peterson	11646 SE Aerie Crescent Rd	Portland, OR 97226				
38	38	12E34CB03200	Renaissance Custom Homes LLC	16801 SW Boones Ferry Rd	Lake Oswego, 97035				
39	39	12E34CB03300	Renaissance Custom Homes LLC	16802 SW Boones Ferry Rd	Lake Oswego, 97035				
40	40	12E34CB03400	Renaissance Custom Homes LLC	16803 SW Boones Ferry Rd	Lake Oswego, 97035				
41	41	12E34CB03500	Renaissance Custom Homes LLC	16804 SW Boones Ferry Rd	Lake Oswego, 97035				
42	42	12E34CB03600	Renaissance Custom Homes LLC	16805 SW Boones Ferry Rd	Lake Oswego, 97035				
43	43	12E34CB03700	Renaissance Custom Homes LLC	16806 SW Boones Ferry Rd	Lake Oswego, 97035				
44	44	12E34CB03800	Renaissance Custom Homes LLC	16807 SW Boones Ferry Rd	Lake Oswego, 97035				
45	45	12E34CB03900	Renaissance Custom Homes LLC	16808 SW Boones Ferry Rd	Lake Oswego, 97035				
46	46	12E34CB04000	Renaissance Custom Homes LLC	16809 SW Boones Ferry Rd	Lake Oswego, 97035				
47	47	12E34CB04100	Renaissance Custom Homes LLC	16810 SW Boones Ferry Rd	Lake Oswego, 97035				
48	48	12E34CB04200	Renaissance Custom Homes LLC	16811 SW Boones Ferry Rd	Lake Oswego, 97035				
49	49	12E34CB04300	Renaissance Custom Homes LLC	16812 SW Boones Ferry Rd	Lake Oswego, 97035				
50	50	12E34CB04400	Renaissance Custom Homes LLC	16813 SW Boones Ferry Rd	Lake Oswego, 97035				
51	51	12E34CB04500	Renaissance Custom Homes LLC	16814 SW Boones Ferry Rd	Lake Oswego, 97035				
52	52	12E34CB04600	Renaissance Custom Homes LLC	16815 SW Boones Ferry Rd	Lake Oswego, 97035				
53	53	12E34CB04700	Renaissance Custom Homes LLC	16816 SW Boones Ferry Rd	Lake Oswego, 97035				
54	54	12E34CB04800	Renaissance Custom Homes LLC	16817 SW Boones Ferry Rd	Lake Oswego, 97035				
55	55	12E34CB04900	Renaissance Custom Homes LLC	16818 SW Boones Ferry Rd	Lake Oswego, 97035				
56	56	12E34CB05000	Renaissance Custom Homes LLC	16819 SW Boones Ferry Rd	Lake Oswego, 97035				
57	57	12E34CB05100	Renaissance Custom Homes LLC	16820 SW Boones Ferry Rd	Lake Oswego, 97035				
58	58	12E34CB05200	Renaissance Custom Homes LLC	16821 SW Boones Ferry Rd	Lake Oswego, 97035				
59	59	12E34CB05300	Renaissance Custom Homes LLC	16822 SW Boones Ferry Rd	Lake Oswego, 97035				
60	60	12E34CB05400	Renaissance Custom Homes LLC	16823 SW Boones Ferry Rd	Lake Oswego, 97035				
61	61	12E34CB05500	Renaissance Custom Homes LLC	16824 SW Boones Ferry Rd	Lake Oswego, 97035				
62	62	12E34CB05600	David and Randi Disclasio	11691 SE Aerie Crescent Rd	Portland, OR 97226				
63	63	12E34CB05700	Shayden Chen & Yi Wang	11699 SE Aerie Crescent Rd	Portland, OR 97226				
64	64	12E34CB05800	Renaissance Custom Homes LLC	16827 SW Boones Ferry Rd	Lake Oswego, 97035				
65	65	12E34CB05900	Renaissance Custom Homes LLC	16828 SW Boones Ferry Rd	Lake Oswego, 97035				
66	66	12E34CB06000	Renaissance Custom Homes LLC	16829 SW Boones Ferry Rd	Lake Oswego, 97035				
67	67	12E34CB6100	Renaissance Custom Homes LLC	16830 SW Boones Ferry Rd	Lake Oswego, 97035				
68	68	12E34CB06200	Renaissance Custom Homes LLC	16831 SW Boones Ferry Rd	Lake Oswego, 97035				
69	69	12E34CB06300	Renaissance Custom Homes LLC	16832 SW Boones Ferry Rd	Lake Oswego, 97035				
70	70	12E34CB06400	Renaissance Custom Homes LLC	16833 SW Boones Ferry Rd	Lake Oswego, 97035				
71	71	12E34CB06500	Renaissance Custom Homes LLC	16834 SW Boones Ferry Rd	Lake Oswego, 97035				

ANN-05-05
EAGLE'S LANDING

A	B	C	D	E
Lot #	TAX LOT	Owner Name	Mailing Address	City, zip
1	72	Renaissance Custom Homes LLC	16835 SW Boones Ferry Rd	Lake Oswego, 97035
2	73	Renaissance Custom Homes LLC	16836 SW Boones Ferry Rd	Lake Oswego, 97035
3	74	Renaissance Custom Homes LLC	16837 SW Boones Ferry Rd	Lake Oswego, 97035
4	75	Renaissance Custom Homes LLC	16838 SW Boones Ferry Rd	Lake Oswego, 97035
5	76	Renaissance Custom Homes LLC	16839 SW Boones Ferry Rd	Lake Oswego, 97035
6	77	Renaissance Custom Homes LLC	16840 SW Boones Ferry Rd	Lake Oswego, 97035
7	78	Renaissance Custom Homes LLC	16841 SW Boones Ferry Rd	Lake Oswego, 97035
8	79	Renaissance Custom Homes LLC	16842 SW Boones Ferry Rd	Lake Oswego, 97035
9	80	Renaissance Custom Homes LLC	16843 SW Boones Ferry Rd	Lake Oswego, 97035
10	81	Renaissance Custom Homes LLC	440 Columbia Blvd	St Helens, OR 97051
11	82	Eagle's Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
12	83	Eagle's Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
13	84	Eagle's Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
14	85	Eagle's Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
15	86	Eagle's Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
16	87	Eagle's Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
17	88	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
18	89	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
19	90	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
20	91	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
21	92	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
22	93	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
23	94	Eagle's Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068
24	95	Ventures Investment CO, LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
25	96	Ventures Investment CO, LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068
26	97			
27	98			

This map was prepared for
general information purposes only

1/4 NW/4 SEC. 34 T.1S. R.2E. WM.
CLACKAMAS COUNTY
1"=100'

SEE MAP 1 2E 34BB

1 2E 34BC

SEE MAP 1 2E 33AD

SEE MAP 1 2E 34

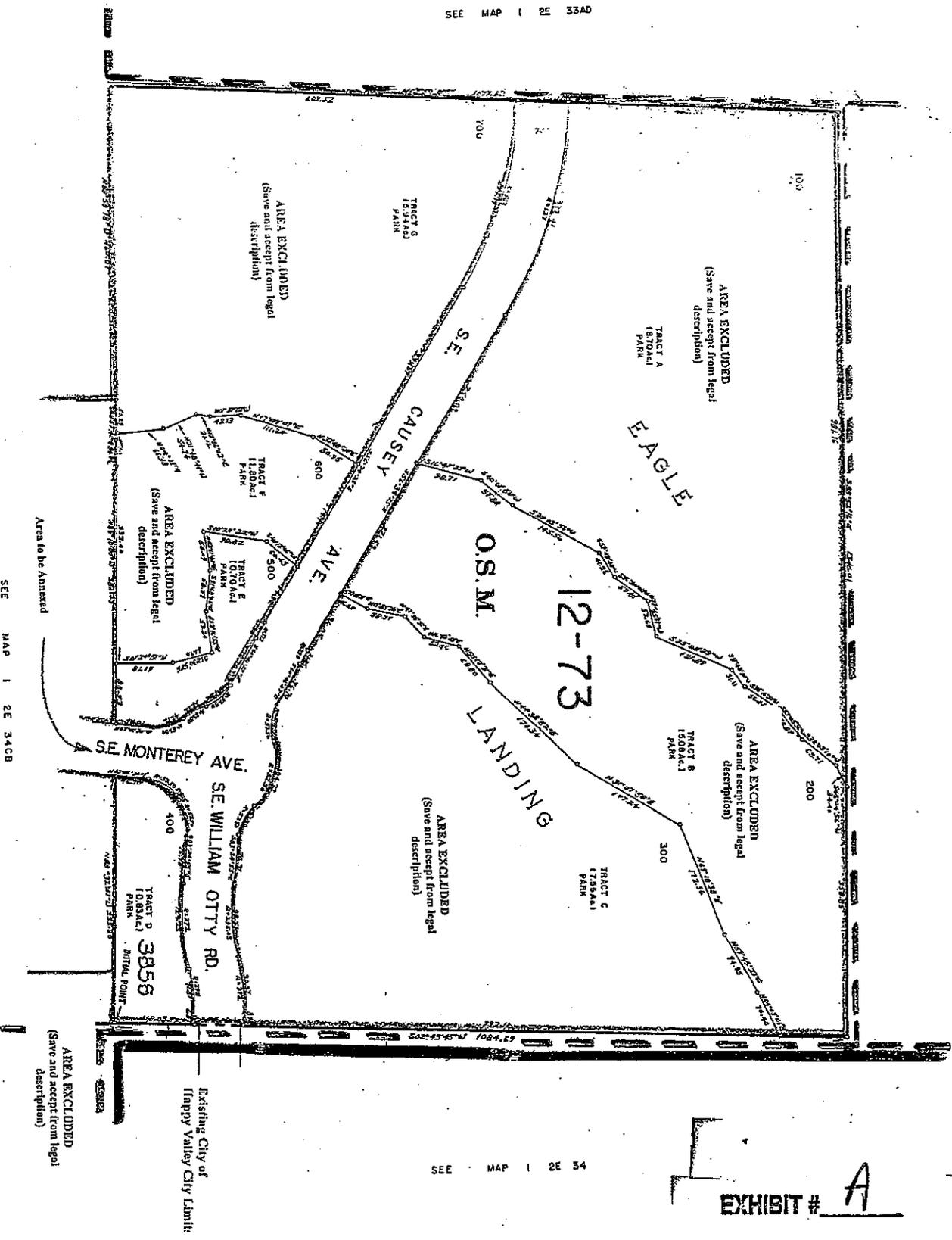


EXHIBIT # A

2E 34

This map was prepared for assessment purposes only.

N. 1/4 S.W. 1/4 SEC. 34 T. 1 S. R. 2 E. W.M.
CLACKAMAS COUNTY

1"=100'

1 2E 34CB

SEE MAP 1 2E 34BC

12-73
OSM

MR-2

EAGLE
LANDING

MONTEREY AVE.

CRESCENT RD.

HIGH CREEK RD.

SE AERIE
CRESCENT
RD.

AREA EXCLUDED
(Save & accept from legal description)

AREA EXCLUDED
(Save and accept from legal description)

EXHIBIT # A

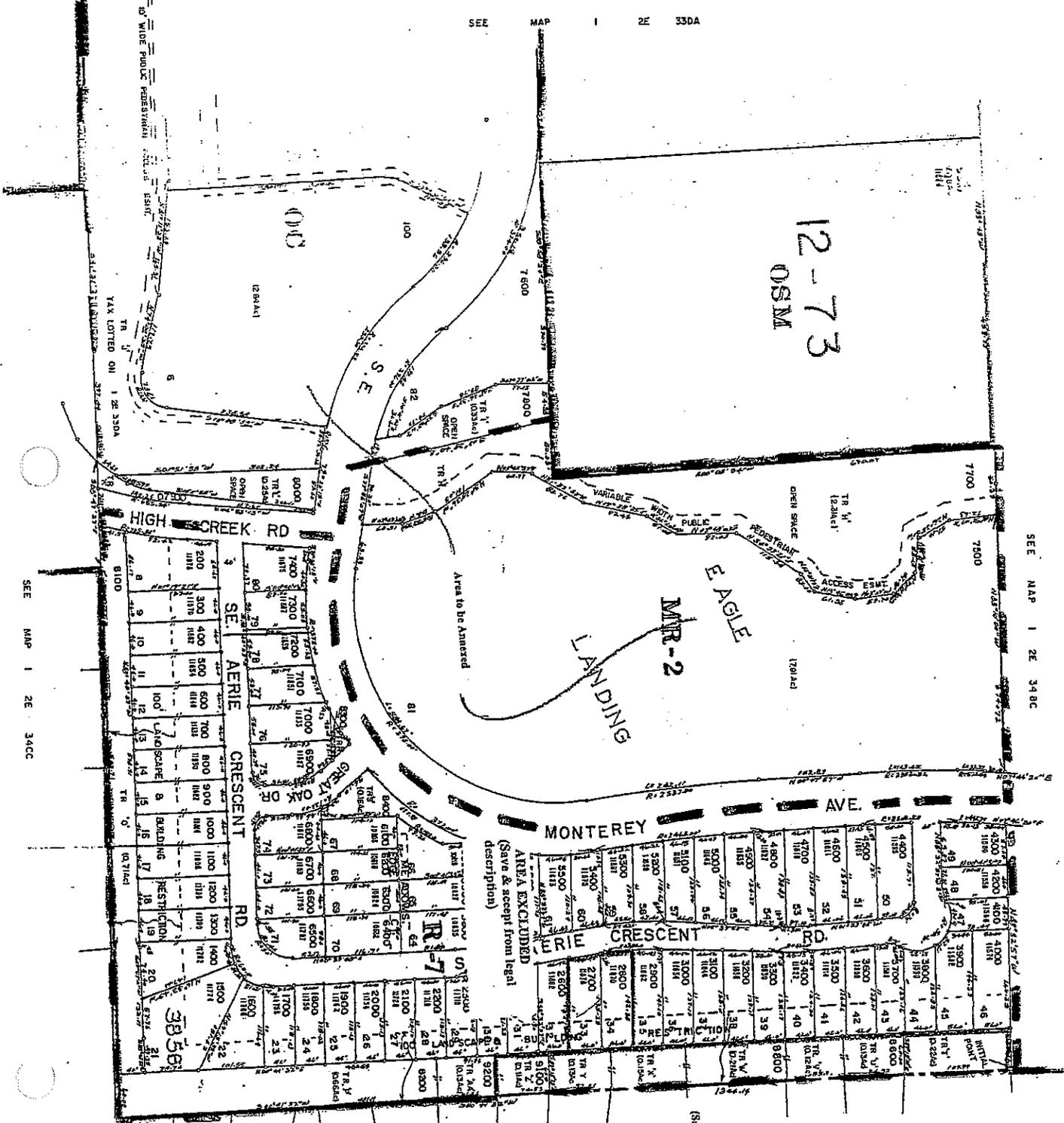
SEE MAP 1 2E 34CA

SEE MAP 1 2E 34CC

EXHIBIT A

1 2E 34C
BOOK 4

AREA NO. 1



SEE MAP 1 2E 33DA

17704 ML

NE 1/4 SEC. 33 T. 1S. R. 2E. W.M.
CLACKAMAS COUNTY

1"=100'

SEE MAP 1 2E 33AD

This map was prepared for assessment purposes only.

000

CANCELLED
301
302
303
304
11500

1 2E 33DA

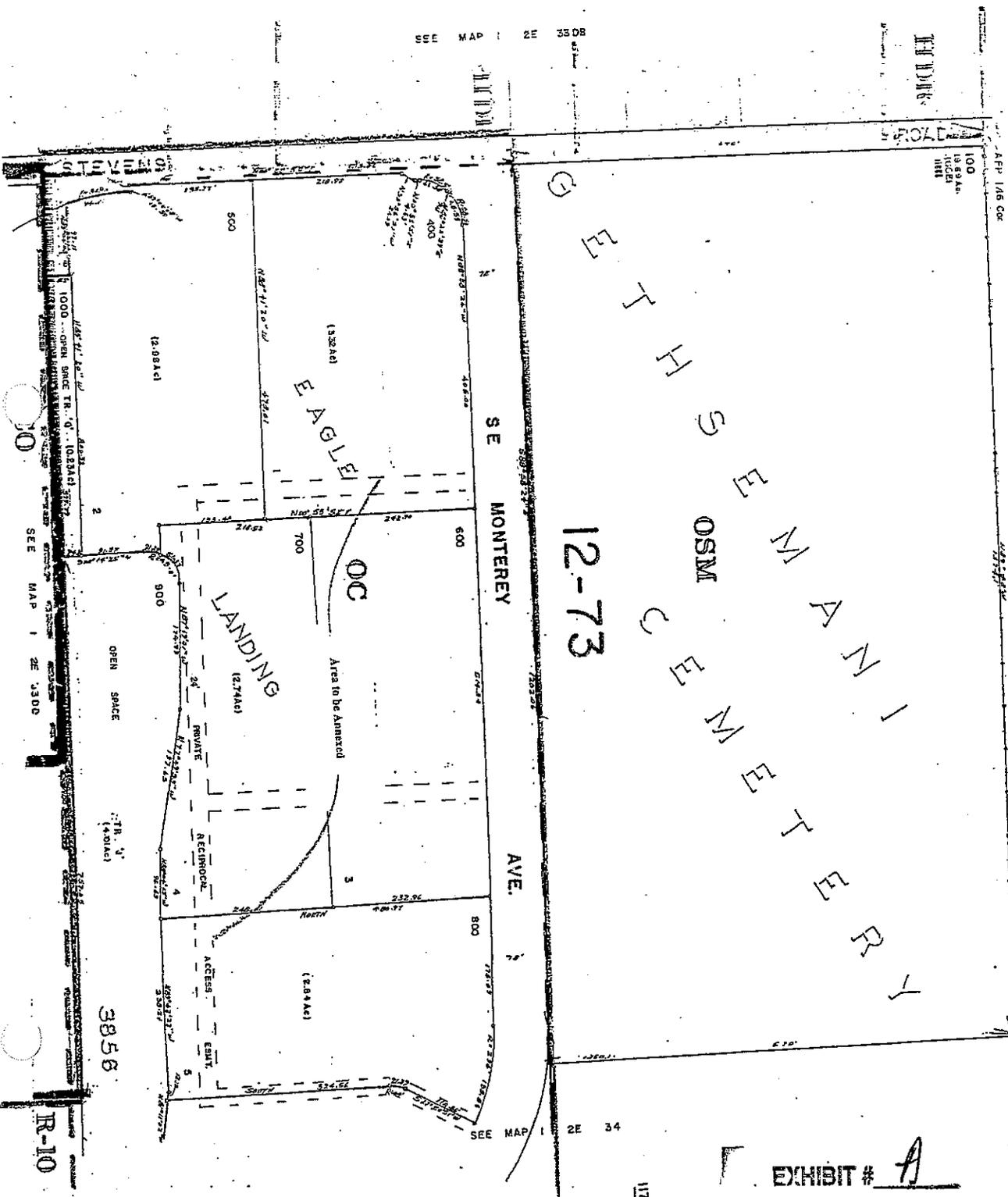


EXHIBIT # A

1170'

SEE MAP 1 2E 34

3856

R-10

SEE MAP 1 2E 33DD

AREA NO. 1

EXHIBIT A

1 2E 33
BOOK 1

SEE MAP 1 2E 33

INDEX

100

100
100
100
100

APR 196 Cor

This map was prepared for
Association purposes only.

1/4 NE 1/4 SEC. 33 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1"=100'

12-73

SEE MAP I RE 33AA

10000

1000

10200

1 2E 33AD

EXHIBIT # A

CANCELLED T.L.S.
1000

APPLICABLE CORNER
HILLCREST ROAD
OTTY ROAD
AVE.

IR-5

R-7

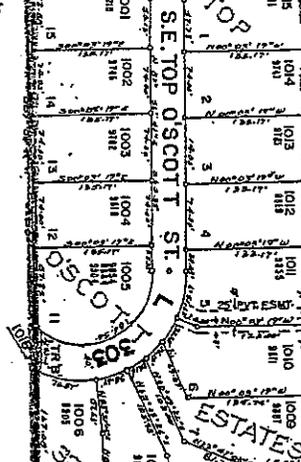
R-5

IR-2.5

MRR-2

MRR-2

Area to be Annexed



STEVENS

APR 1/16 COR.

SEE MAP I RE 33DA

AREA NO. 2

EXHIBIT A

1 2E 33A

APR 12 11

This map was prepared for assessment purposes only.

SW 1/4 NE 1/4 SEC. 33 T.1S. R.2E. WM.
CLACKAMAS COUNTY

1"=100'
900
50
50

9700

1 2E 33AC

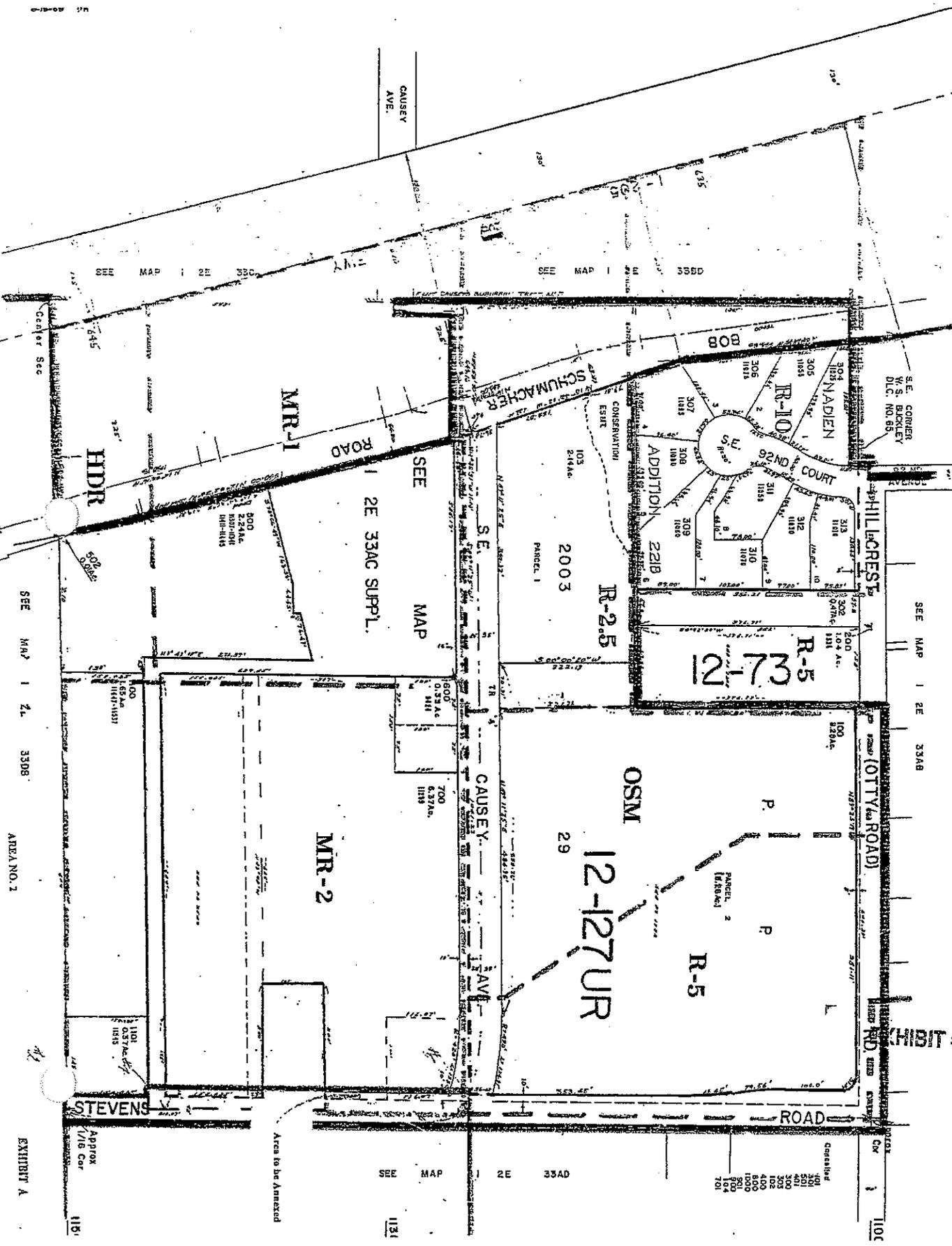


EXHIBIT # **A**

SEE MAP 2E 33AD

1131

SEE MAP 1 ZL 3308

APPX. NO. 1

EXHIBIT A

Approx 1/16 Cor

116

Area to be Annexed

Created:
101
501
401
302
202
102
400
1000
501
104
701

1100

1100

**City of Happy Valley
Annexation No. 05-05**

Legal Description

A tract of land situated in Section 33 and 34, T1S, R2E W.M. Clackamas County Oregon and more particularly described as follows:

AREA 1

All of the plat of Eagle Landing; Plat No. 3856, including the adjacent right of way of Stevens Road, as measured from the westerly extension of the south line of Tract "Q", north, to the point of intersection with the westerly extension of the north line of SE Monterey Avenue (a 78 foot right of way).

Save and accept (Excluding) Tracts "A", "B", "C", "D", "E", "F", "G", "T", "U", "V", "W", "X", "Y", "Z" and lots 33 and 34 of said plat.

AREA 2

Beginning at the SE $\frac{1}{4}$ corner of the NE $\frac{1}{4}$ of Section 33;

1. Thence North $89^{\circ} 48'$ West, along the south line of said NE $\frac{1}{4}$ and its westerly extension, 1275.17 feet to the west line of Stevens Road (a 40 foot right of way);
2. Thence North, along said west line, 128.035 feet to a 10 foot jog to the west in said west line;
3. Thence West, 10 feet to the point of intersection with the southerly extension of the west line of said road (a 50 foot right of way);
4. Thence North, along said west line, 520 feet more or less to the point of intersection with the westerly extension of the south line of the Top O'Scott Estates, Plat No. 3261;
5. Thence North, $89^{\circ} 56' 41''$ East, along said extension, south line and the easterly extension of said south line, 1316.46 feet to the point of intersection with the centerline of S.E. Causey Avenue (a 74 foot right of way);
6. Thence South, $03^{\circ} 50'$ West, 641.06 feet to the point of beginning.

**CITY OF HAPPY VALLEY
STAFF REPORT TO THE PLANNING COMMISSION
September 6, 2005**

ANNEXATION APPLICATION (File No. ANN-05-05)

I. GENERAL INFORMATION

PROPOSAL:

The applicant seeks approval of annexation (No. 04-2005) of 86 parcels of land totaling approximately 79.11 acres in size.

APPLICANT:

City of Happy Valley
12915 SE King Road
Happy Valley, OR 97236

PROPERTY OWNERS:

See Attached List – Exhibit D

APPLICABLE CRITERIA:

Applicable Objectives and Policies from the City of Happy Valley Comprehensive Plan; Title 16 (Development Code) of the City of Happy Valley Municipal Code, including Sections 16.40.020, 16.40.030, 16.40.040, 16.40.041, 16.40.060, 16.40.070, 16.40.100 (annexation to an existing city), Metro Code 3.09.045, and ORS 222.111, and 222.125.

BACKGROUND:

The City of Happy Valley mailed the petitions for annexation to property owners and has received signed petitions from 86 property owners.

GENERAL DISCUSSION:

Annexation Proposal No. 05-05 was initiated by petitions signed by the owners of 100% of the property owners that represent 100% of the assessed value, that represent 100% of the property owners within the area being annexed. The petitions meet the requirements of Metro Ordinance No. 98-791 Chapter 3.09 and ORS 222.170. If the City Council approves the proposal, the boundary change will become effective on September 6, 2005.

The territory to be annexed is situated in two different locations adjacent to the existing City limits, as noted on Exhibit "A" attached. The legal descriptions for each of the two areas are attached as Exhibit "B". The annexation application data forms for the area are attached as Exhibit "C".

The proposed annexation incorporates 86 separate tax lots consisting of 79.11 acres adjacent to the existing city limits of the City of Happy Valley.

The desire to obtain city services in these areas has prompted the annexation requests. This staff report outlines each of the two areas as to its specific configuration, i.e. existing land uses, population, assessed value, vacant lands and other criteria for approval of boundary changes (see attached Exhibit "B").

Area "1" consists of the Eagle Landing subdivision, excluding those various tracts and lots who have not signed a petition to annex to the City. This subdivision is located on the east side of SE Stevens Road and approximately 1,000 feet north of SE Sunnyside Road. Area "2" consists of two tax lots that are presently vacant. They are located on the east side of SE Stevens Road adjacent and north of the Gethsemani Cemetery.

The proposed annexation boundaries have been drawn up to include only those properties represented by property owners who signed petitions.

This proposed annexation complies with the present agreements the City has with the various urban service providers. Both areas are within the boundaries of service providers, i.e. water, fire, streetlights, etc. In addition, both areas are directly adjacent to the city limits of the City of Happy Valley and are within the designated dual interest area of the City of Happy Valley and Clackamas County Urban Growth Management Agreement (UGMA). Both areas associated with this annexation are consistent with the provisions of the UGMA.

Clackamas County Service District No. 1 is the provider of sanitary and storm water services. Studies and existing services already apply to the subject site, and define how

the area is served (i.e. size and location of lines and any necessary pump stations, water quality facilities, drainage basins, etc). Both the planning and public facilities provisions are contained within the City of Happy Valley/Clackamas County UGMA. Neither of the two areas being considered for annexation is subject to any additional agreements between the City and other agencies that would affect planning or urban services to these areas.

Both areas are adjacent to the Happy Valley City limits and lie within the Urban Growth Boundary. The Eagles Landing areas have previously been located within Clackamas County, and have received land use approvals that are to be integrated within a City ordinance ("sub-area" plan). Approximately five homes within the area have been completed and occupied, and approximately 20 homes are currently under construction. Both areas satisfy the applicable provisions of these policies by providing land for urban development that can be adequately served with Level 1 services and facilities.

The Metro Regional Framework Plan contains standards and criteria guiding the management and expansion of the Urban Growth Boundary, but most are not directly applicable to this annexation application. The Framework Plan does speak to the issues of annexation of properties to cities as appropriate to ensure adequate government jurisdiction and public facilities review and approvals.

The Metro Urban Growth Management Functional Plan contains population and household growth figures for each jurisdiction in the region, including the City of Happy Valley. These figures should be accommodated over the next twenty (20) years. The approval of this annexation request will contribute land toward future urban-level uses at the densities specified in the functional plan.

The proposed boundary change will result in the withdrawal of some tax lots from the Enhanced Law Enforcement District. No other withdrawals from the urban service providers are proposed. The newly annexed areas will be covered by the cities contract with the Clackamas County Sheriff's Department.

Any proposed development within the two areas proposed for annexation will comply with all the applicable regional, County and City plans. Specifically, the City of Happy Valley is concurrently adopting an ordinance creating a "sub-area" plan for the greater Eagles Landing area, which incorporates and amends all pertinent land use approvals and zoning from Clackamas County. The City of Happy Valley Comprehensive Plan was prepared to cover only the territory within the City limits when the plan was adopted. The Comprehensive Plan does not provide for zoning designations on land outside the City limits. For lands outside of the City, the County's plan is the applicable plan. ORS 215.130 provides that County land use and zoning ordinances shall apply to the

boundaries of a City, unless or until the City has by ordinance or other provisions provided otherwise, which is reflects the current scenario.

II. FINDINGS OF FACT

Regional Land Use Requirement

Metro Code 3.09.045 – Expedited Decisions

(a) Approving entities may establish an expedited decision process that does not require a public hearing consistent with this section. Expedited decisions are not subject to the requirements of Sections 3.09.030 (b) and 3.09.050(a), (b), (c), (e) or (f). The expedited decision process may only be utilized for minor boundary changes where the petition initiating the minor boundary change is accompanied by the written consent of one hundred percent (100%) of the property owners and at least fifty percent (50%) of the electors, if any, within the affected territory.

Response:

The City of Happy Valley established an expedited decision process through the adoption of Resolution No. 05-13 (Exhibit E). The City has received written consent in the form of petitions from 100% of the property owners and 80% of the electors within the affected territory. The criterion has been met.

(b) The expedited process must provide for a minimum of 20 days notice to all interested parties. The notice shall state that the petition is subject to the expedited process. The expedited process may not be utilized if a necessary party gives written notice of its intent to contest the decision prior to the date of the decision. A necessary party may not contest a minor boundary change where the minor boundary change is explicitly authorized by an urban services agreement adopted pursuant to ORS 195.065.

Response:

The City of Happy Valley provided notice to all interested and necessary parties as well as land owners within 300-foot notification radius on August 2, 2005 (see Exhibit F – Affidavit of mailing). The notice stated that the process would be expedited which meets the criterion.

(c) At least seven days prior to the date of decision the approving entity shall make available to the public a brief report that addresses the factors listed in Section 3.09.050(b). The decision record shall demonstrate compliance with the criteria contained in sections 3.09.050 (d) and (g).

Response:

This report, addressing the applicable criteria in Section 3.09.050 was available to the public on Monday, August 15, 2005 which meets the criterion.

Metro Code 3.09.050

Metro Code 3.09.050(d) states that a boundary change proposal shall address the following minimum criteria:

(1) Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;

Response:

The proposed annexation would be consistent with ORS 195.065. As stated above, the parcels would within existing service districts (sewer, water, streetlights, fire, etc.) already serving the area with the exception of those tax lots being removed from the Enhanced Law Enforcement District. The criterion has been met.

(2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;

Response:

The City of Happy Valley has planning jurisdiction for land use and transportation actions within city limits. The proposed annexation is compliant with the Happy Valley Comprehensive Plan and Development Ordinance, and is being specifically incorporated within a sub-area plan. See also responses to Goal 10, Goal 12, and Goal 14 below. The specific requirements of the Development Ordinance can

and will be met at the time development takes place, either through land division or design review applications. The criterion has been met.

(3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;

Response:

The Happy Valley Comprehensive Plan and Development Code do not contain applicable standards or criteria for boundary changes. However, the proposed annexation does meet applicable Metro and statewide planning requirements as shown in this report. The criterion has been met.

(4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

Response:

The proposed annexation is consistent with the Regional Framework Plan and the Urban Growth Management Functional Plan, which is discussed in the response to Goal 10 and Goal 14, below.

(5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;

Response:

The proposed annexation would not interfere with the provision of public facilities and services, as all facilities and services are currently provided (or are in the process of being provided) to both areas. Annexation of these areas will actually promote orderly and economic provision of public facilities, as the services will be extended to these areas as development continues to occur. The criterion has been met.

(6) The territory lies within the Urban Growth Boundary; and

Response:

The subject property is within the existing Metro UGB. The criterion has been met.

(7) Consistency with other applicable criteria for the boundary change question under state and local law.

Response:

The proposed annexation is consistent with applicable state, regional, and local land use laws, as shown in this report. The criterion has been met.

(g) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

Response:

The 86 properties which have petitions for annexation are within the existing Metro Urban Growth Boundary. The criterion has been met.

STATEWIDE PLANNING GOALS (DLCD)

Goal 10: Housing (660-015-0000(10))

Goal 10 specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Response:

The Happy Valley Comprehensive Plan (1984) established a series of housing goals and policies to implement Goal 10, which was based on a vacant lands analysis and projected housing needs. Based on that analysis, the City established planned land uses through the Comprehensive Plan for a variety of

uses including single-family and multi-family designations. Annexation of the two areas will provide for the addition of variety of different uses, including single-family detached, single-family attached and commercial and retail facilities. Residential uses will provide for the projected population increases for the 20-year planning period and resulting housing needs within the Happy Valley UGB. The City will be updating its Comprehensive Plan to incorporate the results of the buildable lands inventory.

LCDC acknowledged the Happy Valley Comprehensive Plan, as it provided housing goals, policies and residential densities consistent with Oregon land use goals for housing.

The most applicable policies to the proposed annexation are Policy 42 of the Happy Valley Comprehensive Plan that states: "To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of Happy Valley;" and Policy 43: "To develop housing in areas that reinforce and facilitate orderly and compatible community development." The proposed annexation would provide additional land for residential development adjacent to areas that have already developed as residential uses. The annexation would allow development to occur as planned in the Comprehensive Plan. The annexation is compliant with the City's acknowledged Comprehensive Plan and the UGMFP (see Compliance with Regional Goals) and therefore, is consistent with Statewide Land Use Goal 10.

Goal 11: Public Facilities and Services ((660-015-0000(11))

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that the public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Response:

Metro Code (3.09.050(b)(3)) requires that boundary change proposals meet minimum criteria that include addressing the capacity for urban services. Boundary changes must be consistent with ORS 195.065 and regional and statewide land use goals, including Goal 11.

As stated above, the parcels would remain within service areas already serving the area.

When annexed, the parcels would continue to be served by the water, fire, sewer, streetlight, etc. districts that currently serve both areas.

This annexation proposal is consistent with Goal 11. The public services have been and/or continue to be extended within the subject site as construction occurs, simply under the authority of the local municipality instead of the County. The application is consistent with Goal 11.

Goal 12: Transportation ((660-015-0000(12))

Goal 12 calls for the provision of "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."

Response:

The greater subject site has received six separate land use approvals from Clackamas County, including a Comprehensive Plan and Zone Change, a Master Plan Review, and a Planned Unit Development. Integrated throughout has been approval of transportation facilities for vehicles as well as transit, pedestrian, and bicycle modes of travel. The system has been designed and approved to manage the increase in vehicular, pedestrian, transit and bicycle traffic while being safe, convenient and economical. Future site development will include traffic analysis for specific development plans, as necessary.

The Happy Valley Transportation System Plan (TSP) does not extend to the area proposed for annexation. The TSP was adopted in December 1998; it includes an inventory of the existing transportation system, addresses current problem areas, and evaluates future needs for both motorized and non-motorized transportation options. The TSP is consistent with the Transportation Planning Rule (TPR), the Metro Regional Transportation Plan (RTP), the Clackamas County Comprehensive Plan and Pedestrian and Bicycle Master Plan, and the Oregon Department of Transportation Oregon Transportation Plan (OTP).

However, development plans for the annexed areas have included traffic impact analyses. Development plans include various multi-modal transportation options for residents, blending with surrounding infrastructure. Where necessary, existing transportation system upgrades may be required and would be included in future land use applications, most notably design review. Future site development and associated transportation improvements will be in conformance with the existing

traffic impact analyses and the adopted sub-area plan. The application is consistent with Goal 12.

Goal 14: Urbanization ((660-015-0000(14))

Goal 14 requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

Response:

The Happy Valley Comprehensive Plan (1984) established a UGB based on the seven criteria outlined in Goal 14. UGB expansions are also regulated regionally through the [Metro] Regional Framework Plan and UGMFP. The Regional Framework Plan stipulates that cities plan for growth and utilize available land in a manner that is consistent with the regional goals contained in the plan.

The state has indicated minimum residential density allocation for new construction in Happy Valley to be 6 units to the acre. ORS 660-007-0035, ***Minimum Residential Density Allocation for New Construction*** indicates "The following standards shall apply to those jurisdictions which provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing: (1) The Cities of Cornelius, Durham, Fairview, Happy Valley and Sherwood must provide for an overall density of six or more dwelling units per net buildable acre. These are relatively small cities with some growth potential (i.e. with a regionally coordinated population projection of less than 8,000, persons for the active planning area)."

Happy Valley, as with the region, is expected to increase in population in the coming years, and will need to accommodate additional residential housing units. The proposed annexation would meet Metro's goals for increasing density while accommodating the anticipated future population and housing growth within the existing UGB by providing adequate vacant land for residential development. Residential development within the city limits has occurred rapidly as demand for housing in the area increases, reducing the supply of vacant buildable land within the city limits. As the availability of vacant buildable land decreases, urbanizable land outside of the city limits but within the existing UGB would be annexed to ensure an adequate supply of land for construction. Given the quick pace of

development in Happy Valley, additional vacant buildable land, as proposed through this application for annexation, is justified. In addition, the annexed lands will bring commercial property inventory within the city limits, a category that is sorely lacking in this primarily residential municipality. The proposed annexation is consistent with Goal 14.

Oregon Revised Statues (ORS)

ORS 222.111 – [...] (2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

Response:

This annexation was the result of petitions filed by 86 properties who represent property that is contiguous to the city limits of Happy Valley. The criterion has been met.

ORS 222.125 - *Annexation by consent of all owners of land and majority of electors; proclamation of annexation.* The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

Response:

The application was initiated by petitions from owners of 100% of the land in the territory to be annexed and 80% of the electors in the territory to be annexed. The recommendation of the planning commission will move forward to the City Council for adoption by ordinance. The criterion has been met.

Happy Valley Development Code

16.40 Amendments to the Comprehensive Plan, Land Use Map and Land Development Title of this Code

16.40.020 Initiation of a plan amendment

Any change in the text, map or implementing ordinance of adopted Happy Valley land use regulations may be initiated by the City, any resident of the city, property owners or authorized agent. ...A change in the map which involves properties and/or district boundaries must be initiated by at least seventy-five (75%) percent of the property owners or authorized agents who own or represent at least seventy-five (75%) percent of the land area involved in the petition for change.

Response:

The City of Happy Valley has initiated this annexation application based on the submittal of petitions by 100% of the property owners who own 100% of the land area.

The criterion has been met.

16.40.040 Public Hearing and Notice

Response:

The City provided notice to the Department of Land Conservation and Development 45 days prior to the first evidentiary hearing. The City also provided mailed notice to all properties within 300 feet of the subject sites and to all affected governmental agencies 20 days prior to the first evidentiary hearing. Notice was also provided pursuant to Oregon State Statute.

The criterion has been met.

16.40.41 Review Criteria

- 1. The proposed amendment is consistent with and promotes the objectives of the plan of the city;**

Objectives:

- 1) To preserve the character of the valley;**
- 2) To improve the quality of existing and future development areas;**
- 3) To provide a coordinated direction to the conservation and development of the valley.**

Response:

This application is consistent with promoting the objectives of the plan of the City in that by annexing these properties and developing them through the City process, the character of the valley is maintained through enforcement of City ordinances. The quality of the development is maintained through that same avenue. By annexing these properties, they will be developed within the City rather than in the County which will provide for a coordinated development process with the surrounding properties inside the City limits.

The criterion is met.

- 2. There is a demonstrated public need for a change of the specific type proposed;**

Response:

The City has an obligation to maintain appropriate housing opportunities pursuant to Goal 10 and the Metro Functional Plan and to provide for appropriate development opportunities within the UGB. The public need in this case is to develop residential and commercial areas within the City. By working with County land use approvals, and a through a development agreement with the developer, the City can control the appearance, timing and character of the development by annexing it to the City. The City finds that there is a demonstrated public need in the form of encouraging and providing for appropriate development within the City rather than development adjacent to the City over which it has no control.

The criterion has been met.

- 3. That need will be best served by the amendment as proposed compared with other alternatives;**

Response:

Annexation of these properties best serves the public need as compared to other alternatives. No other alternatives exist with respect to encouraging development within the City and not adjacent to the City so that the City controls the appearance of the development and gains the benefit of development within the City. This is an appropriate area for development given it's inclusion in the UGB and ability for the City to provide sanitary sewer, water, and storm drainage to the area. Transportation issues have been studied and improvements have been constructed or are under construction.

The criterion has been met.

4. The proposed amendment is consistent with the use and implementation of growth management mechanisms and capital improvement programs of the city.

Response:

The proposed amendment implements the growth management mechanism of annexation, which provides for City control of development adjacent to and around the City rather than allowing development outside the City. Annexation is a well-recognized growth management mechanism, which provides for control, timing and appropriate development to land. Upon development, the properties will be required to participate in or contribute to the provision of Level 1 and Level 2 facilities which are part of the capital improvement program of the City.

The City of Happy Valley Comprehensive Plan establishes goals and policies to guide the quantity, type, costs, timing, and quality of development within the city. The applicable growth management mechanism policies related to the proposed project are Policies 97, 99, and 102.

Policy 97 states that the "City shall permit development on vacant buildable lands when all Level 1 facilities and services are available [including] sanitary sewer, water supply, storm drainage, fire protection, and streets and roads." Policy 99 is similar to Policy 97, although it refers to having adequate provisions for providing Level 2 services that include schools, police protection, parks and recreation, public transit, vector control, and city administrative services. Policy 102 requires city coordination with local service providers to ensure adequate services are available. Policy 102 states that the "city shall rely on a determination provided by

the service providers and other affected agencies...Any determination shall be within the parameters of the providers' or agency's own standards, criteria, requirements or plans."

The parcels would remain within service districts currently serving the area. This includes the Sunrise Water Authority, Clackamas County Fire District #1, North Clackamas School District #12, Metro, Tri-met, etc.

If the annexation requests are approved, residential and commercial development has and will continue to meet local development standards set forth by the city and local service providers.

The criterion has been met.

- 5. The proposed amendment can be implemented by this land development title and all other applicable codes, ordinances and regulations. The applicant bears the entire burden of proof of establishing to the planning commission that the proposed amendment meets the above requirements.**

Response:

Future development approval would require conformance with all applicable requirements of the codes, ordinances and regulations of the City of Happy Valley, including the proposed ordinance creating a specific sub-area plan for the annexed properties.

The criterion has been met.

16.40.100 Annexation to the existing City

Response:

The appropriate petitions were filed with the City. A hearing is being held before the Planning Commission, in which a recommendation will be formulated and forwarded to the City Council. A subsequent hearing will be held before the City Council who will make the final decision on the application.

The criterion has been met.

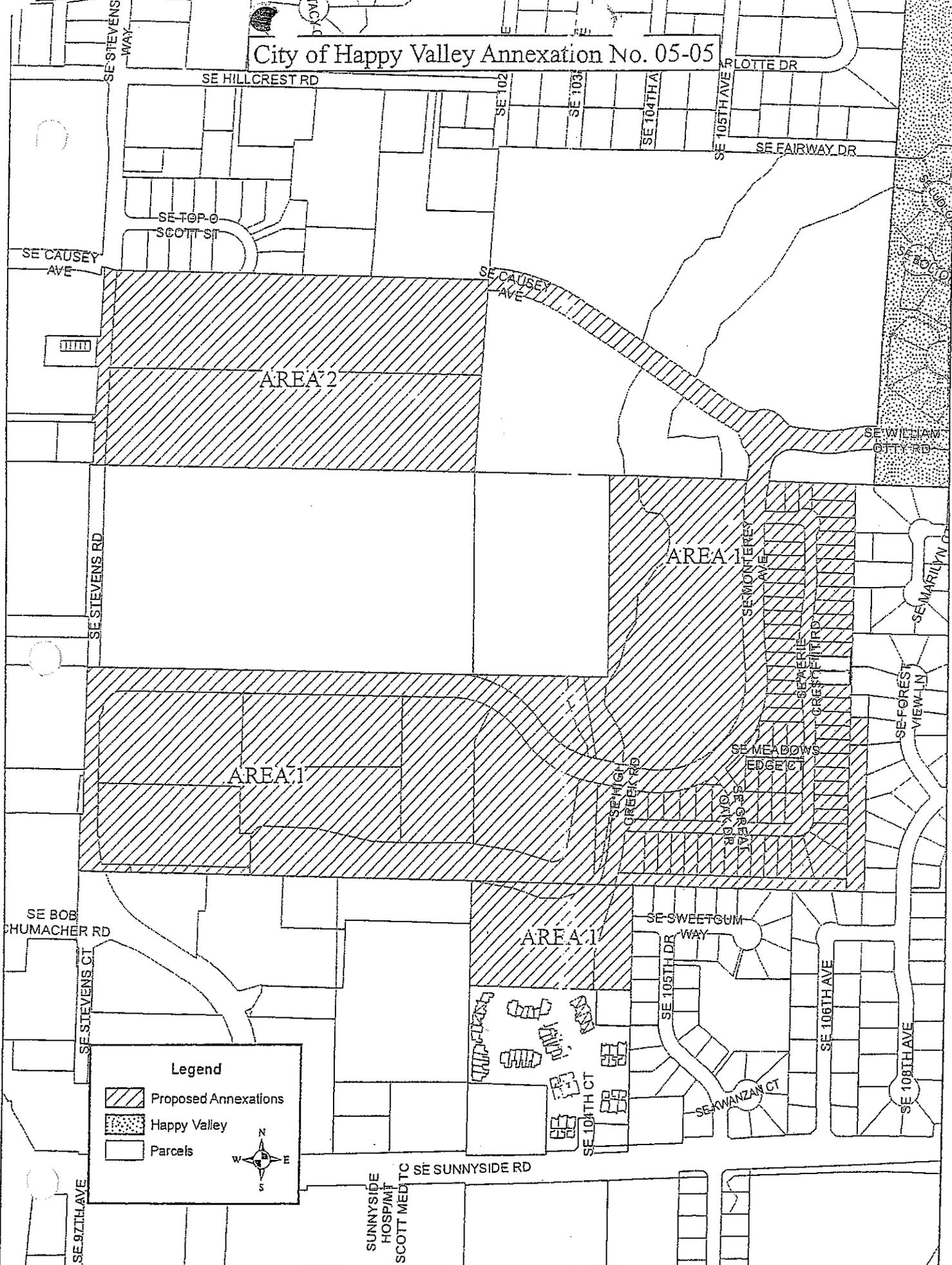
III. CONCLUSION:

Staff has determined that the above findings demonstrate that the proposed annexation satisfies the requirements of the City of Happy Valley Comprehensive Plan and Land Development Code [Title 16], Metro Functional Plan, Metro Code 3.09, and Statewide Planning Goals. The Planning Commission, at their regular meeting on August 23, 2005, unanimously recommended approval of ANN-05-05. Therefore, staff recommends that the City Council **approve** annexation application ANN-05-05.

IV. EXHIBITS:

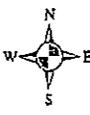
- A. Annexation Area Maps
- B. Legal Descriptions for Areas 1 and 2
- C. Annexation Applications/Petitions
- D. Property owner list
- E. Copy of Resolution 05-13
- F. Affidavit of mailing
- G. Letter from Jeff Kleinman, Attorney at Law, dated August 23, 2005

City of Happy Valley Annexation No. 05-05



Legend

- Proposed Annexations
- Happy Valley
- Parcels



Exh A

1/4 NW1/4 SEC. 34 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1" = 100'

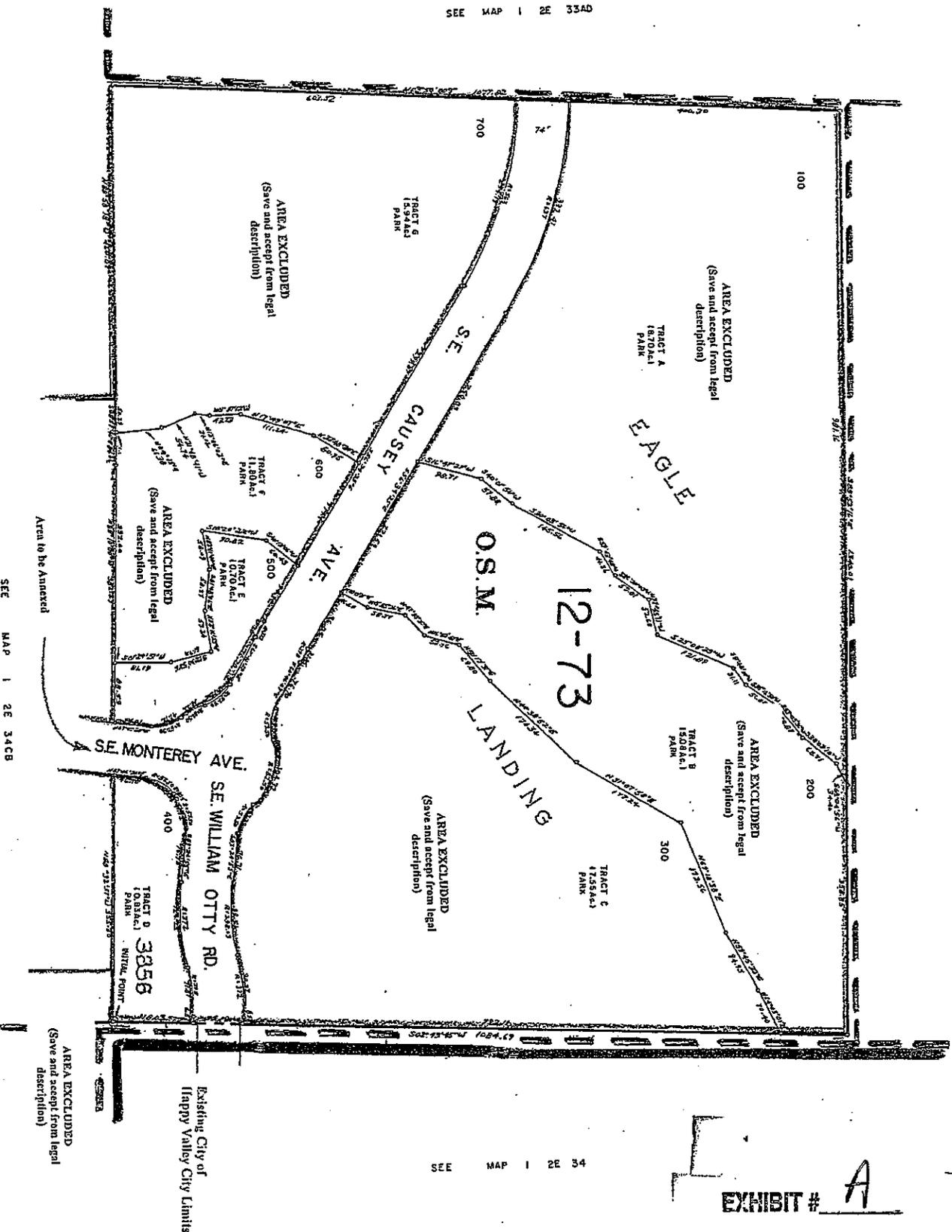
SEE MAP 1 2E 34BB

This map was prepared for
assessment purposes only

SEE MAP 1 2E 33AD

SEE MAP 1 2E 34

EXHIBIT # A



This map was prepared for assessment purposes only

N.W.1/4 S.W.1/4 SEC.34 T.1S. R.2E. W.M. CLACKAMAS COUNTY

1"=100'

SEE MAP 1 2E 34BC

1 2E 34CB

12-73 OSM

MIR-2

EAGLE LANDING

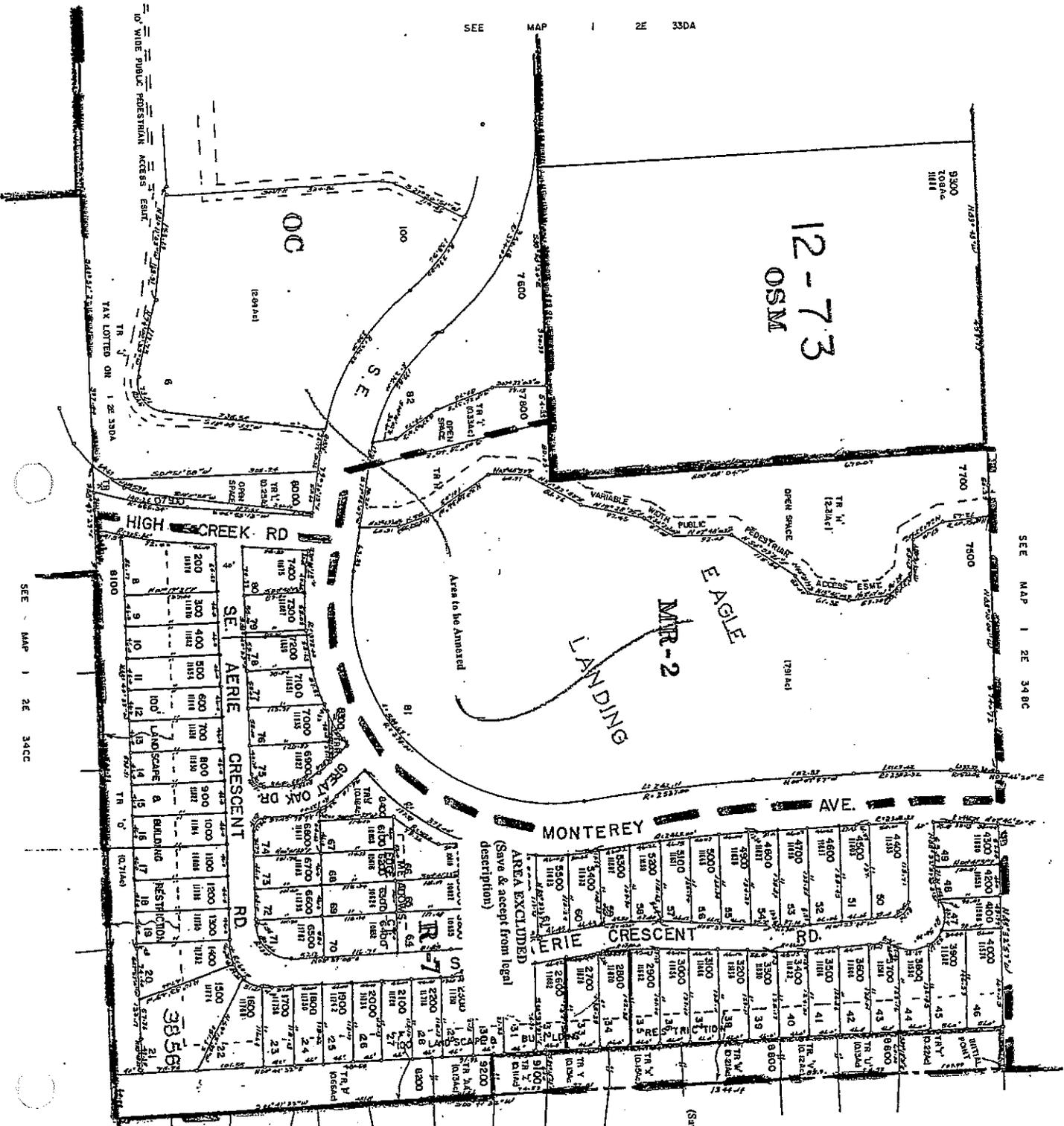
MONTEREY AVENUE

AREA EXCLUDED (Save & accept from legal description)

AREA EXCLUDED (Save and accept from legal description)

EXHIBIT # A

SEE MAP 1 2E 34CA



7/7/04 BL

SEE MAP 1 2E 34CC

EXHIBIT A

1 2E 34CC

AREA NO. 1

S.W. 1/4 SEC. 34 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1"=100'

10200

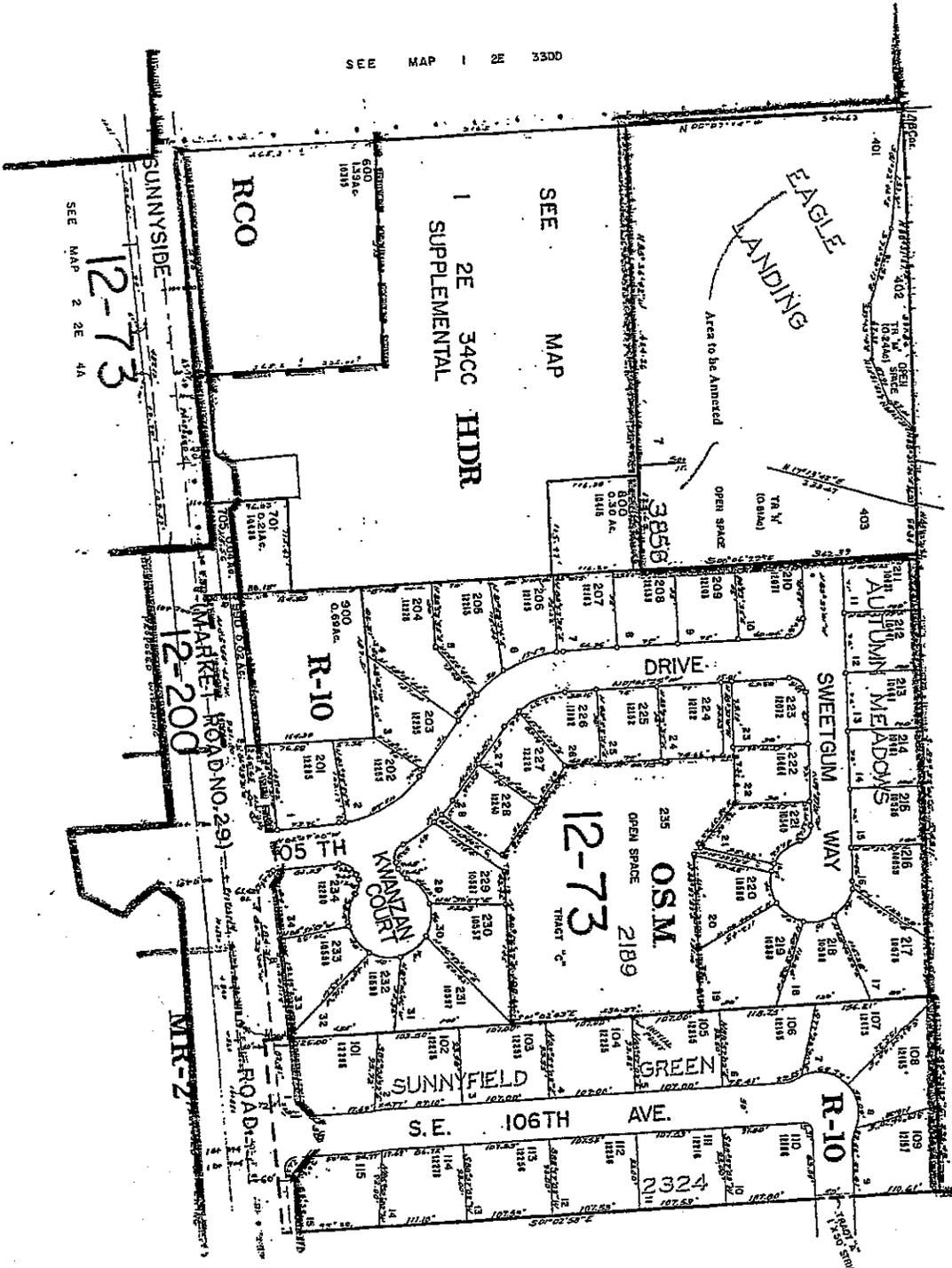
This map was prepared for
reassessment purpose only.

SEE MAP 1 2E 3408

0500

CANCELLED TAX LOTS

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1500	802	1400
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3900	802	1400
4000	802	1400



SEE MAP 1 2E 3300

SEE MAP

1 2E 34CC HDR
SUPPLEMENTAL

SEE MAP 2 2E 4A

12-73

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TRACT
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OPEN SPACE

EXHIBIT # A

SEE MAP 1 2E 3400

12300

SEE MAP 2 2E 3B

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EXHIBIT A

NE1/4 SE1/4 SEC. 33 T.1S. R.2E. WM.

CLACKAMAS COUNTY

1"=100'

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This map was prepared for assessment purposes only.

SEE MAP 1 2E 33A0

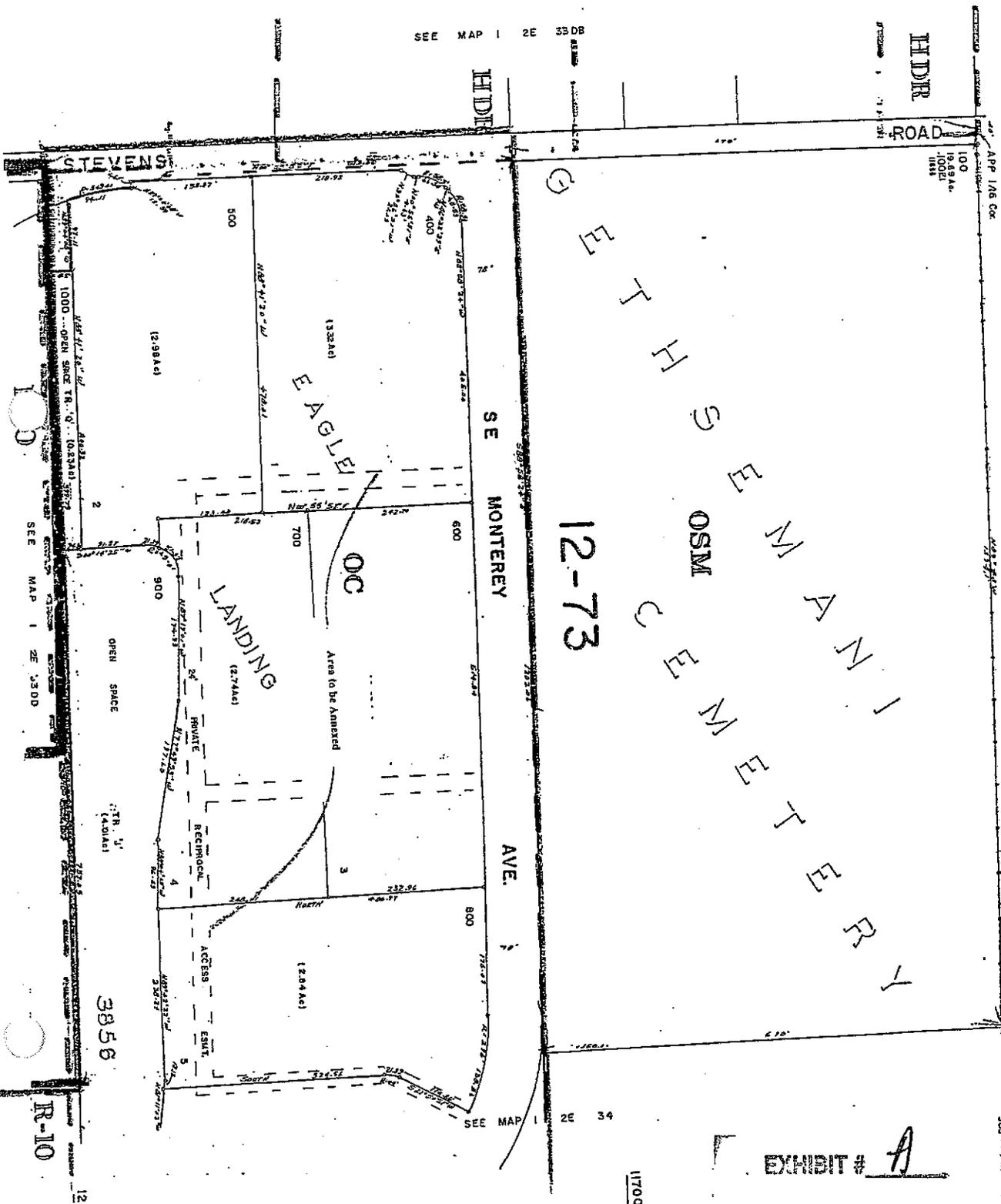
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EXHIBIT # A



AREANO. 1

EXHIBIT A

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BOOK 4

This map was prepared for assessment purposes only.

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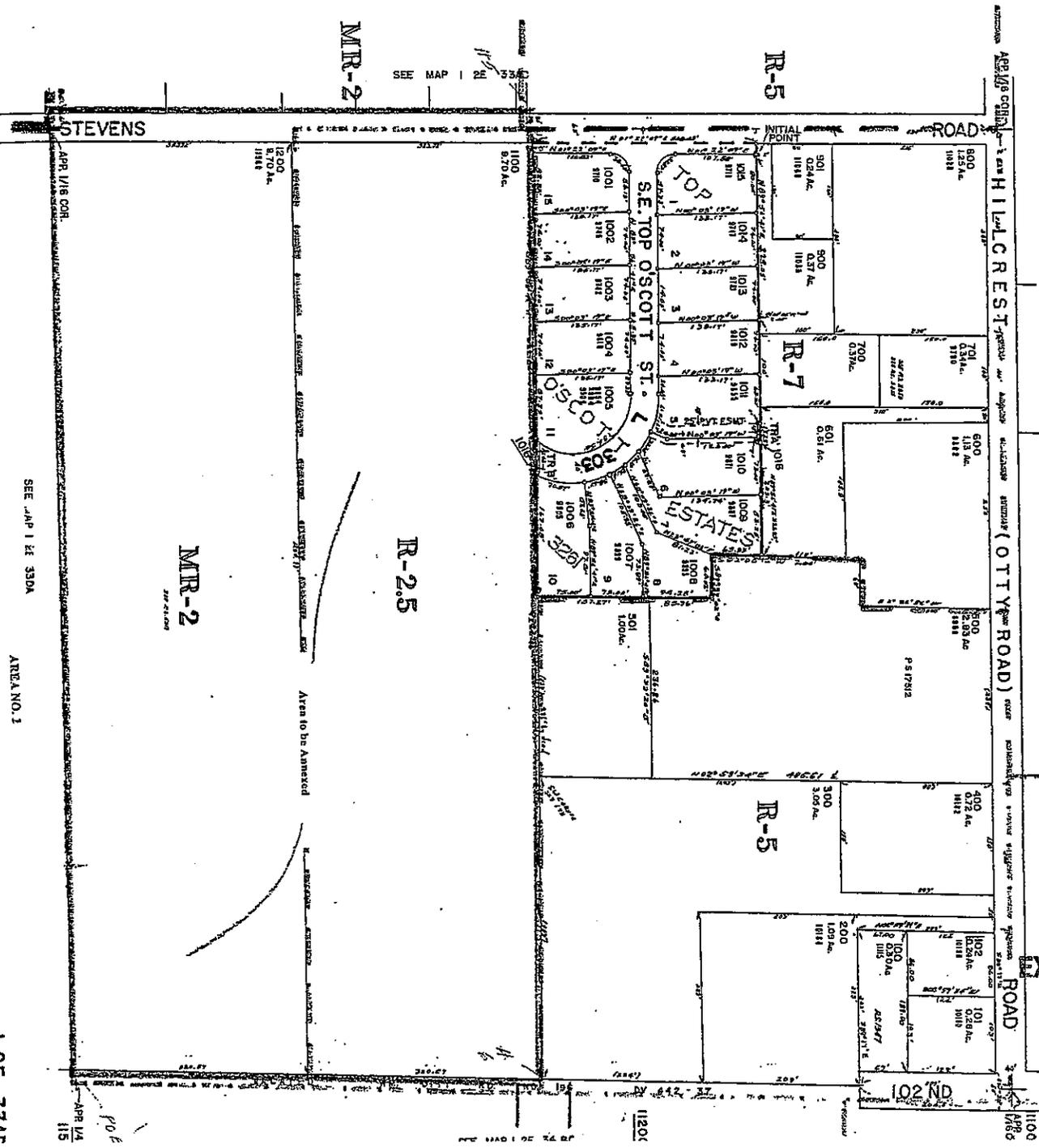
12-73

SEE MAP 1 2E 33AA

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EXHIBIT # A

1 2E 33AD



SEE MAP 1 2E 33DA

APP. NO. 1

MRR-2

R-2.5

R-5

R-5

MRR-2

SEE MAP 1 2E 33DA

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APP. 1/16 COR.

APP. 1/4

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**City of Happy Valley
Annexation No. 05-05**

Legal Description

A tract of land situated in Section 33 and 34, T1S, R2E W.M. Clackamas County Oregon and more particularly described as follows:

AREA 1

All of the plat of Eagle Landing; Plat No. 3856, including the adjacent right of way of Stevens Road, as measured from the westerly extension of the south line of Tract "Q", north, to the point of intersection with the westerly extension of the north line of SE Monterey Avenue (a 78 foot right of way).

Save and accept (Excluding) Tracts "A", "B", "C", "D", "E", "F", "G", "T", "U", "V", "W", "X", "Y", "Z" and lots 33 and 34 of said plat.

AREA 2

Beginning at the SE $\frac{1}{4}$ corner of the NE $\frac{1}{4}$ of Section 33;

1. Thence North $89^{\circ} 48'$ West, along the south line of said NE $\frac{1}{4}$ and its westerly extension, 1275.17 feet to the west line of Stevens Road (a 40 foot right of way);
2. Thence North, along said west line, 128.035 feet to a 10 foot jog to the west in said west line;
3. Thence West, 10 feet to the point of intersection with the southerly extension of the west line of said road (a 50 foot right of way);
4. Thence North, along said west line, 520 feet more or less to the point of intersection with the westerly extension of the south line of the Top O'Scott Estates, Plat No. 3261;
5. Thence North, $89^{\circ} 56' 41''$ East, along said extension, south line and the easterly extension of said south line, 1316.46 feet to the point of intersection with the centerline of S.E. Causey Avenue (a 74 foot right of way);
6. Thence South, $03^{\circ} 50'$ West, 641.06 feet to the point of beginning.



CIT OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Description

Lot 1, Eagle Landing, 12E33DA00400

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

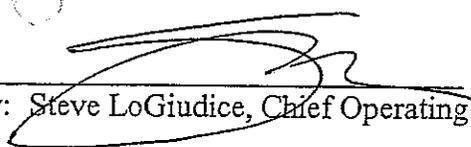
VERITAS INVESTMENT CO., LLC

Owner Initial

Voter Initial

Date

6/20/05

By:  Steve LoGiudice, Chief Operating Officer

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature

Date

Signature

Date



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Descript **Lot 2, Eagle Landing, 12E33DA00500**

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

FRITAS INVESTMENT CO., LLC

6/20/05

Owner Initial Voter Initial Date

by: Steve LoGiudice, Chief Operating Officer

Owner Initial Voter Initial Date

Other Authorized Signature

Owner Initial Voter Initial Date

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature

Date

Signature

Date

EXHIBIT # C



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Desc **Lot 3, Eagle Landing, 12E33DA00600**

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

RITAS INVESTMENT CO., LLC

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

By: Steve LoGiudice, Chief Operating Officer

Official Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature

Date

Signature

Date



CIT. OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name)

Tax Map and

Lot 4, Eagle Landing, 12E33DA00700

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

VERITAS INVESTMENT CO., LLC

Owner Initial Voter Initial Date

6/20/05

By: Steve LoGiudice, Chief Operating Officer

Owner Initial Voter Initial Date

Other Authorized Signature

Owner Initial Voter Initial Date

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature

Date

Signature

Date



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Desc

Lot 5, Eagle Landing, 12E33DA00800

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

VERITAS INVESTMENT CO., LLC

Owner Initial Voter Initial Date

6/30/05

By: Steve LoGiudice, Chief Operating Officer

Owner Initial Voter Initial Date

Other Authorized Signature

Owner Initial Voter Initial Date

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature

Date

Signature

Date



CITY OF HAPPY VALLEY

12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Description (Subdivision)

Lot 6, Eagle Landing, 12E34CB00100

Tax Map a

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

VFRITAS INVESTMENT CO., LLC

Owner Initial Voter Initial Date 6/20/05

By: Steve LoGiudice, Chief Operating Officer

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ indefinitely, or until _____.

Signature Date Signature Date

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 7, EAGLE LANDING, TAX LOT NO. 12E34CC00401 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

	Owner Initial	Voter Initial	Date
			6/20/05

Signature	Owner Initial	Voter Initial	Date
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Other Authorized Signature	Owner Initial	Voter Initial	Date
----------------------------	---------------	---------------	------

2020 C SW 8th AVE	Home Phone	503-704-9084
Street Address		Work Phone

WEST LINN OR 97068
Mailing Address

City	State	Zip
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A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX

CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

LOT 8, EAGLE LANDING, TAX LOT NO.
12E34CB00200

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *John Freedman*
Its COO

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

A legal description of the property must be submitted with this petition.

City

State

Zip

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 9, EAGLE LANDING, TAX LOT NO. 12E34CB00300

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

SAISSANCE CUSTOM HOMES, LLC

By: Tony & Guedlone
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 10, EAGLE LANDING, TAX LOT NO. 12E34CB00400	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Tom A. Suedlove
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # 7

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 11, EAGLE LANDING, TAX LOT NO. 12E34CB00500	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

MAISSANCE CUSTOM HOMES, LLC

By: T. A. Goodlove
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

LOT 12, EAGLE LANDING, TAX LOT NO.
12E34CB00600

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *R. A. Seedmore*
Its *COO*

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City

State

Zip

A legal description of the property
must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number 
— LOT 13, EAGLE LANDING, TAX LOT NO. —
12E34CB00700

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

1 MAISSANCE CUSTOM HOMES, LLC

By: *T. A. Freedline*
Its *COO*

Owner Initial _____ Voter Initial _____ Date *6/20/05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 14, EAGLE LANDING, TAX LOT NO. 12E34CB00800	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Thy A Seedlove
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 15, EAGLE LANDING, TAX LOT NO. 12E34CB00900

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Tony A. Beedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 16, EAGLE LANDING, TAX LOT NO. 12E34CB01000	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Tim A. Goodline
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  

— LOT 17, EAGLE LANDING, TAX LOT NO. —
12E34CB01100

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tony A. Goodlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # 2

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number		
	LOT 18, EAGLE LANDING, TAX LOT NO. 12E34CB01200	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tom Suedlow*
Its _____

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 19, EAGLE LANDING, TAX LOT NO. 12E34CB01300	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Tom Speed Love
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 20, EAGLE LANDING, TAX LOT NO. 12E34CB01400	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *[Signature]*
Its CEO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 21, EAGLE LANDING, TAX LOT NO. 12E34CB01500 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tony A. Goodwin*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/15

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

LOT 22, EAGLE LANDING, TAX LOT NO.
12E34CB01600

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tony A. Goodline*
Its COO

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

A legal description of the property
must be submitted with this petition.

City

State

Zip

EXHIBIT #

C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number		
	— LOT 23, EAGLE LANDING, TAX LOT NO. 12E34CB01700 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

I WAISSANCE CUSTOM HOMES, LLC

By: Tom Seedlove
Its COO

Owner Initial Voter Initial Date 10/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 24, EAGLE LANDING, TAX LOT NO. 12E34CB01800

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

7 NAISSANCE CUSTOM HOMES, LLC

By: *John A. Bredlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

LOT 26, EAGLE LANDING, TAX LOT NO.
12E34CB02000

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By:

John A. Freedlove

Its

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City

State

Zip

A legal description of the property
must be submitted with this petition.

EXHIBIT #

C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 27, EAGLE LANDING, TAX LOT NO. 12E34CB02100 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tom Suedlow*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

LOT 28, EAGLE LANDING, TAX LOT NO.
12E34CB02200

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tom & Geraldine*
Its *COO*

Owner Initial Voter Initial Date *6/20/05*

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 29, EAGLE LANDING, TAX LOT NO. 12E34CB02300

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Byron Speedlove
Its COO

Owner Initial	Voter Initial	Date <u>6/30/05</u>
Owner Initial	Voter Initial	Date

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

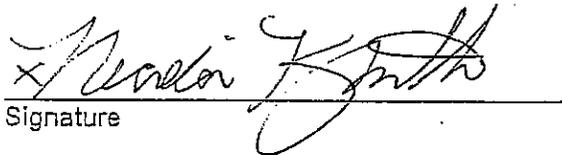
PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:	
Street Address of Property (If address has been assigned)	
Legal Description (Subdivision Name, Lot Number(s))	
LOT 30 EAGLE LANDING	
Tax Map and Tax Lot Number	
12E 34CB + L 02900	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

	MAR	MAR	7/30/05
Signature	Owner Initial	Voter Initial	Date

Signature	Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date

Street Address	Home Phone	Work Phone

Mailing Address		
City	State	Zip

A legal description of the property must be submitted with this petition.

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 31, EAGLE LANDING, TAX LOT NO. 12E34CB02500 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tony Smedlove*
Its *CEO*

Owner Initial _____ Voter Initial _____ Date *6/20/05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
<u>11682 SE AEGLE CRESCENT</u>		
Street Address of Property (If address has been assigned)		
<u>LOT 32 EAGLE LANDING</u>		
Legal Description (Subdivision Name, Lot Number(s))		
<u>12E34CB 02600</u>		
Tax Map and Tax Lot Number		

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

<u>X [Signature]</u>	<u>X SA</u>	<u>X SA</u>	<u>9/30/05</u>
Signature	Owner Initial	Voter Initial	Date
<u>[Signature]</u>	<u>SA</u>	<u>SA</u>	<u>9/30/05</u>
Signature	Owner Initial	Voter Initial	Date

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 35, EAGLE LANDING, TAX LOT NO. 12E34CB02900	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tom & Goodlone*
Its *CEO*

Owner Initial Voter Initial Date *6/20/08*

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

LOT 36, EAGLE LANDING, TAX LOT NO.
12E34CB03000

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Thy A Goodlove
Its CEO

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City

State

Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:
Street Address of Property (If address has been assigned)
Legal Description (Subdivision Name, Lot Number(s)) LOT 37 EAGLE LANDING
Tax Map and Tax Lot Number 12E 34CB 03100

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

<input checked="" type="checkbox"/> <u>Tom Peter</u>	<input checked="" type="checkbox"/> <u>TD</u>	<input checked="" type="checkbox"/> <u>TD</u>	<u>7/30/05</u>
Signature	Owner Initial	Voter Initial	Date

_____	_____	_____	_____
Signature	Owner Initial	Voter Initial	Date

_____	_____	_____	_____
Other Authorized Signature	Owner Initial	Voter Initial	Date

_____	_____	_____
Street Address	Home Phone	Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # 2

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 38, GLE LANDING, TAX LOT NO. 12E34CB03200	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Tom A. Reedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 39, EAGLE LANDING, TAX LOT NO. 12E34CB03300

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tom A. Judline*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— LOT 40, EAGLE LANDING, TAX LOT NO. 12E34CB03400 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By:

Its

Ray A. Goodline
COO

Owner Initial

Voter Initial

Date

10/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

A legal description of the property must be submitted with this petition.

City

State

Zip

EXHIBIT # *1*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 41, EAGLE LANDING, TAX LOT NO. 12E34CB03500

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Tim A. Goodlove
Its CEO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  **LOT 42, EAGLE LANDING, TAX LOT NO. 12E34CB03600**

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: 
Its _____

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____

City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT 

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  **LOT 43, EAGLE LANDING, TAX LOT NO. 12E34CB03700**

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Tom A. Goodline*
Its COO

Owner Initial Voter Initial Date 6/30/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 44, EAGLE LANDING, TAX LOT NO. 12E34CB03800	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Toby A. Goodlove
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 45, EAGLE LANDING, TAX LOT NO. 12E34CB03900	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Ray Specklove
Its CEO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 46, EAGLE LANDING, TAX LOT NO. 12E34CB04000	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Ray A. Freedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— LOT 47, EAGLE LANDING, TAX LOT NO. 12E34CB04100 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tim A. Seedlove*
Its _____

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 48, EAGLE LANDING, TAX LOT NO. 12E34CB04200

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tony A. Goodlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number 
-- LOT 49, EAGLE LANDING, TAX LOT NO. 12E34CB04300 --

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

SAISSANCE CUSTOM HOMES, LLC

By: *Tony A. Goodlove*
Its *COO*

Owner Initial _____ Voter Initial _____ Date *6/20/05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 50, EAGLE LANDING, TAX LOT NO. 12E34CB04400

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Timothy A. Goodlove
Its CEO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  **LOT 51, EAGLE LANDING, TAX LOT NO. 12E34CB04500**

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Toby A. Fredlove
Its CEO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT 1 

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 52, EAGLE LANDING, TAX LOT NO. 12E34CB04600	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: John A. Suedlme
Its COO

Owner Initial	Voter Initial	Date <u>6-20-05</u>
Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
----------------------------	---------------	---------------	------

Street Address	Home Phone	Work Phone
----------------	------------	------------

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 53, EAGLE LANDING, TAX LOT NO. 12E34CB04700	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tyler Goodline*
Its *COO*

Owner Initial _____ Voter Initial _____ Date *10-20-05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 54, EAGLE LANDING, TAX LOT NO. 12E34CB04800	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Toby A Seedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 4/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 55, EAGLE LANDING, TAX LOT NO. 12E34CB04900

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Ty A Beedlow
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # 1

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 56, EAGLE LANDING, TAX LOT NO. 12E34CB05000

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Tom A. Seedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 57, EAGLE LANDING, TAX LOT NO. 12E34CB05100 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Thy A. Goodlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  — LOT 58, EAGLE LANDING, TAX LOT NO. 12E34CB05200 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

PRONAISSANCE CUSTOM HOMES, LLC

By: *Toby A. Freedlove*
Its *COO*

Owner Initial _____ Voter Initial _____ Date *6/20/05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number 
-- LOT 59, EAGLE LANDING, TAX LOT NO. 12E34CB05300 --

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Ty A Freedman
Its COO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 60, EAGLE LANDING, TAX LOT NO. 12E34CB05400 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: *Ray A. Goodlove*
Its *COO*

Owner Initial _____ Voter Initial _____ Date *6/20/05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # *C*

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 61, EAGLE LANDING, TAX LOT NO. 12E34CB05500 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RAISSANCE CUSTOM HOMES, LLC

By: Tom A. Sreedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

LOT 62 EAGLE LANDING

Tax Map and Tax Lot Number

12E 34CB 05600

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

X Randi Disciasio X RD X 7/30/05
Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))
LOT 63 EAGLE LANDING

Tax Map and Tax Lot Number
12E34CB 05700

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

<u><i>[Signature]</i></u> Signature	<u>W</u> Owner Initial	<u>W</u> Voter Initial	<u>7/30/05</u> Date
<u><i>Melinda Waring</i></u> Signature	<u>MW</u> Owner Initial	<u>MW</u> Voter Initial	<u>7/30/05</u> Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
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<u>11699 SE AERIE CRESCENT RD.</u> Street Address	<u>PORTLAND, OR. 97266</u> Home Phone	<u>(614) 761-1318</u> Work Phone
--	--	-------------------------------------

P.O. Box 1046
Mailing Address

<u>POWELL</u> City	<u>OH.</u> State	<u>43065-1046</u> Zip
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A legal description of the property must be submitted with this petition.

PETITION TO ANNEX
CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  **LOT 64, EAGLE LANDING, TAX LOT NO. 12E34CB05800**

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *John A. Freedman*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— LOT 65, EAGLE LANDING, TAX LOT NO. 12E34CB05900 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

MISSANCE CUSTOM HOMES, LLC

By:

Its

Raymond Goodlow
Coo

Owner Initial

Voter Initial

Date

6/30/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City

State

Zip

A legal description of the property must be submitted with this petition.

EXHIBIT #

C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
_____ Street Address of Property (If address has been assigned)		
_____ Legal Description (Subdivision Name, Lot Number(s))		
_____ Tax Map and Tax Lot Number		
— LOT 66, EAGLE LANDING, TAX LOT NO. — 12E34CB06000		

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Ray A. Goodson*
Its COO

Owner Initial Voter Initial Date 6/30/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— LOT 68, EAGLE LANDING, TAX LOT NO. 12E34CB06200 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tim A. Seedmore*
Its COO

Owner Initial

Voter Initial

Date

6/20/05

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City

State

Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 69, EAGLE LANDING, TAX LOT NO. 12E34CB06300

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Ray A. Goodlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number **LOT 70, EAGLE LANDING, TAX LOT NO. 12E34CB06400**

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Tim A. Seedmore*
Its *COO*

Owner Initial _____ Voter Initial _____ Date *6/20/05*

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

[EXHIBIT # *C*]

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 71, EAGLE LANDING, TAX LOT NO. 12E34CB06500 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

SAISSANCE CUSTOM HOMES, LLC

By: *Ray A. Seedlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number LOT 72, EAGLE LANDING, TAX LOT NO. 12E34CB06600

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Patricia A. Goodlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

[EXHIBIT C]

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— LOT 73, EAGLE LANDING, TAX LOT NO. 12E34CB06700 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: John A. Green Home
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature

Owner Initial Voter Initial Date

Street Address

Home Phone

Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— LOT 74, EAGLE LANDING, TAX LOT NO. 12E34CB06800 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

by: Ty A Suedlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____

City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 75, EAGLE LANDING, TAX LOT NO. 12E34CB06900 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Thy A. Goodlove
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number 

— LOT 76, EAGLE LANDING, TAX LOT NO. —
12E34CB07000

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *John A. Goodlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/20/15

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number		
-- LOT 77, EAGLE LANDING, TAX LOT NO. 12E34CB07100 --		

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: *Ty A Goodlove*
Its COO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 78, EAGLE LANDING, TAX LOT NO. 12E34CB07200 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RENAISSANCE CUSTOM HOMES, LLC

By: Thy R. Fredline
Its COO

Owner Initial _____ Voter Initial _____ Date 10/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 79, EAGLE LANDING, TAX LOT NO. 12E34CB07300 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

SAISSANCE CUSTOM HOMES, LLC

By: Tom A. Freedlove
Its COO

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	LOT 80, EAGLE LANDING, TAX LOT NO. 12E34CB07400	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

NAISSANCE CUSTOM HOMES, LLC

By: Ray A. Guedin
Its COO

Owner Initial _____ Voter Initial _____ Date 6/30/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

Street Address _____ Home Phone _____ Work Phone _____

Mailing Address _____
City _____ State _____ Zip _____

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	— LOT 81, EAGLE LANDING, TAX LOT NO. 12E34CB07500 —	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE'S LOFT CONDOMINIUM, LLC

By:

[Signature]
US _____

Owner Initial _____ Voter Initial _____ Date 6/20/05

Owner Initial _____ Voter Initial _____ Date _____

Other Authorized Signature _____ Owner Initial _____ Voter Initial _____ Date _____

440 Columbia Blvd.
Street Address _____ Home Phone _____ Work Phone _____

Mailing Address <u>St. Helens OR 97048</u> City State Zip	A legal description of the property must be submitted with this petition.
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EXHIBIT # 1

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
_____ Street Address of Property (If address has been assigned)		
_____ Legal Description (Subdivision Name, Lot Number(s))		
_____ Tax Map and Tax Lot Number	_____ TRACT AA, EAGLE LANDING, TAX LOT NO. 12E34CB09200	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

**EAGLE LANDING RESIDENTIAL OWNERS
ASSOCIATION**

_____ Owner Initial	_____ Voter Initial	10/20/05 _____ Date
------------------------	------------------------	---------------------------

by: Steve LoGiudice, Chairman

_____ Owner Initial	_____ Voter Initial	_____ Date
------------------------	------------------------	---------------

_____ Other Authorized Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
-------------------------------------	------------------------	------------------------	---------------

_____ Street Address	_____ Home Phone	_____ Work Phone
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Mailing Address

City State Zip

**A legal description of the property
must be submitted with this petition.**

EXHIBIT: C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

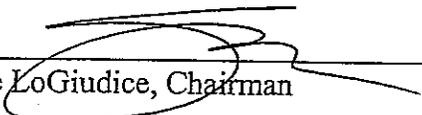
Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number 
— TRACT H, EAGLE LANDING, TAX LOT NO. —
12E34CB07700

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING RESIDENTIAL OWNERS
ASSOCIATION

By: 
Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/15

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	TRACT O, EAGLE LANDING, TAX LOT NO. 12E34CB08100	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING RESIDENTIAL OWNERS ASSOCIATION

By: Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 10/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  — TRACT P, EAGLE LANDING, TAX LOT NO. 12E34CB08200 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING RESIDENTIAL OWNERS
ASSOCIATION

By: 
Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/15

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number  — TRACT R, EAGLE LANDING, TAX LOT NO. 12E34CB08300 —

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING RESIDENTIAL OWNERS
ASSOCIATION

by: 
Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

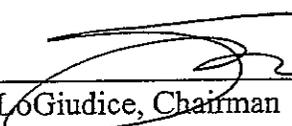
Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— TRACT I, EAGLE LANDING, TAX LOT NO. —
12E34CB07800

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING COMMERCIAL OWNERS
ASSOCIATION

y: 
Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	TRACT J, EAGLE LANDING, TAX LOT NO. 12E33DA00900	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING COMMERCIAL OWNERS ASSOCIATION

By: Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

— TRACT K, EAGLE LANDING, TAX LOT NO. —
12E34CB07900

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING COMMERCIAL OWNERS ASSOCIATION

Signature: 
 Steve LoGiudice, Chairman

		<i>6/20/05</i>
Owner Initial	Voter Initial	Date

Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date

Street Address	Home Phone	Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	TRACT L, EAGLE LANDING, TAX LOT NO. 12E34CB08000	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING COMMERCIAL OWNERS ASSOCIATION

By: Steve LoGiudice, Chairman

Owner Initial	Voter Initial	Date <u>6/20/05</u>
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Owner Initial	Voter Initial	Date
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Other Authorized Signature	Owner Initial	Voter Initial	Date
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Street Address	Home Phone	Work Phone
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Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number **TRACT M, EAGLE LANDING, TAX LOT NO. 12E34CC00402**

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING COMMERCIAL OWNERS ASSOCIATION

y: Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (If address has been assigned)

Legal Description (Subdivision Name, Lot Number(s))

Tax Map and Tax Lot Number

TRACT N, EAGLE LANDING, TAX LOT NO.
12E34CC00403

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING RESIDENTIAL OWNERS
ASSOCIATION

By:


Steve LoGiudice, Chairman

Owner Initial

Voter Initial

Date

6/20/08

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

A legal description of the property
must be submitted with this petition.

City

State

Zip

EXHIBIT #

C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	TRACT Q, EAGLE LANDING, TAX LOT NO. 12E33DA01000	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

EAGLE LANDING COMMERCIAL OWNERS ASSOCIATION

by: Steve LoGiudice, Chairman

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	EAGLE LANDING II TAX LOT NO. 12E33AD01200	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

RITAS INVESTMENT CO., LLC

By: 
Steve LoGiudice, Chief Operating Officer

Owner Initial Voter Initial Date 6/20/05

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT 3 

PETITION TO ANNEX CITY OF HAPPY VALLEY

To the City Council of the City of Happy Valley, Oregon

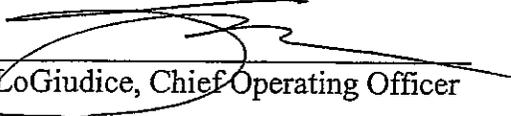
I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:		
Street Address of Property (If address has been assigned)		
Legal Description (Subdivision Name, Lot Number(s))		
Tax Map and Tax Lot Number	EAGLE LANDING II TAX LOT NO. 12E33AD01100	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

ERITAS INVESTMENT CO., LLC

Owner Initial Voter Initial Date 6/20/05

By: 
Steve LoGiudice, Chief Operating Officer

Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address
City State Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

ANN-05-05
EAGLES LANDING

A	B	C	D	E	F	G	H
Lot #	TAX LOT	Owner Name	Mailing Address	City, zip	acreage	Existing zoning	Assessed Value
1	112E33DA000400	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			227,848
2	212E33DA000500	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			204,328
3	312E33DA000600	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			203,278
4	412E33DA000700	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			187,463
5	512E33DA000800	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			194,585
6	612E34CB001000	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			197,472
7	712E34CC000401	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			311,356
8	8212E34CB007800	Veritas Investment CO, LLC	2020C SW 8th Ave, S1 302	West Linn, OR 97068			58,582
9	912E34CB000300	Renaissance Custom Homes LLC	16771 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
10	1012E34CB000200	Renaissance Custom Homes LLC	16772 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
11	1112E34CB000400	Renaissance Custom Homes LLC	16773 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
12	1212E34CB000500	Renaissance Custom Homes LLC	16774 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
13	1312E34CB000600	Renaissance Custom Homes LLC	16775 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
14	1412E34CB000700	Renaissance Custom Homes LLC	16776 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
15	1512E34CB000800	Renaissance Custom Homes LLC	16777 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
16	1612E34CB000900	Renaissance Custom Homes LLC	16778 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
17	1712E34CB001000	Renaissance Custom Homes LLC	16779 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
18	1812E34CB001100	Renaissance Custom Homes LLC	16780 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
19	1912E34CB001200	Renaissance Custom Homes LLC	16781 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
20	2012E34CB001300	Renaissance Custom Homes LLC	16782 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
21	2112E34CB001400	Renaissance Custom Homes LLC	16783 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
22	2212E34CB001500	Renaissance Custom Homes LLC	16784 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
23	2312E34CB001600	Renaissance Custom Homes LLC	16785 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
24	2412E34CB001700	Renaissance Custom Homes LLC	16786 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
25	2512E34CB001800	Renaissance Custom Homes LLC	16787 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
26	2612E34CB001900	Renaissance Custom Homes LLC	16788 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
27	2712E34CB002000	Renaissance Custom Homes LLC	16789 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
28	2812E34CB002100	Renaissance Custom Homes LLC	16790 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
29	2912E34CB002200	Renaissance Custom Homes LLC	16791 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
30	3012E34CB002300	Renaissance Custom Homes LLC	16792 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
31	3112E34CB002400	William and Nicola Kulilo	11702 SW Aerie Crescent Rd, Portland, OR 97226	Lake Oswego, 97035			10,640
32	3212E34CB002500	Renaissance Custom Homes LLC	16794 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
33	3312E34CB002600	Scott & Cary Anderson	11692 SE Aerie Crescent Rd Portland, OR 97226	Lake Oswego, 97035			10,640
34	3412E34CB002700	Renaissance Custom Homes LLC	16798 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
35	3512E34CB002800	Renaissance Custom Homes LLC	16799 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
36	3612E34CB003000	Renaissance Custom Homes LLC	16799 SW Boones Ferry Rd	Lake Oswego, 97035			10,640

EXHIBIT # **D**

ANN-05-05
EAGLES LANDING

A	B	C	D	E	F	G	H
Lot #	TAX LOT	Owner Name	Mailing Address	City, zip	acreage	Existing zoning	Assessed Value
1	3712E34CB03100	Thomas & Gloria Peterson	11646 SE Aerie Crescent Rd	Portland, OR 97226			10,640
37	3812E34CB03200	Renaissance Custom Homes LLC	16801 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
38	3912E34CB03300	Renaissance Custom Homes LLC	16802 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
39	4012E34CB03400	Renaissance Custom Homes LLC	16803 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
40	4112E34CB03500	Renaissance Custom Homes LLC	16804 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
41	4212E34CB03600	Renaissance Custom Homes LLC	16805 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
42	4312E34CB03700	Renaissance Custom Homes LLC	16806 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
43	4412E34CB03800	Renaissance Custom Homes LLC	16807 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
44	4512E34CB03900	Renaissance Custom Homes LLC	16808 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
45	4612E34CB04000	Renaissance Custom Homes LLC	16809 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
46	4712E34CB04100	Renaissance Custom Homes LLC	16810 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
47	4812E34CB04200	Renaissance Custom Homes LLC	16811 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
48	4912E34CB04300	Renaissance Custom Homes LLC	16812 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
49	5012E34CB04400	Renaissance Custom Homes LLC	16813 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
50	5112E34CB04500	Renaissance Custom Homes LLC	16814 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
51	5212E34CB04600	Renaissance Custom Homes LLC	16815 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
52	5312E34CB04700	Renaissance Custom Homes LLC	16816 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
53	5412E34CB04800	Renaissance Custom Homes LLC	16817 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
54	5512E34CB04900	Renaissance Custom Homes LLC	16818 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
55	5612E34CB05000	Renaissance Custom Homes LLC	16819 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
56	5712E34CB05100	Renaissance Custom Homes LLC	16820 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
57	5812E34CB05200	Renaissance Custom Homes LLC	16821 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
58	5912E34CB05300	Renaissance Custom Homes LLC	16822 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
59	6012E34CB05400	Renaissance Custom Homes LLC	16823 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
60	6112E34CB05500	Renaissance Custom Homes LLC	16824 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
61	6212E34CB05600	David and Randi DiStasio	11691 SE Aerie Crescent Rd	Portland, OR 97226			10,640
62	6312E34CB05700	Stephen Chen & Yi Wang	11699 SE Aerie Crescent Rd	Portland, OR 97226			10,640
63	6412E34CB05800	Renaissance Custom Homes LLC	16827 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
64	6512E34CB05900	Renaissance Custom Homes LLC	16828 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
65	6612E34CB06000	Renaissance Custom Homes LLC	16829 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
66	6712E34CB06100	Renaissance Custom Homes LLC	16830 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
67	6812E34CB06200	Renaissance Custom Homes LLC	16831 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
68	6912E34CB06300	Renaissance Custom Homes LLC	16832 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
69	7012E34CB06400	Renaissance Custom Homes LLC	16833 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
70	7112E34CB06500	Renaissance Custom Homes LLC	16834 SW Boones Ferry Rd	Lake Oswego, 97035			10,640

EXHIBIT # D

ANN-05-05
EAGLE'S LANDING

A	B	C	D	E	F	G	H
Lot #	TAX LOT	Owner Name	Mailing Address	City, zip	acreage	Existing zoning	Assessed Value
1	7212E34CB06800	Renaissance Custom Homes LLC	16835 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
73	7312E34CB06800	Renaissance Custom Homes LLC	16836 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
74	7412E34CB06800	Renaissance Custom Homes LLC	16837 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
75	7512E34CB06900	Renaissance Custom Homes LLC	16838 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
76	7612E34CB07000	Renaissance Custom Homes LLC	16839 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
77	7712E34CB07100	Renaissance Custom Homes LLC	16840 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
78	7812E34CB07200	Renaissance Custom Homes LLC	16841 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
79	7912E34CB07300	Renaissance Custom Homes LLC	16842 SW Boones Ferry Rd	Lake Oswego, 97035			10,640
80	8012E34CB07400	Renaissance Custom Homes LLC	16843 SW Boones Ferry Rd	Lake Oswego, 97035			553,522
81	8112E34CB07500	Eagle's Loft Condominium LLC/Devel Homes	440 Columbia Blvd	St Helens, OR 97051			0
82	Tract I	Eagle Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
83	Tract J	Eagle Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
84	Tract K	Eagle Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
85	Tract L	Eagle Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
86	Tract M	Eagle Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
87	Tract N	Eagle Landing Commercial Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
88	Tract AA	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
89	Tract H	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
90	Tract N	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
91	Tract O	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
92	Tract P	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
93	Tract R	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
94	Tract S	Eagle Landing Residential Owners Assn	2020C SW 8th Ave, St 302	West Linn, OR 97068			0
95	Eag, Lnd II	Veritas Investment CO, LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068			589,329
96	Eag, Lnd II	Veritas Investment CO, LLC	2020C SW 8th Ave, St 302	West Linn, OR 97068			367,989
97							
98							
						TOTAL	3,840,352

HAPPY VALLEY, OREGON
Resolution No. 5-13

COPY

A RESOLUTION OF THE CITY OF HAPPY VALLEY, OREGON ESTABLISHING AN
EXPEDITED DECISION PROCESS FOR ANNEXATIONS PURSUANT TO METRO CODE
CHAPTER 3.09.045.

WHEREAS, Metro Code Chapter 3.09.045 authorizes cities to establish an expedited decision process for annexations that are supported by the written consent of at least 100 percent of the property owners and 50 percent of the electors of the proposed annexation territory; and

WHEREAS, it is the current policy of the City of Happy Valley to only annex residential properties of consenting land owners; and

WHEREAS, the City wishes to have the option to annex territories pursuant to Metro Code Chapter 3.09.045; and

WHEREAS, there are no impediments to taking advantage of the expedited decision process in the City of Happy Valley Municipal Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF
HAPPY VALLEY:

Section 1. The City shall, when it deems appropriate, conduct annexations pursuant to the expedited decision process outlined in Metro Code Chapter 3.09.045.

Section 2. The City reserves the right not to utilize the expedited decision process of Metro Code Chapter 3.09.045.

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Section 4. This Resolution shall take effect immediately upon its adoption by the City Council and approval by the Mayor.

COPY

PASSED by City Council on this 7th day of June, 2005.

Approved by the Mayor on this 7th day of June, 2005.



Eugene Grant
Mayor

Attest


Marylee Walden
City Recorder

Mayor
HON. EUGENE L. GRANT

City Councilors:
CHUCK DALICH
LORI DEREMER
JONATHAN EDWARDS
ROB WHEELER



City of Happy Valley

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97236-6298
TELEPHONE (503) 760-3325 FAX (503) 760-9397
Web site: www.happy-valley.org

Affidavit of Mailing

State of Oregon)I

)ss: City of Happy Valley

County of Clackamas)I

I, Lynette Garbarino, Planning Assistant for the City of Happy Valley, hereby provide the following affidavit:

I certify that the following notice was mailed, a copy of which is attached hereto as Exhibit A, on the applicant identified as City of Happy Valley, and upon the owners of record of property on the most recent tax assessment roll where such property is located within 300 feet of the property which is the subject of the notice, by mailing to each person on Tuesday, August 2, 2005, contained in a sealed envelope, with postage paid, addressed to each such person at his/her mailing address. The names of the persons to whom notice was mailed is set forth on Exhibit B which is attached hereto. The mailing was deposited at the drop box located at 12915 SE King Road, Happy Valley, Oregon, 97236.

Lynette Garbarino, Administrative Assistant

Subscribed and sworn before me this 2nd day of August, 2005.

Notary Public for Oregon

My Commission Expires:

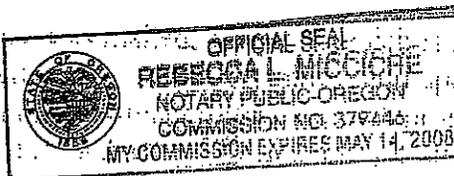


EXHIBIT # F

CITY OF HAPPY VALLEY

12915 SE KING ROAD
PORTLAND, OREGON 97236
(503) 760-3325
FAX: (503) 760-9397

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley Planning Commission and City Council will consider an annexation of territory pursuant to the Expedited Decision process of Metro Code Chapter 3.09.045 in the City of Happy Valley Annex, 12915 SE King Road, in the City of Happy Valley, Oregon on the following dates/times:

Planning Commission Tuesday, August 23, 2005, 7:00 p.m.
City Council Tuesday, September 6, 2005 7:00 p.m.

DOCKET
NUMBER
ANN-05-05

Annexation of approximately 79.11 acres of real property
see attached location map
Location: Generally east of SE Stevens Road, North of SE Sunnyside Road, south of SE Hillcrest Road, (also known as Eagle Landing development)

Area 1:

12E33DA00400, 12E33DA00500, 12E33DA00600, 12E33DA00700, 12E33DA00800, 12E34CB00100, 12E34CC00401, 12E34CB07600, 12E34CB00300, 12E34CB00200, 12E34CB00400, 12E34CB00500, 12E34CB00600, 12E34CB00700, 12E34CB00800, 12E34CB00900, 12E34CB01000, 12E34CB01100, 12E34CB01200, 12E34CB01300, 12E34CB01400, 12E34CB01500, 12E34CB01600, 12E34CB01700, 12E34CB01800, 12E34CB01900, 12E34CB02000, 12E34CB02100, 12E34CB02200, 12E34CB02300, 12E34CB02400, 12E34CB02500, 12E34CB02600, 12E34CB02900, 12E34CB03000, 12E34CB03100, 12E34CB03200, 12E34CB03300, 12E34CB03400, 12E34CB03500, 12E34CB03600, 12E34CB03700, 12E34CB03800, 12E34CB03900, 12E34CB04000, 12E34CB04100, 12E34CB04200, 12E34CB04300, 12E34CB04400, 12E34CB04500, 12E34CB04600, 12E34CB04700, 12E34CB04800, 12E34CB04900, 12E34CB05000, 12E34CB05100, 12E34CB05200, 12E34CB05300, 12E34CB05400, 12E34CB05500, 12E34CB05600, 12E34CB05700, 12E34CB05800, 12E34CB05900, 12E34CB06000, 12E34CB06100, 12E34CB06200, 12E34CB06300, 12E34CB06400, 12E34CB06500, 12E34CB06600, 12E34CB06700, 12E34CB06800, 12E34CB06900, 12E34CB07000, 12E34CB07100, 12E34CB07200, 12E34CB07300, 12E34CB07400, 12E34CB07500, 12E34CB07800 (Tract I), 12E33DA00900 (Tract J), 12E34CB07900 (Tract K), 12E34CB08000 (Tract L), 12E34CC00402 (Tract M), 12E33DA01000 (Tract Q), 12E34CB09200 (Tract AA), 12E34CB07700 (Tract H), 12E34CC00403 (Tract N), 12E34CB08100 (Tract O), 12E34CB08200 (Tract P), 12E34CB08300 (Tract R), 12E34CB08400 (Tract S), and platted right of ways.

Area 2

12E33AD01200 and 12E33AD01100 and platted right of ways.

The Planning Commission will make a recommendation to the City Council on annexation without a public hearing.

The City Council intends to decide on the annexation without a public hearing unless such a hearing is requested by a necessary party as that term is defined in Metro Code Chapter 3.09.020(f). The Council may approve or deny an annexation application in accordance with the applicable criteria of the City of Happy Valley Comprehensive Plan, and Articles 16.40.020, 16.40.030, 16.40.040, 16.40.041, 16.40.060, 16.12.070, of the City of Happy Valley Municipal Code, METRO code 3.09, and ORS 222.111, 222.125 and 222.170.

The decision will be made in accordance with the said criteria, and may be appealed to the Land Use Board of Appeals.

The decision-making criteria, application, and records concerning this matter are available at the City of Happy Valley City Hall at the above address during working hours (8:00 a.m. to 12:00 p.m., and 1:00 p.m. to 4:30 p.m. weekdays), please call for an appointment. For additional information, contact either Cathy Daw, Community Development Director, or Michael D. Walter, Planning Services Manager at the above address and phone number.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting Marylee Waldeu, City Recorder at the above phone number.

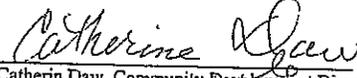
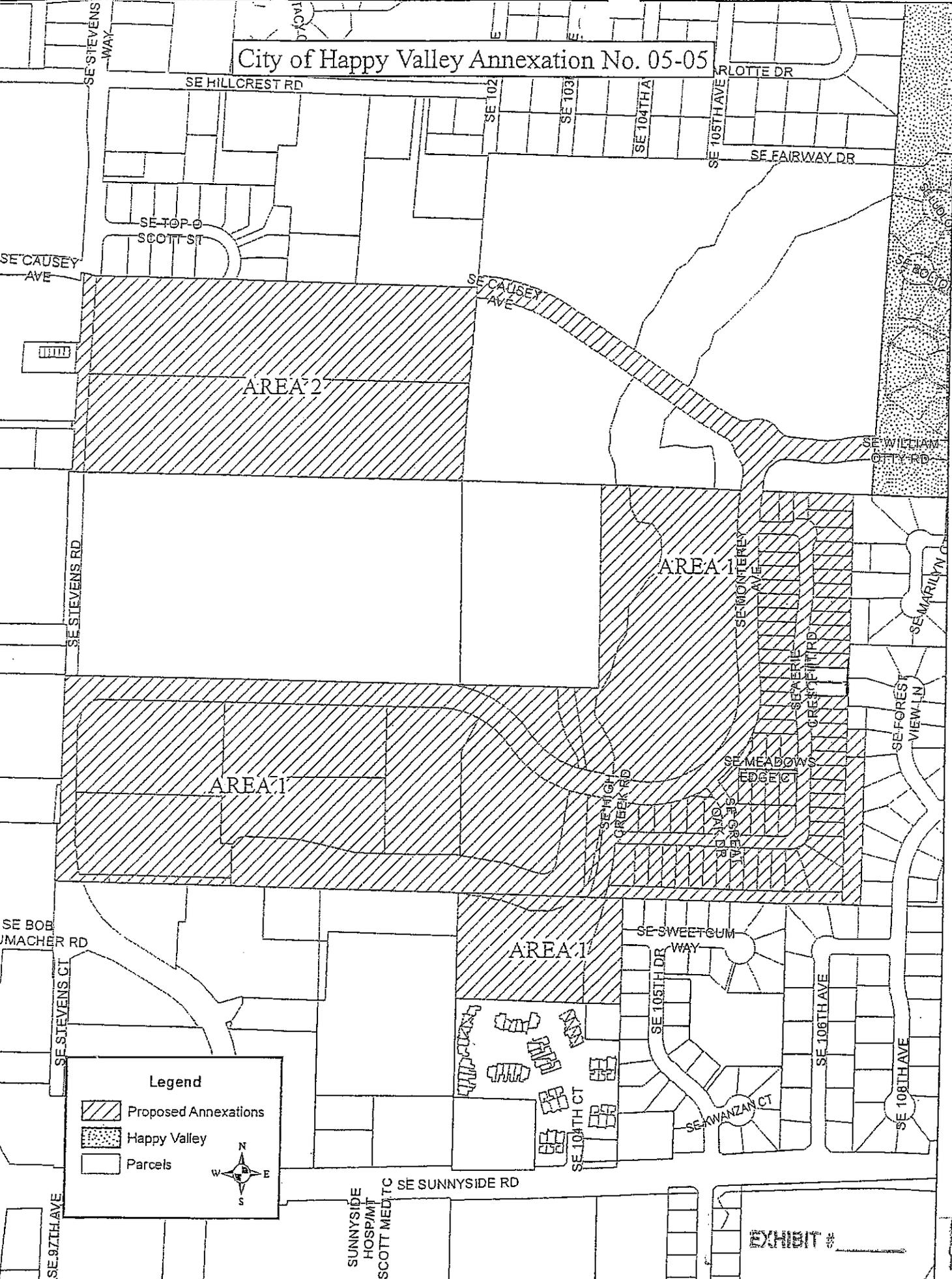

Catherin Daw, Community Development Director

EXHIBIT #

EXHIBIT # F

City of Happy Valley Annexation No. 05-05



AREA 2

AREA 1

AREA 1

AREA 1

Legend

-  Proposed Annexations
-  Happy Valley
-  Parcels



EXHIBIT #

17.1 #

JEFFREY L. KLEINMAN
ATTORNEY AT LAW
THE AMBASSADOR
1207 S.W. SIXTH AVENUE
PORTLAND, OREGON 97204

TELEPHONE (503) 248-0808
FAX (503) 228-4529

August 23, 2005

Via Fax (503) 226-2348 and First Class Mail

Spencer Q. Parsons
City Attorney
City of Happy Valley
Beery Elsner Hammond LLP
1750 SW Harbor Way #380
Portland, OR 97201

Re: Happy Valley Docket Number ANN-05-05,
Annexation of Approximately 79.11 Acres of Real Property (Eagle Landing)

Dear Spencer:

I represent Allen Wooddell, Trustee, owner of the properties known as Two Town Center and Three Town Center, immediately adjacent to the property proposed for annexation. Mr. Wooddell does not oppose the proposed annexation. Rather, my purpose in writing is to place on the record of this proceeding the ongoing obligations of the applicant pursuant to conditions of approval adopted and agreements reached in the Eagle Landing Master Plan, approved by Clackamas County, and subsequently modified. Eagle Landing comprises the property to be annexed under the proposal presently before the City of Happy Valley.

The conditions of approval and agreements in question relate to three issues:

- (1) The location of a bicycle and pedestrian path ending at Mr. Wooddell's property;
- (2) Drainage, in particular as to the area between Two Town Center and Three Town Center.
- (3) The size and location of the relocated stream buffer zone between Eagle Landing and my client's properties.

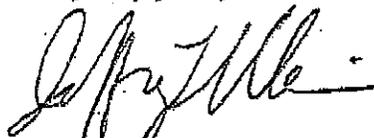
EXHIBIT # G]

Spencer Q. Parsons, Esq.
August 23, 2005
Page 2

Nothing arising out of the proposed annexation would affect or eliminate the applicant's obligations with respect to the above items, as well as the other conditions of approval adopted by Clackamas County in the Eagle Landing Master Plan. The City's agreement with Clackamas County pursuant to which this annexation is taking place requires the City to honor and enforce the conditions in question. Thus, on behalf of Mr. Wooddell, I respectfully request that the above obligations be duly referenced in and made part of the City's annexation decision.

If you have any questions or comments concerning the above, kindly let me know. As always, thank you for your courtesies.

Very truly yours,



Jeffrey L. Kleinman

JLK:cmc

cc: Allen W. Wooddell
Jon R. Bradford