

Final Documents
for
Annexation to
Hillsboro

WA1908
Ordinance: 5864
Annexation: AN 3-08
DOR: 34-1917-2008
Secretary of State: AN2008-0161



August 6, 2008

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

Please be advised that we have received and filed, as of August 6, 2008, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
5849 (Hillsboro)	AN 2008-0160
5864 (Hillsboro)	AN 2008-0161

For your records please verify the effective date through the application of ORS 199.519.

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

Sincerely,

Linda Bjornstad
Official Public Documents

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

BOUNDARY CHANGE SUBMISSION FORM
FINAL METRO APPROVAL

DATE: July 10, 2008

TO:

**Metro
Data Resource Center
Attn: Joanna Mensher
600 NE Grand Avenue
Portland, OR 97232-2736
Phone: (503) 797-1591**

FROM:

**City of Hillsboro
Planning Department
Attn: Ruth Klein
150 E. Main Street
Fourth Floor
Hillsboro, OR 97123
Phone: (503) 681-6465
Fax: (503) 681-6245**

RE: File Number AN 3-07: Baker et al

ATTACHED PLEASE FIND:

**Final certified ordinance including exhibits: findings & legal description
Final maps**

**County Tax Assessor Map(s) - Certified
Site Vicinity Map**

Final Letter of DOR approval

Filing fee

**Check # 1397, \$400, Robert A. Baker
Elaine L. Baker**

This is being sent to you as required by Metro Code 3.09.030(e).

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 Hillsboro
 Planning Department
 150 E Main St, 4th floor
 Hillsboro, OR 97123

Description and Map Approved
July 8, 2008
As Per ORS 308.225

Description Map received from: RUTH KLEIN
 On: 6/24/2008

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

ANNEX TO CITY OF HILLSBORO & WITHDRAW FM WASHINGTON CO DIST:
 RFPD#2, SERV DIST FOR RD MAINT & LIGH

ORD 586-4

has been: Approved 7/8/2008
 Disapproved

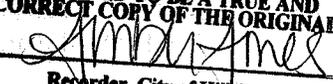
Notes:

Department of Revenue File Number: 34-1917-2008

Prepared by: Rick Sandoval 503-945-8230

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

**CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL**

Recorder, City of Hillsboro

ORDINANCE NO. 5864

AN 3-08: BAKER ET AL

AN ORDINANCE ANNEXING CERTAIN TRACTS OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACTS FROM THE TERRITORIES OF WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2., WASHINGTON COUNTY SERVICE DISTRICT FOR URBAN ROAD MAINTENANCE, AND WASHINGTON COUNTY SERVICE DISTRICT #1 FOR STREET LIGHTS

WHEREAS, the City received a complete petition from the property owners of certain tracts of land, described in Exhibit A attached to this Ordinance, requesting that the properties be annexed into the City Limits of Hillsboro;

WHEREAS, the petition represented 100 percent of the property owners of the territory requesting to be annexed into the City Limits of Hillsboro as required by ORS 222.125 in order to consent to an annexation;

WHEREAS, the tracts of land can be served by City services;

WHEREAS, as permitted by ORS 222.120(2) and Metro Code Sections 3.09.045(a) the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection;

WHEREAS, pursuant to a Memorandum of Understanding executed between the City of Hillsboro and Washington County, the City was delegated the responsibility and authority to prepare a UGB Concept Plan for industrial use of the area;

WHEREAS, the tracts of land are contemplated by the Hillsboro Urban Service Agreement (April, 2003) between and among the City of Hillsboro, Washington County, the City of Beaverton, Metro and several special service districts to ultimately become a part of the City of Hillsboro by eventual annexation of the tracts of land to the City of Hillsboro;

WHEREAS, the tracts of land lie within the following districts: Washington County Rural Fire Protection District No. 2; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights;

WHEREAS, notice of the proposed annexation and withdrawals has been published, mailed and posted in the manner provided by law;

WHEREAS, the City Council conducted a public hearing on this matter on June 17, 2008, and does hereby favor the annexation of the subject tracts of land and withdrawal from the district based on the findings attached hereto as Exhibit B; and

CORRECT COPY OF THE ORIGINAL
CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

WHEREAS, the annexation and withdrawal are not contested by any necessary party.

Recorder, City of Hillsboro

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. The tracts of land, described in Exhibit A, are declared to be annexed to the City of Hillsboro, Oregon.

Section 2. The tracts of land annexed by this ordinance and described in Section 1 are withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Urban Road Maintenance; and Washington County Service District #1 for Street Lights.

Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies as required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Section 4. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

Passed by the Council this 17th day of June 2008.

Approved by the Mayor this 17th day of June 2008.

Jan Hughes
Mayor

ATTEST: Amber Ames
City Recorder

City of Hillsboro
Annex 3-08: Baker et. al.
Proposed legal description
MF June 2, 2008

Exhibit 'A'

PARCEL 1

A tract of land located in the northeast one-quarter and northwest one-quarter of Section 15, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the southwest corner Lot 14, Lennox Acres, a duly recorded subdivision in said county;

thence North $17^{\circ}06'41''$ East, along the west boundary of said lot, a distance of 1198.76 feet to centerline of NW West Union Road;

thence South $86^{\circ}30'55''$ East, along the centerline of said road, a distance of 1264.42 feet to a point of curvature therein;

thence, continuing along said centerline, along the arc of a 718.89 foot radius curve to the right, through a central angle of $20^{\circ}38'30''$ an arc distance of 258.99 feet, the chord of which bears South $76^{\circ}11'40''$ East, 257.59 feet to a point of tangency therein;

thence continuing along said centerline, South $65^{\circ}52'25''$ East a distance of 261.18 feet to its intersection with the east boundary of the 500 foot wide Bonneville Power Administration power line right-of-way as described in Book 702, Page 303, in deed records of said county;

thence South $7^{\circ}17'33''$ West, along said east boundary, a distance of 31.34 feet to the south right-of-way line of NW West Union Road;

thence along said south right-of-way line, North $65^{\circ}52'25''$ West a distance of 270.25 feet to a point of curvature therein;

thence, continuing along south right-of-way line, along the arc of a 688.89 foot radius curve to the left, through a central angle of $20^{\circ}38'30''$ an arc distance of 248.18 feet, the chord of which bears North $76^{\circ}11'40''$ West, 246.84 feet to a point of tangency therein;

thence, continuing along south right-of-way line, North $86^{\circ}30'55''$ West a distance of 119.22 feet to the east boundary Lot 12, Lennox Acres;

thence South $17^{\circ}06'10''$ West, along said east boundary, a distance of 1081.26 feet to the north right-of-way line of NW Pubols Road;

thence South 89° 38' 40" East, along said right-of-way line, a distance of 813.06 feet to its intersection with the east boundary of the 500 foot wide Bonneville Power Administration power line right-of-way as described in Book 702, Page 303, in deed records of said county;

thence South 7°17'33" West, along said east boundary, a distance of 20.15 feet to the centerline of NW Pubols Road;

thence North 89°38'40" West, along said centerline, a distance of 1986.52 feet to the place of beginning.

PARCEL 2

A tract of land located in the southeast one-quarter and southwest one-quarter of Section 15, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of Parcel 2, Partition Plat 1992-091, a duly recorded subdivision in said county;

thence tracing the boundary of said plat through the following seven courses:

South 0°20'08" West a distance of 490.17 feet to an angle point therein;
North 89°39'52" West a distance of 100.00 feet to an angle point therein;
South 0°19'25" West a distance of 150.35 feet to an angle point therein;
North 89°40'13" West a distance of 123.11 feet to an angle point therein;
North 81°59'17" West a distance of 396.08 feet to an angle point therein;
North 50°13'55" West a distance of 127.43 to a point;

thence, leaving said boundary, North 72°53'10" West a distance of 60.36 feet to the centerline of NW Helvetia Road (C.R. A-142);

thence along said centerline, tracing the arc of a 1432.40 foot radius non-tangent curve to the right, an arc distance of 126.10 feet, through a central angle of 5°02'38", the chord of which bears North 13°32'35" East, 126.06';

thence North 17°06'50" East, along the said centerline, a distance of 799.79 feet to the projection of the southerly boundary of that tract of land described in deed to Junhi and Haesoon Hong, recorded 12/06/1994 as document number 94109096 in deed records of said county;

thence South 72°53'10" East, along said projection and southerly boundary, a distance of 710.0 feet to the southeast corner of said Hong tract;

thence North 17°06'50" East, along the east boundary of said Hong tract, a distance of 621.68 feet to the northeast corner thereof an a point on the south boundary of Lennox Acres;

thence South 89° 39'30" East, along the south boundary of said Lennox Acres, a distance of 1697.18 feet to its intersection with the west boundary of the 500 foot wide Bonneville Power Administration power line right-of-way as described in Book 702, Page 303, in deed records of said county;

thence South 7°17'33" West, along said west boundary, a distance of 1425.33 feet to the north right-of-way line of NW Jacobson Road (C.R. 2579);

thence North 89°40'16" West, along said right-of-way line, a distance of 535.84 feet to a point of curvature therein;

thence, tracing said right-of-way line, along the arc of a 2035.0 foot radius curve to the left, through a central of 4°57'49", an arc distance of 176.29 feet , the chord of which bears South 87°50'49" West, 176.24 feet, to a point of reverse curvature;

thence, tracing said right-of-way line, along the arc of a 1965.0 foot radius curve to the right, through a central of 4°57'26", an arc distance of 170.01 feet , the chord of which bears South 87°50'38" West, 169.96 feet, to the east boundary of the Coan tract as described in document number 2003-079510, recorded 5-19-2003 in deed record of said county ;

thence North 0°20'08" East, along said east boundary, a distance of 640.05 feet to the northeast corner thereof;

thence North 89°38'42" West, along the north boundary of said Coan tract, a distance of 990.00 feet to the place of beginning.

ANNEXATION CERTIFIED

BY _____

JUN 03 2008

WASHINGTON COUNTY A & T
CARTOGRAPHY

356
11/29

Washington County, Oregon 2003-079510
05/19/2003 03:17:55 PM
D-M Crg#1 Str#8 RECORD#1
\$35.00 \$8.00 \$11.00 - Total = \$52.00



00336517200300795100070078

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



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

CHICAGO TITLE INSURANCE COMPANY

AFTER RECORDING RETURN TO:
Washington Federal Savings
LOAN ADMIN-OR Office
PO Box 1179
Albany OR 97321
Attention: Mark Alan Cusick

Loan Number 097 205 266261-7
Title Company Chicago Title Insurance
Order Number 5000-14325SS

SHORT FORM DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made May 6th, 2003 BETWEEN
STEPHEN L COAN AND SHARON L COAN, HUSBAND AND WIFE, RALPH G COAN, JR. AND SUSAN L COAN,
HUSBAND AND WIFE, AND THE CHRISTOPHER F COAN TRUST, KATHLEEN SULLY COAN LONG, TRUSTEE
as Grantor/Trustor

("Borrower"), whose address is 14055 SW ALABHAI STREET, BEAVERTON OR 97005 ;
and CHICAGO TITLE INSURANCE COMPANY as Trustee,
whose address is 888 SW FIFTH AVENUE #930, PORTLAND, OR 97204 ;
and WASHINGTON FEDERAL SAVINGS, a United States Corporation, as Beneficiary ("Lender"), whose address is
300 Ellsworth SW, Albany, Oregon 97321

Borrower hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale according to Oregon law, all Borrower's estate, right, title, interest, claim and demand, now owned or hereafter acquired, in and to the following described property in WASHINGTON County, Oregon (the "Property", which term shall include all or any part of the Property, any improvements thereon and all the property described in Paragraph 2 of the Master Form Deed of Trust hereinafter referred to):

AS PER ATTACHED EXHIBIT "A", AND BY THIS REFERENCE INCORPORATED HEREIN

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in any way appertaining, leases and other agreements for the use and occupancy pertaining thereto, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Lender to collect and apply such rents, issues and profits.

This Security Instrument shall constitute a security agreement under the Uniform Commercial Code of Oregon between Borrower as debtor and Lender as secured party. Borrower grants a security interest to Lender in any of the Property which is personal property and also grants a security interest in the property described in Paragraph 3 of the Master Form Deed of Trust hereinafter referred to, now owned or hereafter acquired by Borrower (the Property, as defined above, and the property described in said Paragraph 3 are hereafter collectively referred to as the "Collateral").

HE
Borrower's Initials
RBC
KOC
SLC

257707



THIS SECURITY INSTRUMENT IS FOR THE PURPOSE OF SECURING the following:

2003-79510

(a) Payment of the sum of ONE MILLION FIVE HUNDRED SEVENTY THOUSAND AND NO/100S DOLLARS (\$1,570,000.00), with interest thereon according to the terms of a promissory note of even date herewith, payable to Lender or order and made by Borrower (the "Note", which term shall include all notes evidencing the indebtedness secured by this Security Instrument, including all renewals, modifications or extensions thereof);

b) Payment of any further sums advanced or loaned by Lender to Borrower, or any of its successors or assigns, if (1) the Note or other writing evidencing the future advance or loan specifically states that it is secured by this Security Instrument, or (2) the advance, including costs and expenses incurred by Lender, is made pursuant to this Security Instrument or any other documents executed by Borrower evidencing, securing, or relating to the Note and/or the Collateral, whether executed prior to, contemporaneously with, or subsequent to this Security Instrument (this Security Instrument, the Note and such other documents, including any construction loan, land loan or other loan agreement, are hereinafter collectively referred to as the "Loan Documents"), together with interest thereon at the rate set forth in the Note unless otherwise specified in the Loan Documents or agreed to in writing;

c) Performance of each agreement, term and condition set forth or incorporated by reference in the Loan Documents, including without limitation the loan agreement of even date herewith, which are incorporated herein by reference or contained herein.

THE MATURITY DATE OF THESE SECURED OBLIGATIONS, AS CONTAINED IN THE LOAN DOCUMENTS, INCLUDING THE NOTE, IS May 15th, 2013

By executing and delivering this Security Instrument and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 69 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Borrower hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the dates below shown, in the Official Records of the offices of the County Clerk, Director of Records & Elections or County Recorders of the following counties in the State of Oregon according to the enumerated recordation designations appearing below after the name of each county, to wit:

COUNTY	BOOK, REEL OR VOLUME	FILE OR PAGE NO(S).	DOCUMENT, MICROFILM RECORDING, FEE OR INSTRUMENT NO.	DATE OF RECORDING
BAKER			95 41 142	October 11, 1995
BENTON			M-204576-95	October 11, 1995
CLACKAMAS			95-062934	October 12, 1995
CLATSOP	883	111-122	9508232	October 11, 1995
COLUMBIA			95-08045	October 11, 1995
COOS			95-10-0399	October 11, 1995
CROOK	[Miscellaneous]		123668	October 11, 1995
CURRY			95-04705	October 11, 1995
DESCHUTES	387	1624-1635	95-35475	October 11, 1995
DOUGLAS	1374	356-367	95-19086	October 11, 1995
GILLIAM			M-21-466	October 11, 1995
GRANT	[Mtgs.]		952016	October 11, 1995
HARNEY	[Mortgage]		951702	October 11, 1995
HOOD RIVER	[Misc.]		952916	October 11, 1995
JACKSON			95-28821	October 11, 1995
JEFFERSON	[Mortgages]		954079	October 11, 1995
JOSEPHINE	186	1451-1462	95-17287	October 11, 1995
KLAMATH	M95(Mortgages)	27493-27504		October 12, 1995
LAKE	103 (Mortgages) Reel 23 File 0264	735-747	085234	October 11, 1995
LANE	[2103R]		95-57405	October 11, 1995
LINCOLN	307	0598-0609	6143169	October 13, 1995
LINN	0769	232-243		October 11, 1995
MALHEUR			95-6739	October 12, 1995
MARION	1266	340	Control #1266340	October 11, 1995
MORROW			M-46247	October 12, 1995
MULTNOMAH			95-125312	October 11, 1995
POLK	308	0644-0655	405767	October 11, 1995
SHERMAN	[Microfilm Mortgage Records]		950261	October 16, 1995
TILLAMOOK	373	164	95345657	October 11, 1995
UMATILLA	278	1450-1462	95-211270	October 11, 1995
UNION			161472	October 11, 1995
WALLOWA			95-29697	October 11, 1995
WASCO			953920	October 11, 1995
WASHINGTON			95073856	October 12, 1995
WHEELER	[Mortgages]		950381	October 11, 1995
YAMHILL			199513500	October 11, 1995

A copy of such Master Form Deed of Trust has been furnished to the person executing this Security Instrument, and by executing this Security Instrument the Borrower acknowledges having received such Master Form Deed of Trust.

The Property which is the subject of this Security Instrument is not used principally or primarily for agricultural or farming purposes.

The undersigned Borrower requests that a copy of any Notice of Default and of any Notice of Sale hereunder, as required by Oregon law in case of non-judicial foreclosure of a deed of trust, be mailed to Borrower at Borrower's address as hereinabove set forth.

Borrower agrees to obtain all insurance required from time to time by Lender and as elsewhere provided in the Loan Documents, including flood insurance. If Borrower fails to maintain such insurance satisfactory to the Lender, Lender may make the payment on behalf of the Borrower and any sums expended shall be added to principal and bear interest at the rate provided in the Note.



If the box preceding any of the following statements contains an "X", that statement is a part of this Security Instrument. If the box is not so checked, the corresponding statement is not part of this Security Instrument.

- Paragraph 49 of the Master Form Deed of Trust (which refers to the existence, if any, of an adjustable rate feature in the Note) is hereby deleted.
- The Note secured hereby evidences a construction loan or land loan but is not a combination Note. Paragraph 53 of the Master Form Deed of Trust is hereby deleted.
- The Note secured hereby is a combination construction loan/permanent loan Note. Refer to paragraph 53 of the Master Form Deed of Trust.
- The Property or a part thereof is a Condominium. Refer to paragraph 50 of the Master Form Deed of Trust.
- A fee owner and a leasehold owner of the Property, or a portion thereof, have executed this Security Instrument. Refer to paragraph 51 of the Master Form Deed of Trust
- The Property or a part thereof is a leasehold estate. Refer to paragraph 52 of the Master Form Deed of Trust.
- See also Schedule "A" of this Short Form Deed of Trust, attached hereto and incorporated herein by this reference.

WITNESS the hand(s) and seal(s) of the Borrower, and each of them if more than one, on the day and year first above written.

Stephen L. Coan
STEPHEN L. COAN

Sharon L. Coan
SHARON L. COAN

Ralph G. Coan, Jr.
RALPH G. COAN, JR.

Susan L. Coan
SUSAN L. COAN

Kathleen Sully Coan Long, Trustee
THE CHRISTOPHER F. COAN TRUST
KATHLEEN SULLY COAN LONG, TRUSTEE

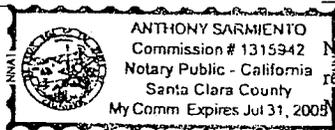
STATE OF California)
) ss.
COUNTY OF Santa Clara)

I certify that I know or have satisfactory evidence that Ralph G. Coan, Jr. and Susan L. Coan
[Name(s) of person(s)]

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 12, 2003

(Seal or Stamp)



(Signature)
Notary Public in and for the State of California
residing at Palo Alto, California
My commission expires July 31, 2005

STATE OF)
) ss.
COUNTY OF)

I certify that I know or have satisfactory evidence that Kathleen Sully Coan Long
[Name(s) of person(s)]

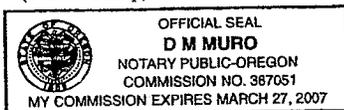
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the TRUSTEE

(Type of Authority, e.g., Officer, Trustee)
of The Christopher F. Coan Trust
(Name of the Party on Behalf of Whom the Instrument was Executed)

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/14/03

(Seal or Stamp)



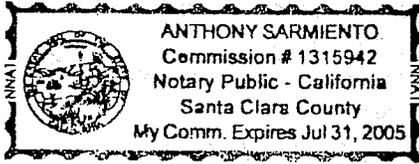
(Signature)
Notary Public in and for the State of Oregon
residing at Portland, Oregon
My commission expires 3-27-07



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Clara } ss.

On May 12, 2003, before me, Anthony Sarmiento
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Ralph G. Coan, Jr and Susan L. Coan
Name(s) of Signer(s)



- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Short Form Deed of Trust

Document Date: May 6th, 2003 Number of Pages: _____

Signer(s) Other Than Named Above: _____

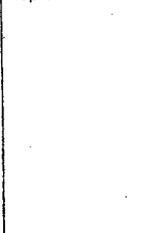
Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here





2003-79510

State of Oregon
County of Multnomah

I certify that I know or have satisfactory evidence that

Stephen L. COAN & Sharon L. COAN

Are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5.15.03

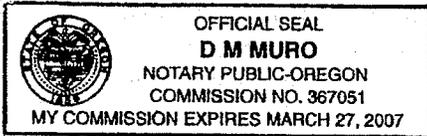
Notary Public in and for the State of

Oregon

Residing at Portland, OR

My Commission

Expires 3.27.07





097-205-266261-7

EXHIBIT "A"

A parcel of land in the Southwest one-quarter of Section 15, Township 1 North, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the David T. Lenox Donation Land Claim No. 53, being also the Southwest corner of the land described in Deed to Alexander Baier, a single man, recorded March 28, 1967, in Book 634, Page 704, Deed Records of Washington County; thence South 89°46' East along the South line of the Baier Tract, being also the South line of said David T. Lenox Donation Land Claim No. 53, a distance of 796.36 feet to the true point of beginning of the parcel of land to be described; thence South 89°46' East continuing along said South lines, a distance of 990.0 feet to an iron rod; thence North 0°14' East, a distance of 660.0 feet to an iron pipe in a line parallel with and distant 660.0 feet Northeasterly (as measured at right angles from said South line of the David T. Lenox Donation Land Claim No. 53); thence North 89°46' West along said parallel line, a distance of 990.0 feet to an iron rod; thence South 0°14' West, a distance of 660.0 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof described in Dedication Deed recorded June 21, 1985 as Recorder's Fee No. 85023245.



"SCHEDULE A"
ADDENDUM TO DEED OF TRUST

Date: May 6th, 2003

Loan Number: 097 205 266261-7

Addendum attached to and forming part of the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases, Rents and Accounts ("Security Instrument") of even date by and between STEPHEN L COAN AND SHARON L COAN, HUSBAND AND WIFE, RALPH G COAN, JR. AND SUSAN L COAN, HUSBAND AND WIFE, AND THE CHRISTOPHER F COAN TRUST, KATHLEEN SULLY COAN LONG, TRUSTEE as Borrower and WASHINGTON FEDERAL SAVINGS, as Lender.

Covenant Number 70 is added to the Security Instrument as follows:

70. SECONDARY FINANCING

There are two alternative covenants stated below which refer to whether or not, and if so, in what manner, secondary financing subordinate to the lien created by the Security Instrument will be permitted. Only one of these two alternatives shall be a part of this Addendum and the Security Instrument. Lender has determined which alternative is a covenant of the Borrower by checking below the appropriate box immediately preceding the paragraph Lender has determined to be applicable to Borrower, and Borrower has agreed to this chosen alternative by signing this Addendum to the Security Instrument and pursuant to the terms of Lender's loan commitment.

- No secondary financing, whether or not subordinate to the lien of this Security Instrument, shall be made so as to further encumber the Property unless Lender, in its sole discretion, hereafter approves of such secondary financing in advance of its imposition; and if Borrower shall breach the terms of this covenant, Lender may, at its option, declare a default and acceleration of the loan consistent with the terms of Covenant Number 28 of the Security Instrument and thereafter, upon failure to cure the breach, exercise any and all remedies conferred upon Lender by law and by the terms of the Security Instrument. In the event of such a breach by Borrower, Lender need not be required to show an impairment of its security in order to avail itself of the remedies conferred by this covenant
- Secondary financing which may further encumber the Property shall be limited to secondary financing subordinate to the lien created by this Security Instrument and which, in the aggregate, does not exceed \$ _____; and if Borrower shall breach the terms of this covenant, Lender may, at its option, declare a default and acceleration of the loan consistent with the terms of Covenant Number 28 of the Security Instrument and thereafter, upon failure to cure the breach, exercise any and all remedies conferred upon Lender by law and by the terms of the Security Instrument. In the event of such a breach by Borrower, Lender need not be required to show an impairment of its security in order to avail itself of the remedies conferred by this covenant.

STEPHEN L COAN

SHARON L COAN

RALPH G COAN, JR.

SUSAN L COAN

THE CHRISTOPHER F COAN TRUST
KATHLEEN SULLY COAN LONG, TRUSTEE

IN215-00607

STATE OF OREGON

County of Washington

88

I, Jerry R. Hanson, Director of Assessment and Taxation, County Clerk for said County, do hereby certify that the within instrument of writing was received and recorded in 523127 records of said county.



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

Doc : 94109096

Rect: 134680

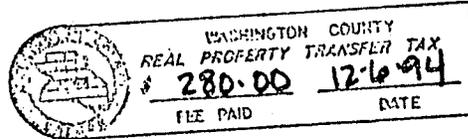
318.00

12/06/1994 03:29:12PM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That UNITED STATES NATIONAL BANK OF OREGON, TRUSTEE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JUNHI HONG AND HAESOO HONG, HUSBAND AND WIFE hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, described as follows, to-wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF;



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantees and grantees's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 280,000.00

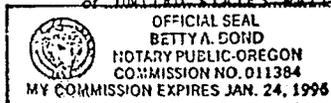
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of December, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

UNITED STATES NATIONAL BANK OF OREGON, TRUSTEE BY Mark Gibson, Trust Officer

STATE OF OREGON, County of Multnomah ss. This instrument was acknowledged before me on December 2, 1994, by ... This instrument was acknowledged before me on December 2, 1994, by MARK GIBSON as TRUST OFFICER of UNITED STATES NATIONAL BANK OF OREGON



Betty A. Bond Notary Public for Oregon My commission expires

UNITED STATES NATIONAL BANK OF OREGON

STATE OF OREGON, County of ss.

Grantor's Name and Address JUNHI HONG AND HAESOO HONG

I certify that the within instrument was received for record on the day of 1994, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Grantee's Name and Address After recording return to (Name, Address, Zip): JUNHI HONG AND HAESOO HONG 6800 NW HELVETIA ROAD HILLSBORO, OR 97124

SPACE RESERVED FOR RECORDER'S USE

Until requested otherwise send all tax statements to (Name, Address, Zip): JUNHI HONG AND HAESOO HONG 6800 NW HELVETIA ROAD HILLSBORO, OR 97124

Witness my hand and seal of County affixed.

By Deputy

2

DEC 06 1994

Recorded by TICOR FILE

625797

LEGAL DESCRIPTION

PARCEL 1: A parcel of land situate, lying and being in the Southwest quarter of Section 15, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point in the Northwest corner of the land described in deed dated September 26, 1966 from Ida Stroeder and Martha Weight to Alexander Baier, recorded March 28, 1967 in Book 634, Page 704, Deed Records of Washington County, Oregon, said point being also the initial point of LENOX ACRES plat, recorded in Book 5, Page 5, Plat Records of Washington County; thence South 17° 00' West, almost the West line of said land described in said deed dated September 26, 1966, a distance of 343.0 feet to a point; thence South 73° 00' East a distance of 500.0 feet to a point; thence North 2° 58' East a distance of 472.25 feet to a point in the North line of said land described in said deed; thence North 89° 45' West along said North line, being also the South line of LENOX ACRES plat, a distance of 402.54 feet to the point of beginning.

EXCEPTING THEREFROM a piece or parcel of land, situate, lying and being in the Southwest one-quarter of Section 15, Township 1 North, Range 2 West, Willamette Base and Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Commencing at a point in the Northwest corner of the land described in deed dated September 26, 1966 from Ida Stroeder and Martha Weight to Alexander Baier, recorded March 23, 1967, Book 634, page 704, Deed Records of Washington County, said point being also the initial point of Lenox Acres Plat, recorded in Book 5, page 5, Plat Records of Washington County; thence South 17° 00' West, along the West line of said land described in said deed dated September 26, 1966, a distance of 343.0 feet to a point; thence South 73° 00' East a distance of 260.73 feet to the actual point of beginning of the parcel of land to be described; thence continuing South 73° 00' East a distance of 239.27 feet to a point; thence North 2° 58' East 210.0 feet to a point; thence North 73° 00' West 188.35 feet to a point; thence South 17° 00' West 203.73 feet to the point of beginning.

PARCEL 2: The following described tract in Section 15, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon:

Beginning at the Southwest corner of that certain tract sold on Contract to Daniel D. Gehman, et ux, by instrument recorded in Book 753, Page 738, Washington County, Deed Records; thence South 17° West along the Westerly line of that tract conveyed to Alexander Baier by deed recorded March 28, 1967 in Book 634, Page 704, Washington County, Deed Records, a distance of 68 feet; thence South 73° East 700 feet; thence North 17° East 621.68 feet to the North line of said Baier tract; thence South West along said West line 328.48 feet to the Northeast corner of said Gehman tract; thence South along the East line thereof 472.25 feet to the Southeast corner thereof; thence North 73° West along the Southerly line thereof, 500 feet to the point of beginning.

PARCEL 3: A piece or parcel of land, situate, lying and being in the Southwest one-quarter of Section 15, Township 1 North, Range 2 West, Willamette Base and Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Commencing at a point in the Northwest corner of the land described in deed dated September 26, 1966 from Ida Stroeder and Martha Weight to Alexander Baier, recorded March 28, 1967, in Book 634, page 704, Deed Records of Washington County, said point being also the initial point of Lenox Acres Plat, recorded in Book 5, page 5, Plat Records of Washington County; thence South 17° 00' West, along the West line of said land described in said deed dated September 26, 1966, a distance of 343.0 feet to a point; thence South 73° 00' East a distance of 260.73 feet to the actual point of beginning of the parcel of land to be described; thence continuing South 73° 00' East a distance of 239.27 feet to a point; thence North 2° 58' East 210.0 feet to a point; thence North 73° 00' West 188.35 feet to a point; thence South 17° 00' West 203.73 feet to the point of beginning.

000114
DEC 06 1994

SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION MAP, THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8-INCH IRON ROD WITH A YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC.", SAID INITIAL POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF N.W. PUBOLS ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF THE B&B RIGHT OF WAY DESCRIBED IN DEED BOOK 702, PAGE 303, WASHINGTON COUNTY RECORDS, WHICH POINT BEARS N.02°24'55"E., 2587.14 FEET FROM THE SOUTHWEST CORNER OF THE WILLIAM MAUZEY D.L.C. NO. 65. FROM SAID INITIAL POINT I RAN S.02°55'34"W. ALONG SAID EASTERLY RIGHT OF WAY LINE, 2578.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF N.W. JACOBSON ROAD, COUNTY ROAD NO. 2579; THENCE S.8°01'15"E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 247.53 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE S.8°35'17"E., 252.14 FEET TO THE SOUTH CORNER OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NO. 99-106287, WASHINGTON COUNTY RECORDS; THENCE N.28°24'31"E. ALONG THE WESTERLY LINE OF SAID DOCUMENT NO. 99-106287 TRACT, 286.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF N.W. CENTURY BLVD. AND A POINT OF NON-TANGENT CURVATURE; THENCE TRACING SAID WESTERLY RIGHT OF WAY LINE ALONG THE FOLLOWING COURSES: NORTHEASTERLY ALONG THE ARC OF A 687.00 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS 5.7°03'18"E.) THROUGH A CENTRAL ANGLE OF 18°04'30", 216.76 FEET (CHORD BEARS N.19°59'01"E., 215.86 FEET); AND THENCE N.29°01'20"E., 484.38 FEET TO THE POINT OF CURVE LEFT OF A 963.00 FOOT RADIUS CURVE; AND THENCE ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 26°12'30", 440.50 FEET (CHORD BEARS N.15°55'05"E., 436.67 FEET) TO THE POINT OF CURVE RIGHT OF A 787.00 FOOT RADIUS CURVE; AND THENCE ALONG THE ARC OF SAID CURVE RIGHT THROUGH A CENTRAL ANGLE OF 25°56'16", 356.27 FEET (CHORD BEARS N.15°46'59"E., 353.24 FEET); AND THENCE N.28°45'06"E., 1268.06 FEET TO THE SOUTHEAST CORNER OF TRACT "B", "WESTMARK", WASHINGTON COUNTY PLAT RECORDS; THENCE TRACING THE BOUNDARY OF SAID TRACT "B" ALONG THE FOLLOWING COURSES: N.6°11'45"W., 15.00 FEET; AND THENCE N.28°45'06"E., 20.00 FEET TO A POINT OF NON-TANGENT CURVATURE; AND THENCE NORTHWESTERLY ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS N.5°21'48"E.) THROUGH A CENTRAL ANGLE OF 35°05'42", 79.63 FEET (CHORD BEARS N.20°07'21"W., 78.39 FEET); AND THENCE N.6°11'24"W., 20.00 FEET; AND THENCE N.25°46'36"E., 15.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. WEST UNION ROAD, COUNTY ROAD NO. 1175; THENCE N.6°11'24"W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 515.10 FEET TO THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 99-108, WASHINGTON COUNTY PLAT RECORDS; THENCE 270°02'10"W. ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N.6°11'24"W. ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 280.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PUBOLS ROAD; THENCE S.27°02'10"W. ALONG SAID EASTERLY RIGHT OF WAY LINE, 292.15 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF N.W. PUBOLS ROAD; THENCE N.87°59'18"W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 284.18 FEET TO THE INITIAL POINT, CONTAINS 59.141 ACRES, MORE OR LESS.

LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP DESCRIBED "OTAK, INC." FOUND UNLESS OTHERWISE NOTED.
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." SET.
- PUE DENOTES PUBLIC UTILITY EASEMENT PER "WESTMARK" PLAT
- S.M. DENOTES SURVEY NO., WASHINGTON COUNTY SURVEY RECORDS
- DOC. NO. DENOTES DOCUMENT NO., WASHINGTON COUNTY DEED RECORDS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF PARTITION PLAT NO. 1999-108 INTO 3 PARCELS. THE BASIS OF BEARINGS (N.6°11'24"W.) IS THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. WEST UNION ROAD PER "WESTMARK", WASHINGTON COUNTY PLAT RECORDS.

1. HELD ALL FOUND SUBDIVISION AND PARTITION PLAT MONUMENTS AND DATA TO ESTABLISH THE BOUNDARY OF SAID PARCEL 1.

NOTES

1. SUBJECT TO THE CONDITIONS OF APPROVAL AS CONTAINED IN THE CITY OF HILLSBORO CASE FILE NO. MLP 03-00.
2. VEHICULAR ACCESS TO OR FROM PARCEL 1 BY WAY OF N.W. JACOBSON ROAD SHALL REQUIRE APPROVAL FROM THE CITY OF HILLSBORO.
3. VEHICULAR ACCESS TO OR FROM PARCEL 3 BY WAY OF N.W. WEST UNION ROAD SHALL REQUIRE APPROVAL FROM THE WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION.

PARTITION PLAT NO. 2000-027
RECORDED AS DOCUMENT NUMBER 200032626
BEING A REPLAT OF PARCEL 1, PARTITION PLAT NO. 1999-108
NW1/4 SEC. 14 AND NE1/4 AND SE1/4 SEC. 15
T.1N., R.2W., W.M.

CITY OF HILLSBORO
WASHINGTON COUNTY, OREGON

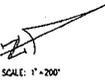
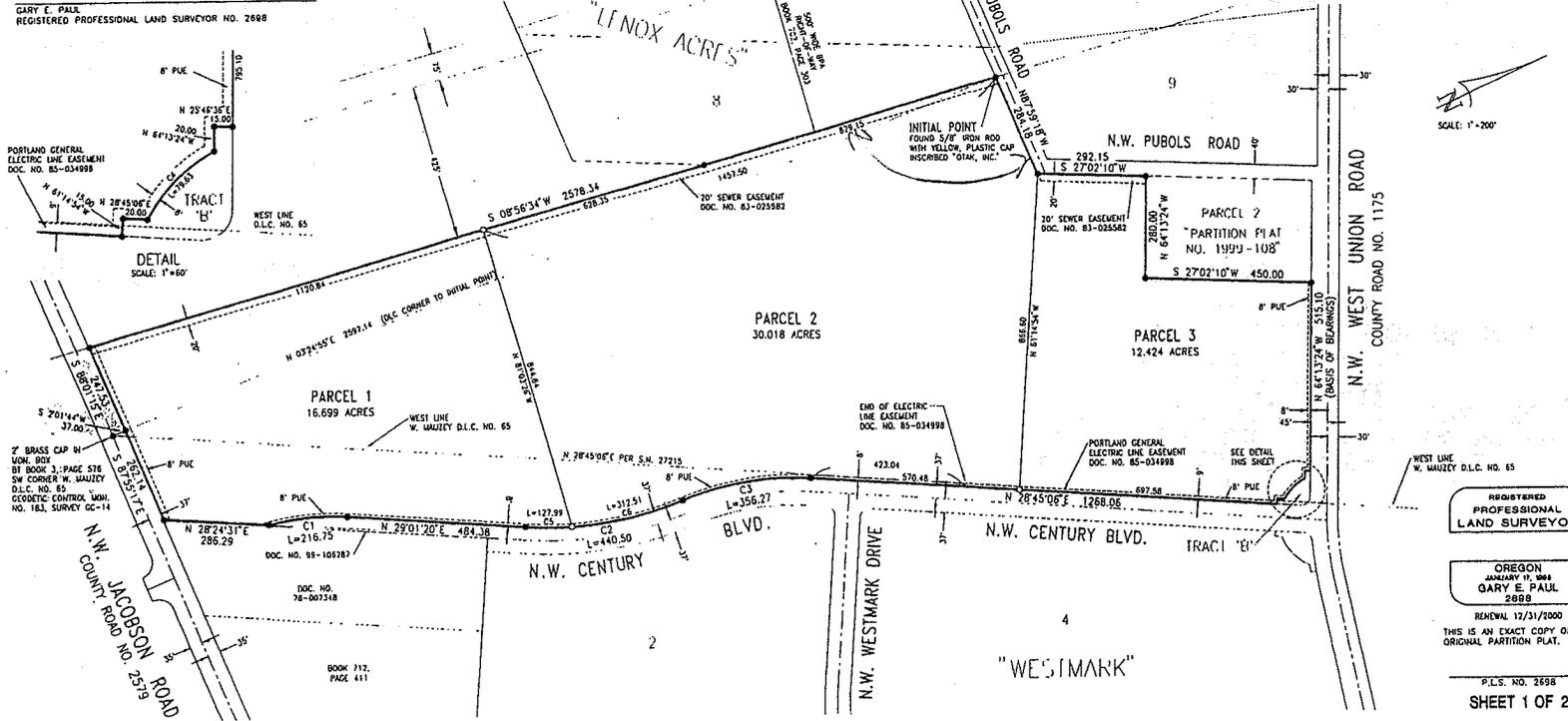
SURVEYED APRIL 19, 2000

otak landmark engineers planners
 11355 E.W. BOOKS FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 (503)835-3414 FAX (503)835-5155

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEAR.
1	18°04'30"	687.00	216.76	215.86	N 19°59'01"E
2	26°12'30"	963.00	440.50	436.67	N 15°55'05"E
3	25°56'16"	787.00	356.27	353.24	N 15°46'59"E
4	35°05'42"	130.00	79.63	78.39	N 20°07'21"W
5	25°46'36"	687.00	127.99	127.00	N 25°12'30"E
6	18°35'36"	683.00	312.51	311.13	N 17°06'38"E

GARY E. PAUL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2688



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 17, 1998
 GARY E. PAUL
 2688

RENEWAL 12/31/2000
 THIS IS AN EXACT COPY OF THE
 ORIGINAL PARTITION PLAT.

PARTITION PLAT NO. 2000-027
RECORDED AS DOCUMENT NUMBER 2000032626
 BEING A REPLAT OF PARCEL 1, PARTITION PLAT NO. 1999-108
 NW1/4 SEC. 14 AND NE1/4 AND SE1/4 SEC. 15
 T.1N., R.2W., W.M.
 CITY OF HILLSBORO
 WASHINGTON COUNTY, OREGON
 SURVEYED APRIL 19, 2000

otak engineers
planners
 17355 E.W. BOONE'S TERRY ROAD
 LAKE OREGON, OREGON 97035
 (503)433-3818 FAX (503)915-5385

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WESTON HOLDING CO. L.L.C., AN OREGON LIMITED LIABILITY COMPANY, AND TSE INVESTMENTS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL PARCELS BEING OF THE DIMENSIONS SHOWN AND WE DO HEREBY GRANT ALL EASEMENTS OF THE WIDTHS THEREON SET FORTH.

WESTON HOLDING CO., L.L.C. TSE INVESTMENTS, L.L.C.

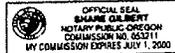
JOE WESTON, MEMBER ED FREEMAN, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON }
 COUNTY OF _____ } ss

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOE WESTON WHO BEING FIRST DULY SWORN DID SAY THAT HE IS A MEMBER OF WESTON HOLDING CO. L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE AUTHORITY AND APPROVAL OF ITS MEMBERS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY HIS OWN FREE ACT AND DEED.

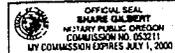
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



STATE OF OREGON }
 COUNTY OF _____ } ss

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ED FREEMAN WHO BEING FIRST DULY SWORN DID SAY THAT HE IS A MEMBER OF TSE INVESTMENTS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE AUTHORITY AND APPROVAL OF ITS MEMBERS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE BY HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



APPROVALS

APPROVED THIS _____ DAY OF _____, 2000
 CITY OF HILLSBORO PLANNING DIRECTOR

BY _____

APPROVED THIS 25th DAY OF April, 2000
 WASHINGTON COUNTY SURVEYOR

BY Heather A. Brown

ALL TAXES FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.005 HAVE BEEN PAID AS OF APRIL 25th, 2000
 DIRECTOR OF ASSESSMENT AND TAXATION
 EX-OFFICIO COUNTY CLERK

BY Dale J. Paul
 DEPUTY

STATE OF OREGON }
 COUNTY OF WASHINGTON } ss

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME, BY THE SURVEYOR OF THIS PARTITION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE 25th DAY OF April, 2000 AT 11:07 O'CLOCK A.M., IN THE COUNTY CLERK'S RECORDS.

Jamie A. Gray
 DEPUTY COUNTY CLERK

STATE OF OREGON }
 COUNTY OF WASHINGTON } ss

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 25th DAY OF April, 2000 AT 11:07 O'CLOCK A.M., AND RECORDED IN THE COUNTY CLERK'S RECORDS.

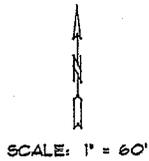
BY Jamie A. Gray
 DEPUTY COUNTY CLERK

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 17, 1988
 GARY E. PAUL
 2888
 RENEWAL 12/31/2000

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

P.L.S. NO. 2698
 SHEET 2 OF 2



MINOR LAND PARTITION
 A PARCEL OF LAND IN THE
 DAVID T. LENNOX D.L.C. NO. 53
 LOCATED IN THE SW 1/4 OF SECTION 15,
 T. 1 N., R. 2 W., W. 1 E.,
 WASHINGTON COUNTY, OREGON

SURVEYED: DECEMBER 21, 1992

ALPHA ENGINEERING INC.
 ENGINEERING & DEVELOPMENT SERVICES & SURVEYING
 OFFICE 509-432-6000 • FAX 509-432-6043
 PLAZA WEST • SUITE 200 • 6600 SW 316 • PORTLAND, OR 97223

PARTITION FLAT NO. 1992-091
 RECORDED AS DOCUMENT NO. 92093558

REFERENCE SURVEYS

SURVEY NO. 11615 SURVEY NO. 21894 (CR 2519)
 SURVEY NO. 11643 SURVEY NO. 22645 (CR 2519)
 SURVEY NO. 13001 SURVEY NO. 20346 (CR 2519)
 SURVEY NO. 20346 (CR A-142)

LEGEND

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG., INC."
- FOUND 1-1/2" ALUMINUM CAP BY STATE HIGHWAY RIGHT-OF-WAY PADDLE CAP READS "ORE STATE HWY. DEPT."
- FOUND 5/8" IRON ROD,
- FOUND 3/4" IP WITH YELLOW PLASTIC CAP STAMPED "WU481 C.S."
- ▲ FOUND MONUMENT AS NOTED.

- () (1) RECORD DATA PER SURVEY NO. 21894.
- () (2) RECORD DATA PER SURVEY NO. 20346.
- () (3) RECORD DATA PER SURVEY NO. 11615.
- () (4) RECORD DATA PER SURVEY NO. 13001.
- () (5) RECORD DATA PER DEED DOC. NO. 9032642

NARRATIVE

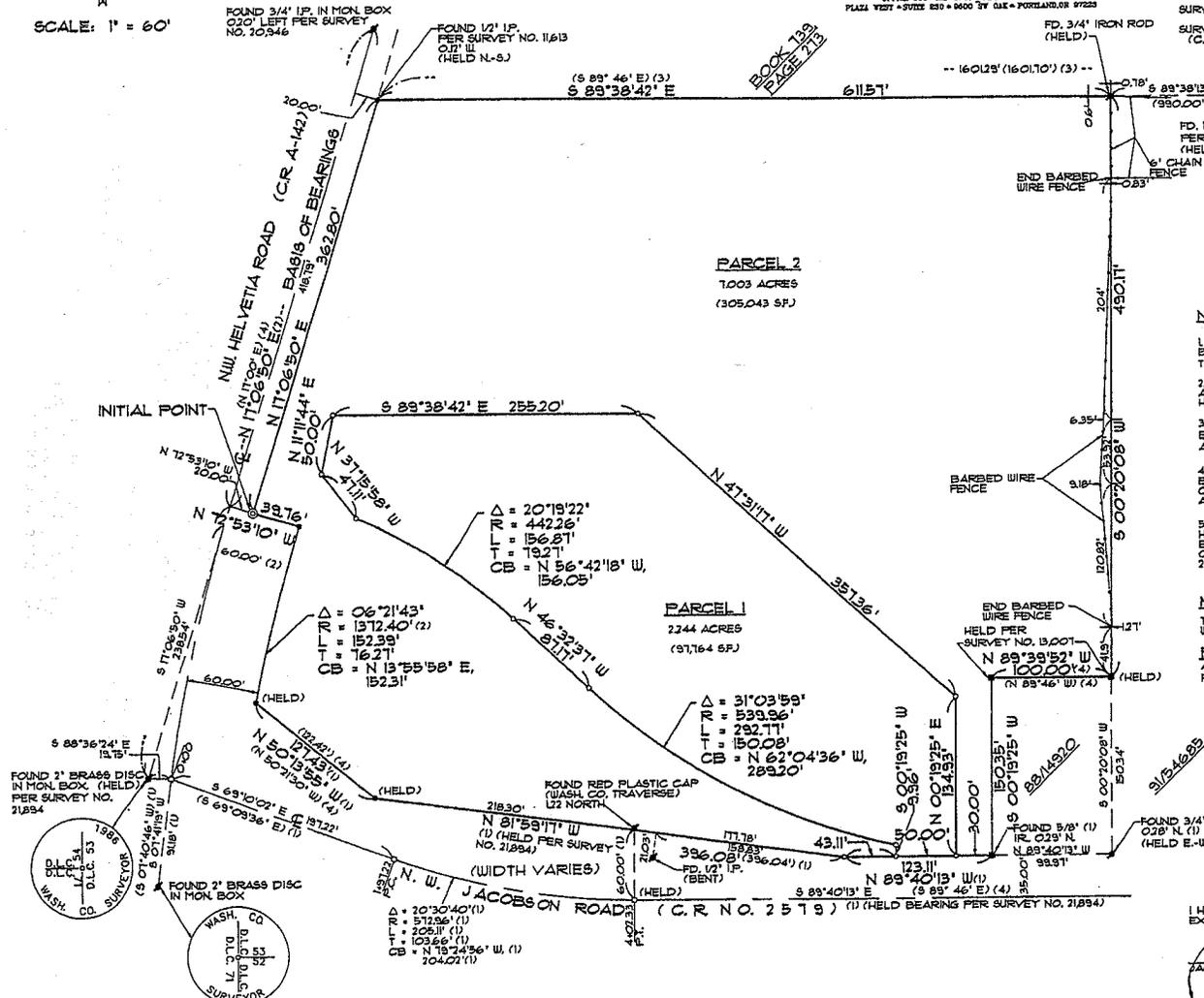
1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF DEED DOCUMENT NO. 90-32642, EXCLUDING THAT PORTION DESCRIBED IN DEED DOC. NO. 85-030925.
2. THE BASIS OF BEARINGS IS LINE BETWEEN FOUND AND HELD MONUMENTATION ALONG THE CENTERLINE OF HELVETIA ROAD PER SURVEY NO. 20346.
3. THE NORTH AND EAST PROPERTY LINES WERE ESTABLISHED FROM FOUND AND HELD MONUMENTATION PER SURVEY NOS. 11615 AND 13001.
4. THE SOUTH AND WEST PROPERTY LINES WERE ESTABLISHED FROM FOUND AND HELD MONUMENTATION OR FROM RECORD DATA PER SURVEY NOS. 20346 AND 21894.
5. THE CENTERLINES AND RIGHTS-OF-WAY OF NW HELVETIA ROAD AND NW JACOBSON ROAD WERE ESTABLISHED FROM FOUND AND HELD MONUMENTATION OR RECORD DATA FROM SURVEY NOS. 20346 AND 21894.

NOTE:

THERE IS NO KNOWN GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.

PLAT RESTRICTION:

A RESTRICTIVE COVENANT COVERING THIS LAND IS RECORDED IN DOCUMENT NO. 92093559.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Jack A. Butler
 OREGON
 833 H.
 JACK A. BUTLER
 2550

I HEREBY CERTIFY THAT THIS TRACING IS A TRUE AND EXACT COPY OF PARTITION FLAT NO. 1992-091
 JACK A. BUTLER FILE 2550
 SHEET 1 OF 2

14-IN2-38
15 W 36
21,894 B
1/2

**PROPOSED
ESTABLISHMENT OF COUNTY ROAD NO. 2579 (N. W. JACOBSON ROAD)**

LOCATED IN THE A. ZACHARY D. L.C. 52,
THE D. LENNOX D. L.C. 53,
AND THE W. MAUZEY D. L.C. 65
ALSO IN S 1/2 SEC 14 AND SW 1/4 SEC 15, T1N, R2W, W.M.

LEGEND

DATE AUG. 28, 1986

SCALE 1" = 100'

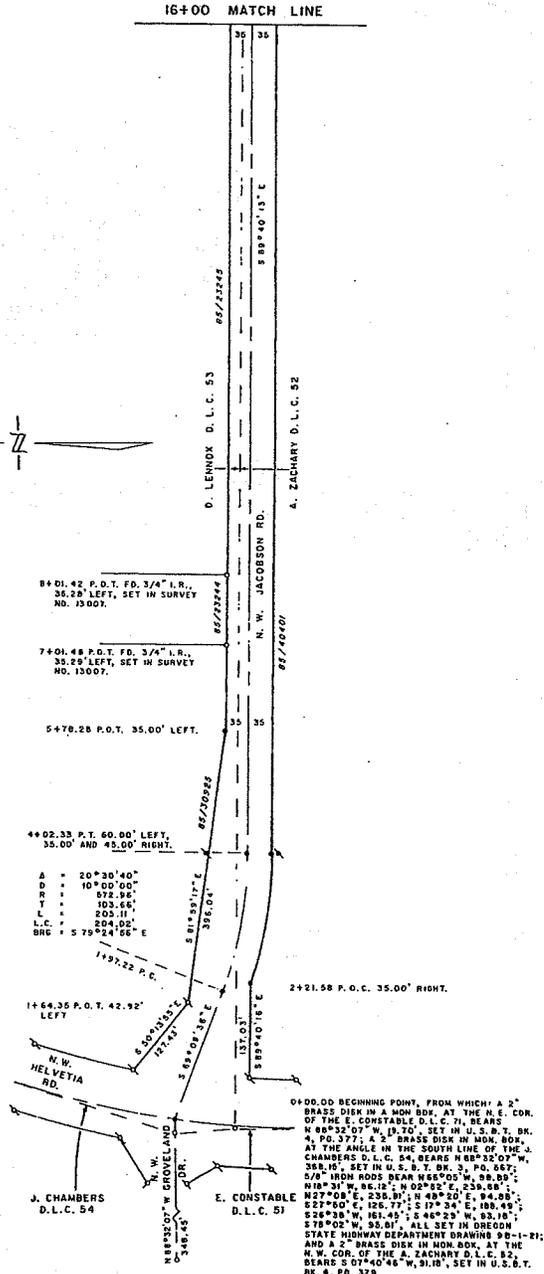
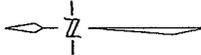
- FOUND MONUMENT AS NOTED
 - ✕ FOUND 5/8" IRON ROD WITH ALUM. CAP MARKED "OREG. STATE HWY DEPT."
 - SET 3/4" (I.D.) X 3 1/4" I.P. WITH YELLOW PLASTIC CAP MARKED "WASH. C.S."
 - ✕ SET 1/2" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "WA. CO. TRAVERSE" (SET AS REFERENCE POINTS ONLY)
- 86 / 000 DEDICATION DOCUMENT NUMBER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO WIDEN, REALIGN AND ESTABLISH THAT PORTION OF N.W. JACOBSON RD. LYING BETWEEN N.W. HELVETIA RD. AND N.W. CROENI RD. AS A COUNTY ROAD.
THE BEGINNING POINT WAS ESTABLISHED BY INTERSECTING THE NORTH LINE OF THE E. CONSTABLE D.L.C. 71 AND THE CENTERLINE OF N.W. HELVETIA RD. (AS SHOWN IN SURVEY NO. 20946). A LINE RADIAL TO THE CURVE IN N.W. HELVETIA RD. WAS HELD FOR THE CENTERLINE OF N.W. JACOBSON RD. FROM STA. 0+00.00 TO STA. 1+37.25, P.C. A LINE PARALLEL WITH AND 15.00' SOUTHERLY FROM THE NORTH LINE OF THE A. ZACHARY D.L.C. 52 WAS HELD FOR CENTERLINE FROM STA. 4+02.33, P.T. TO STA. 17+91.23, P.C. (THIS OFFSET FROM THE D.L.C. LINE WAS NECESSARY TO AVOID CONSTRUCTION CONFLICTS WITH THE MOBILE HOME PARK ON THE NORTH SIDE OF N.W. JACOBSON RD.). A 100' CURVE WAS COMPUTED FROM STA. 10+32.22, P.C. TO STA. 4+02.33, P.T. A 2000' RADIUS REVERSE CURVE WAS COMPUTED FROM STA. 17+91.23, P.C. TO STA. 21+37.25, P.T.; THEN FOLLOWED THE NORTH LINE OF SAID ZACHARY D.L.C. 52 TO STA. 34+22.33, ANGLE POINT NO. 1, AND THEN TO STA. 50+41.89, TERM. PT.; SAID POINT BEARS N 89° 34' 27" W, 242.05' FROM THE N.E. CORNER OF SAID ZACHARY D.L.C. 52.
THE BASIS OF BEARING WAS THE NORTH LINE OF THE A. ZACHARY D.L.C. 52, AS SHOWN IN SURVEY NO. 20946.

NOTE: TO BE ESTABLISHED AT A LATER DATE

THE RIGHT-OF-WAY DEPICTED ON THIS SURVEY IS AS PROPOSED. AS OF THIS DATE, ALL RIGHT-OF-WAY HAS NOT BEEN DEDICATED. WHEN ALL RIGHT-OF-WAY HAS BEEN COMPLETELY DEDICATED, THIS ROAD WILL BE ESTABLISHED AS A COUNTY ROAD.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
RCP
OREGON
R. CHARLES PEARSON
AXEL 1977
101

R. CHARLES PEARSON
WASHINGTON COUNTY SURVEYOR
150 NORTH FIRST AVENUE
HILLSBORO OREGON 97124

A RETRACEMENT OF A PORTION OF COUNTY ROAD NO. A-142 (N. W. HELVETIA RD.)

IN SECTIONS 10 AND 15, T 1 N, R 2 W, W. M.;
IN THE D. LENOX D. L. C. NO. 53 AND THE J. CHAMBERS D. L. C. NO. 54;
AND IN ROAD DISTRICT NO. 1, FORMERLY ROAD DISTRICT NO. 45.

BASIS OF BEARING

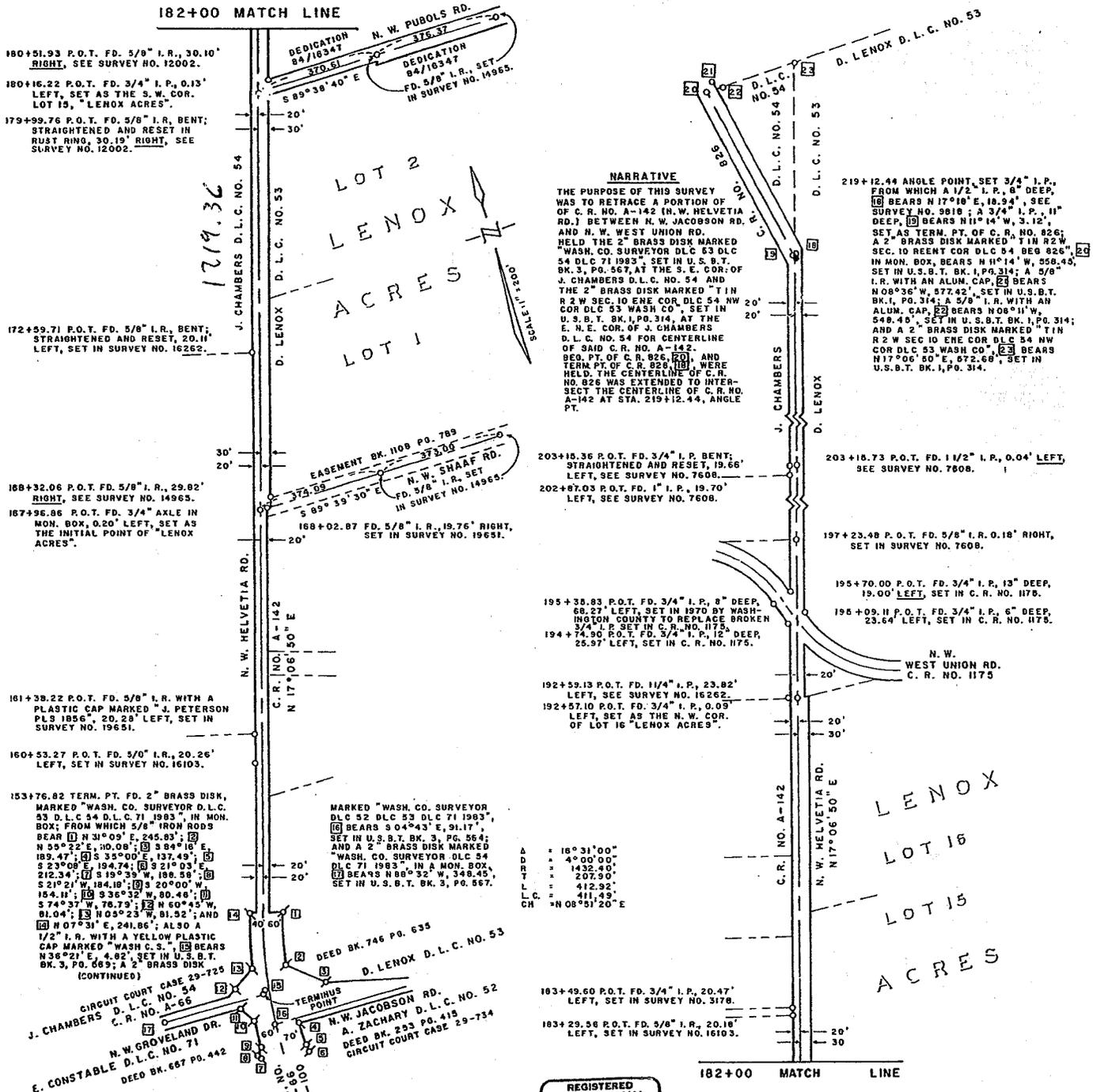
THE BASIS OF BEARING IS S 00° 35' 50" W ON THE WEST LINE OF THE A. ZACHARY D. L. C. NO. 52 FROM THE N. W. COR. TO THE S. W. COR. OF SAID D. L. C. NO. 52. SEE U. S. B. T. BK. 3, PG. 564.

DATE

SEPT. 28, 1984

LEGEND

- MONUMENT FOUND AS NOTED
- ⊕ FOUND 5/8" I. R. WITH AN ALUM. CAP MARKED "ORE. STATE HWY. DEPT."
- SET 3/4" (I. D.) X 3 1/2" GALVANIZED IRON PIPE WITH A YELLOW PLASTIC CAP MARKED "WASH. C. S."



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE A PORTION OF C. R. NO. A-142 (N. W. HELVETIA RD.) BETWEEN N. W. JACOBSON RD. AND N. W. WEST UNION RD. HELD THE 2" BRASS DISK MARKED "WASH. CO. SURVEYOR D.L.C. NO. 54 D.L.C. NO. 54 D.L.C. NO. 54 NW 20' BK. 3, PG. 567, AT THE S. E. COR. OF J. CHAMBERS D. L. C. NO. 54 AND THE 2" BRASS DISK MARKED "1 IN R 2 W SEC. 10 EBE COR. D.L.C. 54 NW 20' COR. D.L.C. 53 WASH CO.", SET IN U. S. B. T. BK. 1, PG. 314, AT THE E. N. E. COR. OF J. CHAMBERS D. L. C. NO. 54 FOR CENTERLINE OF SAID C. R. NO. A-142. BEG. PT. OF C. R. 826 (18) AND TERM. PT. OF C. R. 828 (18) WERE HELD THE CENTERLINE OF C. R. NO. 826 WAS EXTENDED TO INTERSECT THE CENTERLINE OF C. R. NO. A-142 AT STA. 219+12.44, ANGLE PT.

219+12.44 ANGLE POINT, SET 3/4" I.P., FROM WHICH A 1/2" I.P., 8" DEEP, 16 BEARS N 17° 06' 50" E, 18.94', SEE SURVEY NO. 5818; A 3/4" I.P., 11" DEEP, 19 BEARS N 11° 14' W, 3.12', SET AS TERM. PT. OF C. R. NO. 826; A 2" BRASS DISK MARKED "1 IN R 2 W SEC. 10 REENT COR. D.L.C. 54 BEG 826" IN MON. BOX, BEARS N 11° 14' W, 558.45', SET IN U. S. B. T. BK. 1, PG. 314; A 5/8" I. R. WITH AN ALUM. CAP, 22 BEARS N 08° 36' W, 577.42', SET IN U. S. B. T. BK. 1, PG. 314; A 5/8" I. R. WITH AN ALUM. CAP, 22 BEARS N 08° 11' W, 548.40', SET IN U. S. B. T. BK. 1, PG. 314; AND A 2" BRASS DISK MARKED "1 IN R 2 W SEC. 10 EBE COR. D.L.C. 54 NW COR. D.L.C. 53 WASH CO.", 23 BEARS N 17° 06' 50" E, 572.68', SET IN U. S. B. T. BK. 1, PG. 314.

203+15.36 P.O.T. FD. 3/4" I.P. BENT, STRAIGHTENED AND RESET, 19.66' LEFT, SEE SURVEY NO. 7608.

202+87.03 P.O.T. FD. 1" I.P., 19.70' LEFT, SEE SURVEY NO. 7608.

203+18.73 P.O.T. FD. 1 1/2" I.P., 0.04' LEFT, SEE SURVEY NO. 7608.

197+23.48 P.O.T. FD. 5/8" I.R. 0.18' RIGHT, SET IN SURVEY NO. 7608.

195+70.00 P.O.T. FD. 3/4" I.P., 13" DEEP, 19.00' LEFT, SET IN C. R. NO. 1175.

195+09.11 P.O.T. FD. 3/4" I.P., 6" DEEP, 23.64' LEFT, SET IN C. R. NO. 1175.

195+38.83 P.O.T. FD. 3/4" I.P., 8" DEEP, 68.27' LEFT, SET IN 1970 BY WASHINGTON COUNTY TO REPLACE BROKEN 3/4" I.P. SET IN C. R. NO. 1175.

194+74.90 P.O.T. FD. 3/4" I.P., 12" DEEP, 25.97' LEFT, SET IN C. R. NO. 1175.

192+59.13 P.O.T. FD. 1 1/4" I.P., 23.82' LEFT, SEE SURVEY NO. 16262.

192+57.10 P.O.T. FD. 3/4" I.P., 0.05' LEFT, SET AS THE N. W. COR. OF LOT 16 "LENOX ACRES".

A	=	16° 31' 00"
D	=	4° 00' 00"
R	=	1432.40'
T	=	207.30'
L	=	412.92'
L.C.	=	411.49'
CH	=	N 06° 51' 20" E

R. CHARLES PEARSON
WASHINGTON COUNTY SURVEYOR
150 NORTH FIRST AVENUE
HILLSBORO, OREGON, 97124



OCT 11 1984
HILLSBORO, OREGON

20946
10-IN-2-13
15-IN-2-35
"B"

10-IN2-14
14-IN2-35
15-IN2-35
21,265
2/2

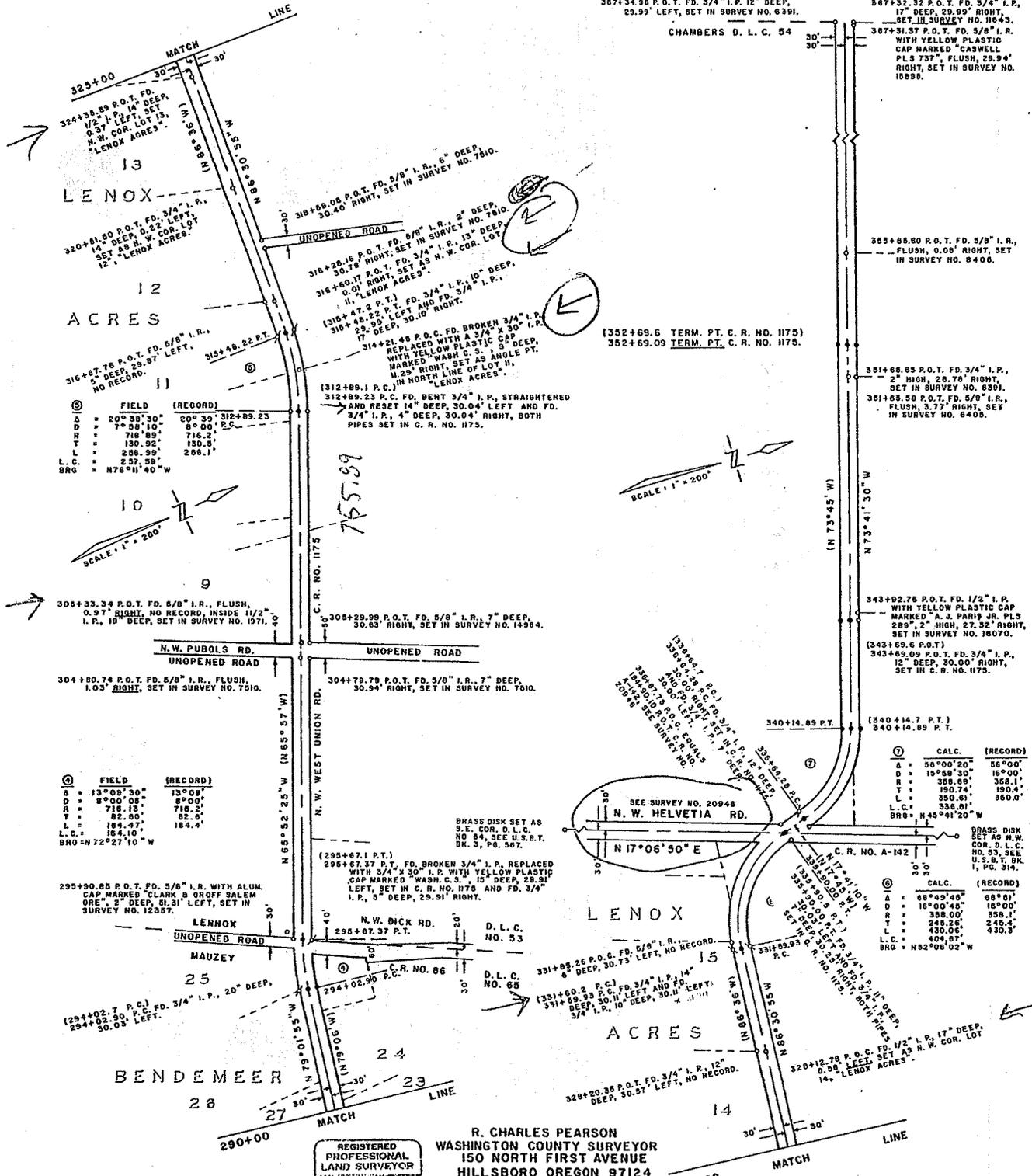
A RETRACEMENT OF A PORTION OF COUNTY ROAD NO. 1175 (N. W. WEST UNION RD.)

LOCATED IN SECTIONS 10, 14 AND 15, T 1 N, R 2 W, W. M.
AND IN THE D. LENNOX D. L. C. NO. 53, THE J. CHAMBERS D. L. C. NO. 54,
THE W. MAUZEY D. L. C. NO. 65, AND THE S. HOLCOMB D. L. C. NO. 67

SCALE: 1" = 200'

DATE: JUNE 11, 1985

WIDTH 60'



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
R. CHARLES PEARSON
4072, 104
1012

R. CHARLES PEARSON
WASHINGTON COUNTY SURVEYOR
150 NORTH FIRST AVENUE
HILLSBORO OREGON 97124

* AMENDED BY REF. 93/5510

Lenox Acres

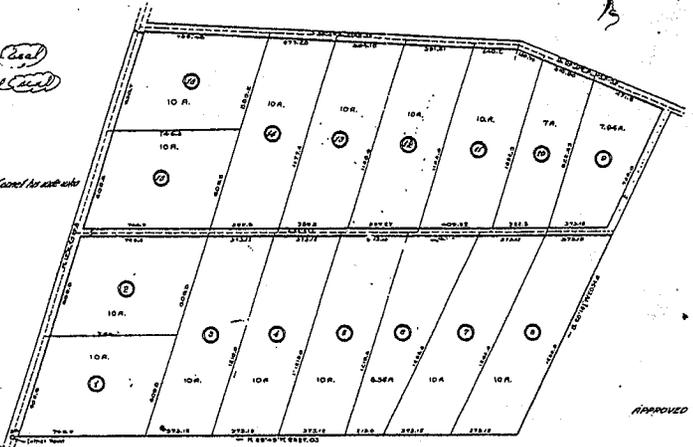
SITUATED IN THE DAVID T. LENOX D-L-C
 SECTION 15 T-1N-R-2W-W-M
 WASHINGTON COUNTY, OREGON
 SCALE: 200 FEET = 1 INCH

Know All Men By These Presents, that the Thomas Council and Board of Directors of the Washington County, Oregon, do hereby certify that the above parcel of property situated in Sec. 15 T-1N-R-2W-W-M Washington County, Oregon in the David T. Lenox D-L-C and more particularly described in the surveyor's certificate and shown on the plat attached hereto is lots of which express reference is hereby made; that in said survey said land is to be surveyed, subdivided and divided as shown on said plat and to be dedicated as Lenox Acres; he hereby dedicates to the public and for the use of the public for all highways and thoroughfares as therein shown.

Witnesses
 Thomas Council (Real)
 Board of Directors (Real)
 S. W. Harris
 Mary Alice Council (Real)

STATE OF OREGON) s.s.
 County of Washington)
 I, J. C. Gentry, County Clerk, do hereby certify that on this 15th day of August 1911 personally appeared before me a John Lenox and for said County and State the within named Thomas Council and Board of Directors as set out who are known to me to be the identical persons named and who executed the foregoing instrument and who acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed and that they are duly and lawfully sworn on the day and year last aforesaid.

J. C. Gentry
 County Clerk for Oregon
 State of Oregon) s.s.
 Washington County)
 I, J. C. Gentry, County Clerk, do hereby certify that on this 15th day of August 1911 personally appeared before me a John Lenox and for said County and State the within named Thomas Council and Board of Directors as set out who are known to me to be the identical persons named and who executed the foregoing instrument and who acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed and that they are duly and lawfully sworn on the day and year last aforesaid.



STATE OF OREGON) s.s.
 COUNTY OF WASHINGTON)
 I, George W. Lee, Surveyor of Washington County Oregon, hereby certify that on August 15th, 1911, I accurately surveyed and subdivided the following described land situated in Sec. 15 T-1N-R-2W-W-M Washington County, Oregon in the David T. Lenox D-L-C as shown on attached Plat and dedicated as Lenox Acres.
 Beginning of an Iron Pipe on the W Line of the David T. Lenox D-L-C 53, N 1/2 E 1/2 1/4 from the N 1/2 W corner of said claim said pipe being the SW corner of a corner described in said plat and above of 100 feet long.
 Thence N 1/2 E on said line in the center of County Road 300 feet to an Iron Pipe at the intersection of said County Road 300 feet with the center of said National Road 3.00 30 E 1/2 1/4 1/2 1/4 on Iron Pipe, thence following road 3.00 30 E 1/2 1/4 1/2 1/4 on Iron Pipe, thence across a bridge on the W Line of 200 feet 50 feet land; thence on said W Line 3.25 1/4 W 1/2 1/4 1/2 1/4 to an iron pipe the SW corner of 100 feet land; thence N 1/2 E 1/2 1/4 1/2 1/4 to the place of beginning.
 That I set iron pipes at all lot corners properly witnessed by other parts of this plat.
 That all lots pertaining on roads run to center of said roads unless otherwise shown.
 That at the initial point the SW corner of said lot 1 I set an iron pipe 27 3/4 feet beneath the surface, being 11 1/2 feet from the SW corner of the David T. Lenox D-L-C 53, Sec. 15 T-1N-R-2W-W-M Washington County Ore.
 George W. Lee, County Surveyor
 Subscribed and sworn to before me this 15th day of August 1911.
 J. C. Gentry, Notary Public for Oregon.

APPROVED THIS 15th DAY OF August 1911
 R. P. Jones, County Judge
 J. C. Gentry, County Commissioner
 J. C. Gentry, County Commissioner
 J. C. Gentry, County Recorder
 J. C. Gentry, County Sheriff
 J. C. Gentry, County Surveyor
 J. C. Gentry, County Clerk
 J. C. Gentry, Deputy

EXHIBIT B

FINDINGS IN SUPPORT BAKER ET AL FILE NO. AN 3-08

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Ten petitioners representing five properties requested City Council approval for annexation of approximately 90 acres, and associated right-of-way, into the City Limits of Hillsboro.

The properties under consideration for annexation are located generally north of NW Jacobsen Road, south of NW West Union Road, east of NW Helvetia Road, and west of NW Century Boulevard. The properties can be specifically identified as Tax Lots 101, 300, and 600 on Washington County Assessor's Tax Map 1N2-15 and as Tax Lots 500 and 600 on Tax Map 1N2-15CC. Tax Lot 300 is addressed as 23320 NW West Union Road and the other tax lots have no associated address. The total Taxable Assessed Value is \$255,630.

The property abutting NW West Union Road slopes gradually towards the south. A single family residence and a detached garage are located on the property. The properties adjacent to NW Jacobson Road slope gradually towards the northwest and contain agricultural fields.

NW West Union Road is identified as a three lane arterial street; NW Pubols Road is identified as a two lane collector street; NW Jacobson Road is identified as a three lane collector street; and NW Helvetia Road is identified as a five lane arterial street to NW Schaff Road and a three lane arterial to NW West Union Road in the adopted City of Hillsboro Helvetia Concept Plan.

The City of Hillsboro is currently updating the Goal 5 Natural Resource Inventory to identify Significant Natural Resources within the Helvetia Concept Plan. The Clean Water Services Sensitive Areas Pre-Screen Map identifies several potential sensitive areas within the sites.

II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owners constituted 100 percent of the property owners and at least 50 percent of the registered voters residing on the property. Notice of the proposed annexation was given as specified by Metro Code Chapter 3.09.030 and ORS 222.120. A staff report was prepared and available 15 days prior to the hearing as stipulated by Metro Code Chapter

3.09.050. A public hearing on the matter was conducted by the City Council on January 15, 2008.

III. APPLICABLE APPROVAL CRITERIA

Metro Code Chapter 3.09.050(d) specifies the minimum review criteria for a proposed annexation. The six minimum applicable criteria are as follows:

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

FINDING: The *Hillsboro Urban Service Agreement* adopted in April 2003 pursuant to ORS 195.065, did not foresee the inclusion of this site. The Agreement establishes a common boundary between the Hillsboro and Beaverton Urban Service Areas called the *Beaverton/Hillsboro Urban Service Boundary* ("Boundary"). For the majority of its length the boundary follows the common school district boundary of the Beaverton and Hillsboro School Districts or the existing city limits that are east of the school district boundary. Section IV of the Agreement clearly demarcates this Boundary as the ultimate divide between the Cities of Hillsboro and Beaverton wherein land west of the Boundary is generally acknowledged under the Agreement as ultimately coming into Hillsboro while lands east of the Boundary ultimately would come into Beaverton. The annexation of this area is consistent with that demarcation.

Approval of the annexation would be consistent with, and carry out the intent and stated purposes and objectives of the entire *Hillsboro Urban Service Agreement*. Specifically, it fulfills Sections IV.A and IV.B of the Agreement which generally declare that areas west of the Beaverton/Hillsboro Urban Service Boundary would become part of the City of Hillsboro Urban Service Area upon its addition to the UGB.

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;*

FINDING: In 2004, Metro approved Metro Ordinance 04-1040B which added to the Metro Urban Growth Boundary (UGB) approximately 249-acres of land adjoining the City of Hillsboro and referred to as the Helvetia Industrial Area. This land was added to satisfy a regional 20-year industrial land supply requirement mandated in ORS 197.299. A Memorandum of Understanding was executed between the City of Hillsboro and Washington County, in which the City was delegated the responsibility and authority to prepare a concept plan for the area as required by Title 11 of the Metro Urban Growth Management Functional Plan. The City also obtained a Metro Construction Excise Tax Grant to prepare the concept plan. The City adopted the Helvetia Area Industrial Plan February 5, 2008.

The Concept Plan Map identifies this annexation as having an Industrial Comprehensive Plan designation. Approval of this annexation will allow future development of the site with industrial uses.

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

FINDING: The annexation would be consistent with regional framework and functional plans. Annexation approval would bring the site into Hillsboro's planning and land use regulatory jurisdiction.

In addition, the annexation would be consistent with the following Comprehensive Plan policies and implementation measures:

Section 2. Urbanization Policy (III)(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement. The City and other government agencies shall encourage property owners to maintain the present rural use and character of undeveloped or underdeveloped lands within the Hillsboro Planning Area until such land is required and proposed for urban use and the necessary urban services are available.

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization Implementation Measure (IV)(F) All land in the Hillsboro Planning Area is assumed to be available for annexation and/or development, consistent with the Comprehensive Plan, zoning, subdivision regulations, and the Urban Planning Area Agreement.

Section 12. Public Services Implementation Measure (V)(C)(2) The City shall require properties to annex to the City prior to the provision of sanitary sewer service.

Section 12. Public Services Implementation Measure (V)(D)(2) The City shall require properties in the urban area to annex to the City prior to the provision of water service.

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

FINDING: The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the property is IN Industrial which is consistent with the regional urban growth goals and objectives. The property will be rezoned to HSID Helvetia Area Special Industrial District pursuant to Section 97 of Hillsboro Zoning Ordinance No. 1945.

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

FINDING: All utilities are available at the City limit boundaries and the adopted concept plan for the area addresses the orderly provision of public facilities.

Fire and police protection would be provided by the City of Hillsboro and the property would be withdrawn from the Washington County Rural Fire Protection District No. 2 as of the effective date of the annexation.

Annexation of the subject property would not interfere with the provisions of public facilities and services.

6) *Consistency with other applicable criteria for the boundary change in question under state and local law.*

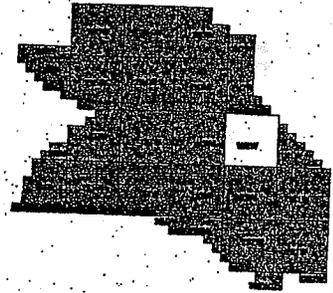
FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the property from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights is in the best interest of the City.

IV. TESTIMONY FROM NECESSARY PARTIES

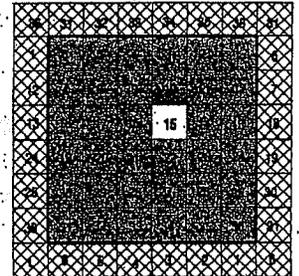
No written testimony was received prior to or at the public hearing from a necessary party as defined in Metro Code Chapter 3.09.020(j), nor was oral testimony received by the City Council from a necessary party at the public hearing.

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

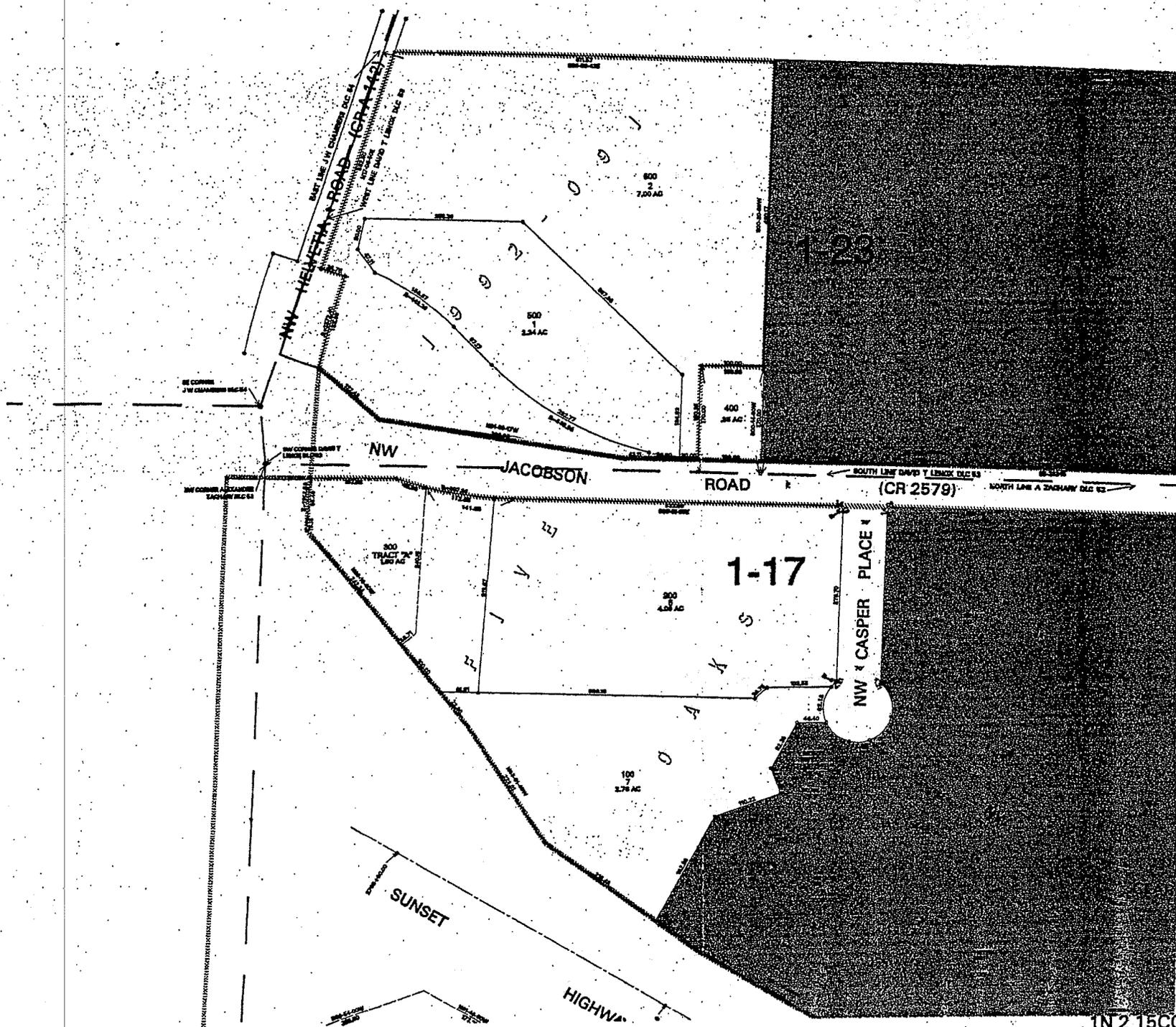
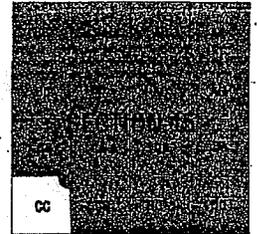
- Staff Report dated June 2, 2008.



WASHINGTON COUNTY OREGON
SW 1/4 SW 1/4 SECTION 15 T1N R2W W.M.
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



ANNEXATION CERTIFIED
BY *dh* WASHINGTON COUNTY
DEPARTMENT OF
ASSESSMENT & TAXATION
MAY 13 2008
WASHINGTON COUNTY ASSESSMENT PURCHASES
CARTOGRAPHY ONLY. DO NOT RELY ON
FOR OTHER USE FEB 24 2005



PLOT DATE: February 18, 2005
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

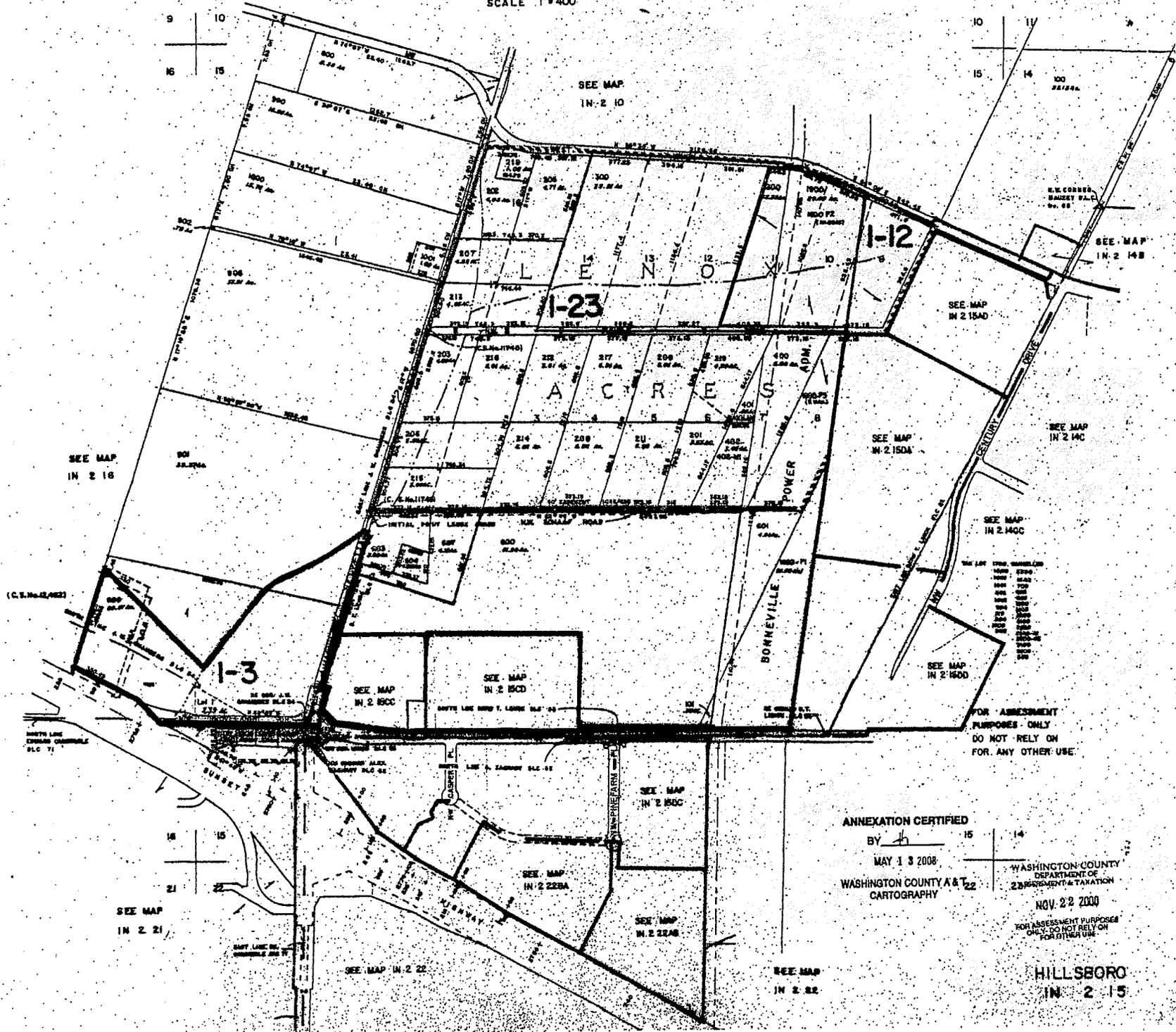
Map areas delineated by white or gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

SECTION 15 T1N R2W W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=400'

IN 2 15



ANNEXATION CERTIFIED
 BY [Signature] 15 14
 MAY 13 2008
 WASHINGTON COUNTY A & 22
 CARTOGRAPHY

WASHINGTON COUNTY
 DEPARTMENT OF
 ASSESSMENT & TAXATION
 NOV. 22 2000
 FOR ASSESSMENT PURPOSES
 ONLY DO NOT RELY ON
 FOR OTHER USE

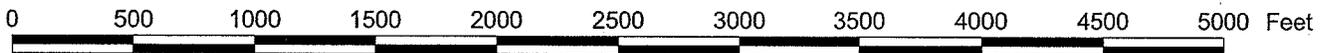
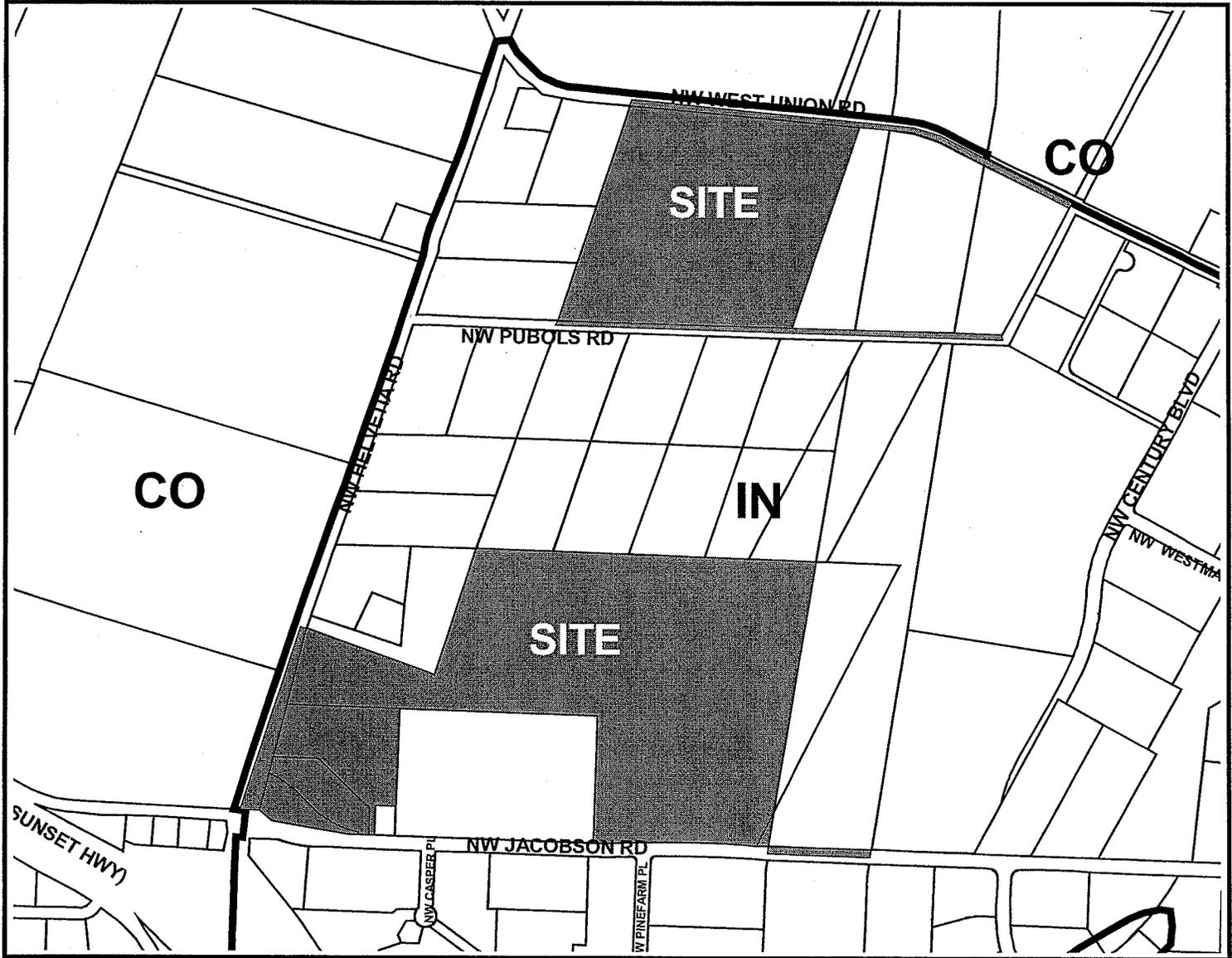
HILLSBORO
 IN 2 15



AN 3-08 & ZC 4-08: BAKER ET AL



REQUEST FOR ANNEXATION OF SEVERAL PROPERTIES TOTALING APPROXIMATELY 90.00 ACRES IN SIZE AND CITY-INITIATED ZONE CHANGE FROM COUNTY FD-20 (FUTURE DEVELOPMENT - 20 ACRES) TO CITY HSID (HELVETIA AREA SPECIAL INDUSTRIAL DISTRICT)



Comprehensive Plan Designations

RL - Low Density Residential (3-7 units per acre)	C - Commercial	MU - Mixed Use
RM - Medium Density Residential (8-16 units per acre)	IN - Industrial	CO - County
RH - High Density Residential (17-23 units per acre)	PF - Public Facility	
RMR - Mid-Rise Residential (24 - 30 units per acre)	OS - Open Space	
SCPA - Station Community Planning Area	FP - Floodplain	

Notice to Taxing Districts

ORS 308.225

RECEIVED

JUL 07 2008

CITY OF HILLSBORO
PLANNING DEPARTMENT



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

City of Hillsboro
Planning Department
150 E Main St, 4th floor
Hillsboro, OR 97123

Description and Map Approved
July 1, 2008
As Per ORS 308.225

Description Map received from: CITY PLANNING
On: 5/30/2008

This is to notify you that your boundary change in Washington County for
ANNEX TO CITY OF HILLSBORO (AN 3-98); WITHDRAW FROM SEVERAL DISTRICTS
PROPOSAL 3891X (PMABC)

has been: Approved 7/1/2008
 Disapproved

Notes:
FINALIZATION OF BOUNDARY CHANGE PROPOSAL RECEIVED IN PRIOR YEAR.

Department of Revenue File Number: 34-1914-2008

Prepared by: Elise Bruch, 503-945-8344

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
- Establishment of Tax Zone

RIK