

Final Documents

For

Annexation to the
City of Beaverton

WA1505
Ordinance 4342
DOR 34-1736-2005
Sec. State: AN-2005-0091

Final to Secretary of State: _____

Signature:

 _____

Date of

Mailing: _____ 4/1/05 _____

WA1505

Sent

Received

DOR: by city 3/31/05

Sec. State: 4/1/05 4/5/05

Assessor: 4/1/05

Elections: 4/1/05

Mapped: Yes

Address Information:

Office of the Secretary of State

Bill Bradbury
Secretary of State



Archives Division
ROY TURNBAUGH
Director

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

Facsimile (503) 373-0953

April 5, 2005

Metro
Robert Knight
600 NE Grand
Portland, Oregon 97232-2736

Dear Mr. Knight:

Please be advised that we have received and filed, as of April 4, 2005, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
ORD NO 4339/4347 (City of Beaverton)	AN 2005-0090
ORD NO 4342 (City of Beaverton)	AN 2005-0091

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

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 Beaverton
 % Sue Ann Koniak
 P.O. Box 4755
 Beaverton, OR 97076

Description and Map Approved
March 30, 2005
As Per ORS 308.225

Description Map received from: CITY
 On: 3/30/2005

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

ANNEX TO CITY OF BEAVERTON; WITHDRAW FROM SEVERAL DISTRICTS

ORD.#4342 (ANX 2005-0001)

has been: Approved 3/30/2005
 Disapproved

Notes:

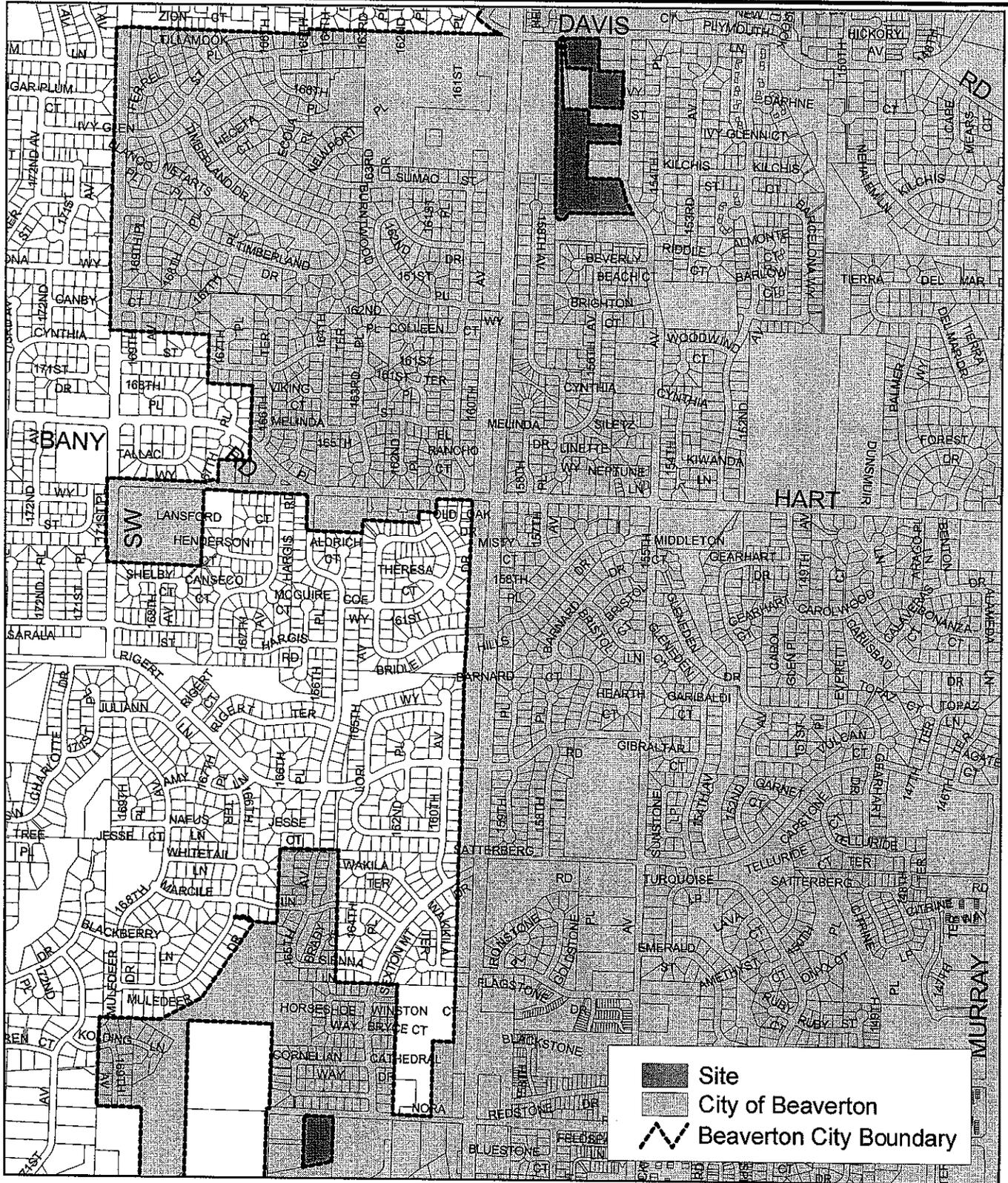
Department of Revenue File Number: 34-1736-2005

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

VICINITY MAP ORD. NO. 4342 EXHIBIT "A-1"



CITY OF BEAVERTON

South Beaverton Island Annexations
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Services Division

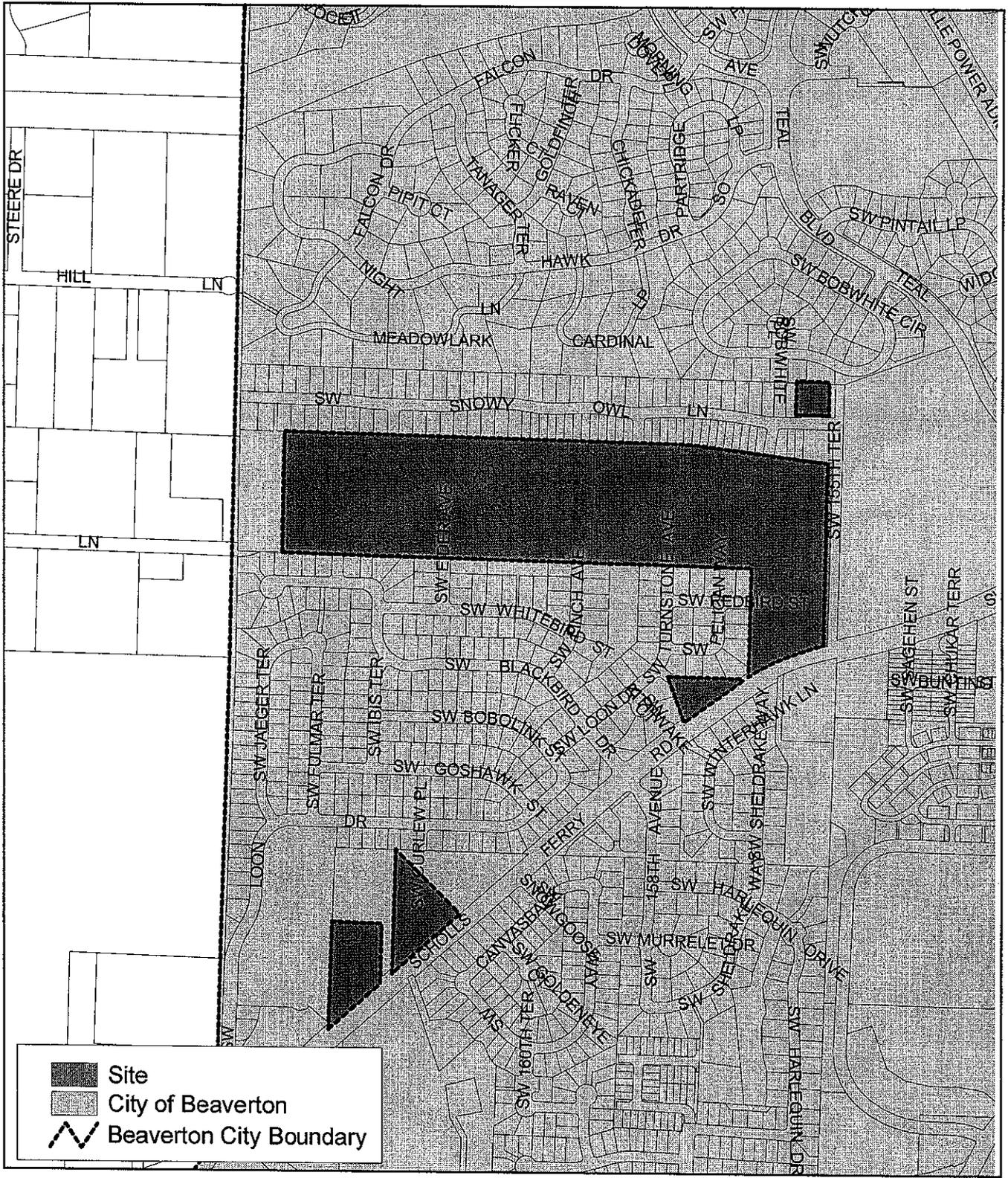
01/18/05

Map #
 1S120BA &
 1S129BC



Application #
 ANX 2005-0001

VICINITY MAP ORD. NO. 4342 EXHIBIT "A-2"



CITY OF BEAVERTON

South Beaverton Island Annexations
 COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

01/18/05
 Map #
 Various

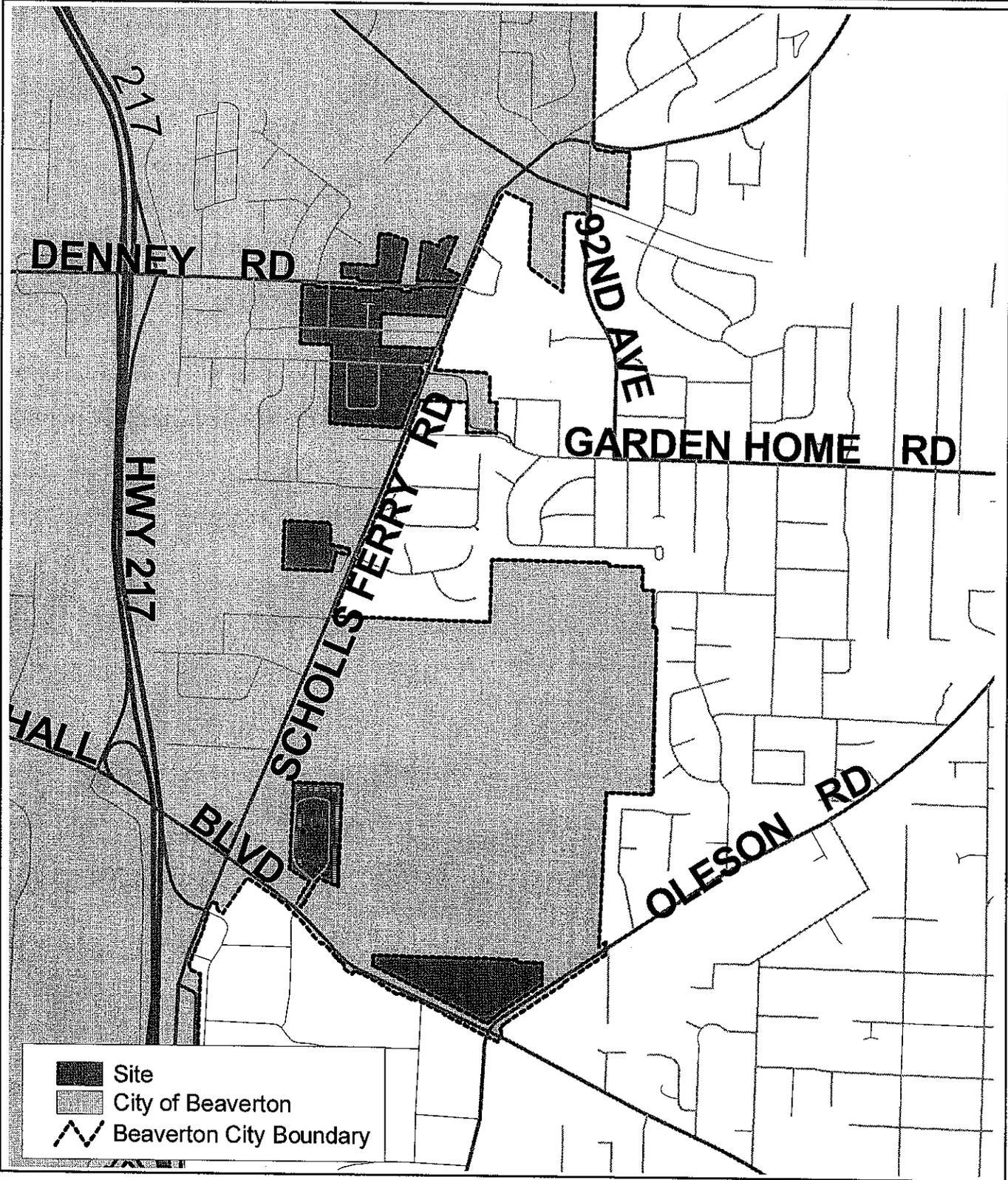


ANX 2005-0001

VICINITY MAP

ORDINANCE
NO. 4342

MAP "A-3"



CITY OF BEAVERTON

South Beaverton Island Annexations

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

01/18/05

Map #
Various

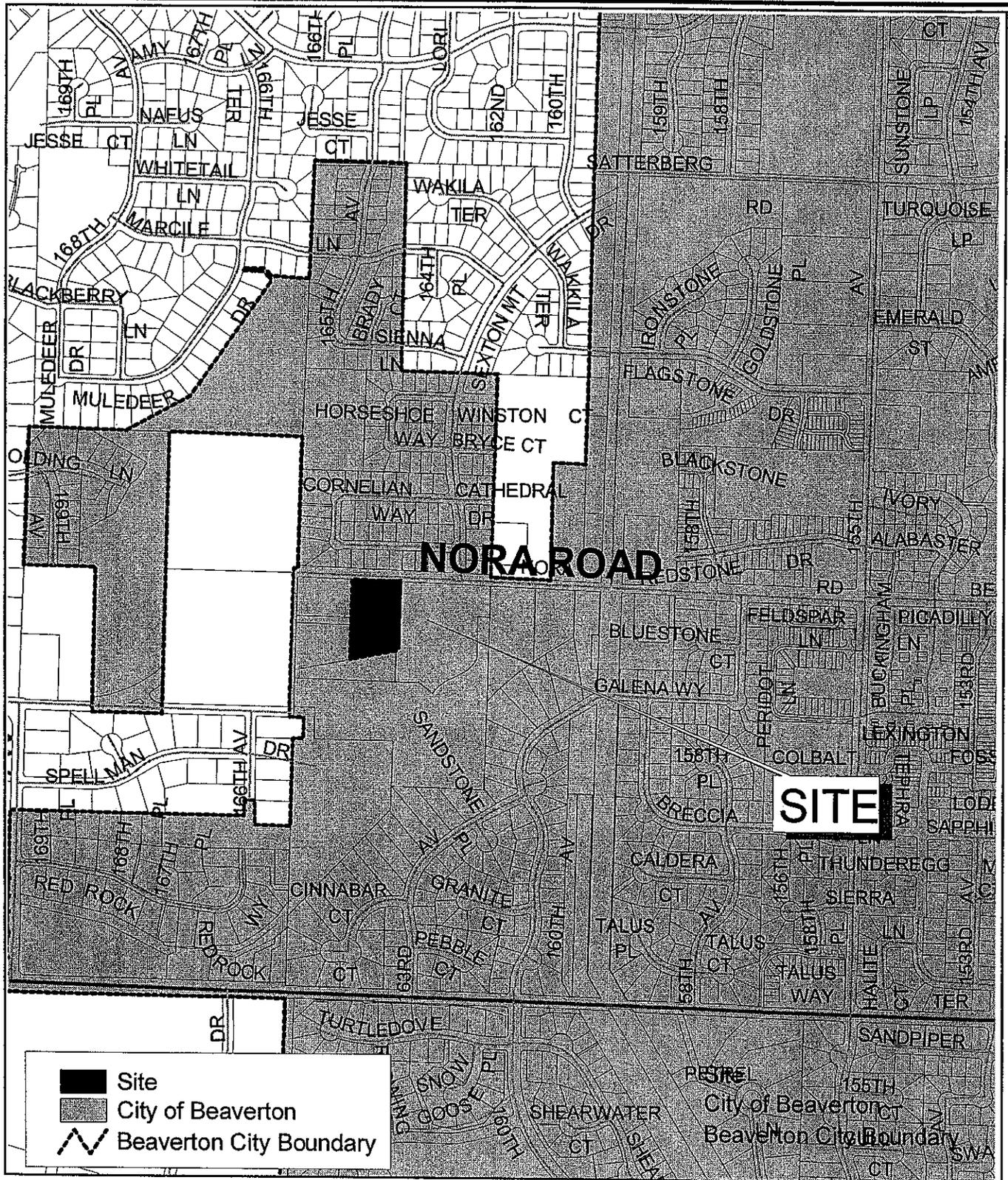
N



ANX 2005-0001

16340 SW NORA ROAD

ORD. 4342: Added to ordinance at second reading on 3/28/05.



CITY OF BEAVERTON

South Beaverton Island Annexations
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Services Division

03/25/05
 Map #
 1S129BC00700
 Application #
 ANX 2005-0001



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 Beaverton
 % Sue Ann Koniak
 P.O. Box 4755
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ANNEX TO CITY OF BEAVERTON; WITHDRAW FROM SEVERAL DISTRICTS

ORD.#4342 (ANX 2005-0001)

has been: Approved 3/30/2005
 Disapproved

Notes:

Department of Revenue File Number: 34-1736-2005

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
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- Transfer
- Merge

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ORDINANCE NO. 4342

AN ORDINANCE ANNEXING SEVERAL PARCELS LOCATED
GENERALLY IN THE SOUTHERN PORTION OF BEAVERTON
TO THE CITY OF BEAVERTON: ANNEXATION 2005-0001

- WHEREAS,** This annexation was initiated under authority of ORS 222.750, whereby the City may annex territory that is not within the City but that is surrounded by the corporate boundaries of the City, or by the corporate boundaries of the City and a stream, with or without the consent of property owners or residents; and
- WHEREAS,** The properties are in Beaverton's Assumed Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and
- WHEREAS,** Council Resolution No. 3785 sets forth annexation policies for the City and this action implements those policies; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

- Section 1.** The properties shown on Exhibits A-1, A-2 and A-3 and more particularly described in Exhibit B are hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor or the date the ordinance is filed with the Secretary of State, whichever is later.
- Section 2.** The Council accepts the staff report, dated February 18, 2005, attached hereto as Exhibit C, and finds that:
- a. This annexation is consistent with provisions in the agreement between the City and the Tualatin Valley Water District adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
 - b. This annexation is consistent with the City-Agency agreement between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City subsequent to this annexation.
- Section 3.** The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:
- a. The properties will be withdrawn from the Washington County Urban Road Maintenance District and the Washington County Enhanced Sheriff Patrol District; and
 - b. The properties that lie within the Washington County Street Lighting District #1, if any, will be withdrawn from the district; and
 - c. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the properties to be annexed by this Ordinance shall remain within that district; and
 - d. The properties identified on tax map 1S120BA as lots 01000, 01200, 01400, 01500 and 01700; tax map 1S120BD as tax lots 00100 and 00200; tax map 1S123BC as lots 00100 and 00200; tax map 1S123BD as lots 00800, 01000,

01200, 02800, 02900 and 03000; and tax map 1S129CB as lot 00700 will be withdrawn from the Tualatin Valley Water District.

- Section 4.** The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09 as demonstrated in the staff report attached as Exhibit C.
- Section 5.** The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five working days of adoption.
- Section 6.** The Community Development Department shall transmit copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First Reading March 7, 2005
Date

Second Reading and Passed March 28, 2005
Date

ATTEST:

Sue Nelson
SUE NELSON, City Recorder
3/29/05
Date

APPROVED:

Bob Drake
ROB DRAKE, Mayor
3/29/05
Date

STATE OF OREGON,
COUNTY OF WASHINGTON, } ss. CERTIFICATION
CITY OF BEAVERTON.

I, Justan A Nelson, Recorder for City of Beaverton, Washington County, Oregon, certify that this instrument is a true copy of an original seen by me and returned to applicant.

Dated this 29 day of March, 2005
Justan A Nelson
Recorder for City of Beaverton, Oregon

ORDINANCE NO. 4342

EXHIBIT B
LEGAL DESCRIPTION

ANX2005-0001
Parcel 1

That certain parcel of land located in the Northwest $\frac{1}{4}$, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 1, Rollingwood, a plat of record, said point also being on the north right of way line of SW Denney Road; thence along the east line of said Lot 1 to the southwest corner of Lot 8; thence east, along the south line of said Lot 8, Lot 9 and Lot 10 of said Rollingwood to the southeast corner of Lot 10; thence north, $01^{\circ} 15'$ east, 248.99 feet along the east line of Lots 10 and 11 of said Rollingwood to the northeast corner of said Lot 11, said point also being the meander line of Fanno Creek; thence easterly, along said meander line 88.42 feet; thence continuing easterly along said meander line 148.35 feet; thence south, $10^{\circ} 41'$ west, to the north right of way line of SW Denney Road; thence westerly, along the right of way line of Denney Road to the place of beginning.

ANX2005-0001
Parcel 2

That certain parcel of land located in the Southeast ¼ Northwest ¼, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point which bears northwesterly, 79.87 feet and westerly, 49.21 feet along the meander line of Fanno Creek from the southeast corner of Schollbridge Condominiums; thence running south, 22° 30' 21" west, 140.70 feet, thence south, 22° 30' 21" west, 33 feet; thence south, 22° 30' 21" west, 109 feet; thence southeasterly, 160.20 feet to the westerly right of way line of SW Scholls Ferry Road; thence southerly, along the westerly right of way of SW Scholls Ferry Road to the point of intersection with the north right of way line of SW Denney Road; thence west, along the north right of way line of SW Denney Road 318 feet more or less; thence north, 06° 49' east, 373.6 feet to the meander line of Fanno Creek; thence easterly, along the meander line of Fanno Creek to the point of beginning.

ANX2005-0001
Parcel 3

That certain parcel of land located in the Southwest $\frac{1}{4}$, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southeast corner of Lot 3, Block 2, McKay Park, a plat of record, said point being the westerly right of way line of SW Scholls Ferry Road; thence proceeding westerly, along the south line of said McKay Park to the southwest corner of Lot 11, Block 6, McKay Park No. 2, a plat of record; thence north, $0^{\circ} 30'$ east, to the southerly right of way line of SW Heather Lane; thence northerly, to the southeast corner of Lot 10, Block 1, McKay Park; thence north, along the east line of said Lot 10 to the northeast corner of said Lot 10; thence north $89^{\circ} 30'$ west, to the southwest corner of Lot 7, Benson Subdivision, a plat of record; thence north, along the west line of said Benson Subdivision extended to the southerly right of way line of SW Denney Road; thence easterly, along the south right of way line of SW Denney Road to the point of intersection with the westerly right of way line of SW Scholls Ferry Road; thence southwesterly, along the westerly right of way line of SW Scholls Ferry Road to the northeast corner of Lot 1, Logan Square, a plat of record; thence north, $89^{\circ} 45'$ west, along the north line of said Logan Square to the northwest corner of Lot 9; thence south $1^{\circ} 16'$ west, along the west line of said Logan Square to the southwest corner of Lot 10; thence south, $89^{\circ} 50'$ east, along the south line of said Logan Square to the westerly right of way line of SW Scholls Ferry Road; thence southwesterly, along the westerly right of way line of SW Scholls Ferry Road to the point of beginning.

ANX2005-0001
Parcel 4

That certain parcel of land located in the Southwest ¼ Southwest ¼, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point which bears south, 0° 20' west, 1758.0 feet and north, 89° 54' east, 990 feet and south, 144.46 feet from the northwest corner of Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; thence south, 382.5 feet; thence east, 177.72 feet; thence north, 89° 56' 30" east, 284.47 feet; thence north, 06° 10' east, 154.14 feet; thence south, 78° 48' east, to the westerly right of way line of SW Scholls Ferry Road; thence northeasterly, along the westerly right of way line of SW Scholls Ferry Road, 50 feet, more or less; thence north, 78° 48' west, 203.43 feet; thence north, 145 feet, more or less; thence northwesterly, 37.22 feet; thence south, 89° 58° 05' west, to the point of beginning.

ANX2005-0001
Parcel 5

That certain parcel of land located in the Southwest $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 26, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Brightfield Village Condominium, a plat of record in Washington County, Oregon.

ANX2005-0001
Parcel 6

That certain parcel of land located in the Northeast ¼ Southwest ¼, Section 26, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the northerly right of way line of SW Hall Boulevard and the northwesterly right of way line of SW Oleson Road; thence northeasterly, along the northwesterly right of way line of SW Oleson Road; 33.51 feet; thence along a 403.10 foot radius curve to the right, 110.23 feet; thence continuing northeasterly, along said right of way line, 26.33 feet; thence north, 55° 47' 30" east, 369.00 feet; thence north, 00° 54' 20" east, 171.37 feet; thence north, 89° 05' 40" west, 199.98 feet; thence north, 20 feet; thence north, 89° 05' 40" west, 536.52 feet; thence west, 280.15 feet; thence west, 325.11 feet; thence south, to the northerly right of way line of SW Hall Boulevard; thence southeasterly, along the northerly right of way line of SW Hall Boulevard to the point of beginning.

ANX2005-0001
Parcel 7

That certain parcel of land located in the Southeast ¼ Southwest ¼, Section 32, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the north right of way line of SW Snowy Owl Lane and the west right of way line of SW 155th Terrace; thence north, 89° 32' 00" west, 147.96 feet, along the north right of way line of SW Snowy Owl Lane; thence north, 147.60 feet; thence south, 89° 32' 00" east, to the west right of way line of SW 155th Terrace; thence south, along the west right of way line of SW 155th Terrace, 147.60 feet to the point of beginning.

ANX2005-0001
Parcel 8

That certain parcel of land located in the Southwest $\frac{1}{4}$, Section 32, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of SW 155th Terrace, said point also being the southeast corner of Tract "A" of Murray Ridge, a plat of record; thence westerly, along the south line of Murray Ridge to a point which is west, 26.22 feet from the southeast corner of Lot 17, Murray Ridge; thence south, $00^{\circ} 00' 54''$ west, 532.82 feet to the north line of Sterling Park No. 5, a plat of record; thence easterly, along the north line of Sterling Park No. 5, Sterling Park No. 4, and Sterling Park No. 2, all plats of record, to the northeast corner of Lot 47, Sterling Park No. 2; thence south, along the east line of Sterling Park No. 2 to the northerly right of way line of SW Scholls Ferry Road; thence easterly, along the northerly right of way line of SW Scholls Ferry Road to the point of intersection with the west right of way line of SW 155th Terrace; thence north, along the west right of way line of SW 155th Terrace to the point of beginning.

ANX2005-0001
Parcel 9

That certain parcel of land located in the Northeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 5, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the northerly right of way line of SW Scholls Ferry Road which bears east, 47.85 feet from the southwest corner of Lot 39, Sterling Park No. 2; thence west, 307.85 feet to a point on the center line of SW Nuthatch Street; thence southwesterly, 215.09 feet to the northerly right of way line of SW Scholls Ferry Road; thence northeasterly, along the northerly right of way line of SW Scholls Ferry Road, 291.64 feet; thence continuing along said right of way line 30.38 feet; thence northwesterly, along said right of way line 9.81 feet; thence west, along said right of way line to the point of beginning.

ANX2005-0001
Parcel 10

That certain parcel of land located in the Northwest ¼ Northwest ¼, Section 5, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the south right of way line of Sterling Park No. 3, a plat of record, said point bearing west, 202.78 feet from the southeast corner of Lot 127 of said Sterling Park No. 3; thence south, 546.18 feet to the northerly right of way line of SW Scholls Ferry Road; thence northeasterly, along the northerly right of way line of SW Scholls Ferry Road, 400.50 feet; thence northwesterly, 400.49 feet to the point of beginning.

ANX2005-0001
Parcel 11

That certain parcel of land located in the Northwest $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 5, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point which bears west, 6.25 feet, and south, $01^{\circ} 02' 08''$ west, 352.02 feet from the southwest corner of Lot 133, Sterling Park No. 3, a plat of record; thence south, $01^{\circ} 02' 08''$ west, to the northerly right of way line of SW Scholls Ferry Road; thence northeasterly, along said northerly right of way line; 300 feet, more or less, to the point where said right of way line turns north; thence north, 267.78 feet; thence west, 219.50 feet to the point of beginning.

ANX2005-0001
Parcel 12

That certain parcel of land located in the Northeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 20, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of SW 155th Avenue, said point being south, 0° 47' west, 242.35 feet from the point of intersection of the south right of way line of SW Davis Road and the west right of way line of SW 155th Avenue; thence north, 88° 45' west, 181.01 feet; thence north, to the south right of way line of SW Davis Road; thence westerly, 260 feet, more or less, along the south right of way line of SW Davis Road; thence south 04° 02' east, 202 feet, more or less; thence south, 88° 41' east, 175 feet; thence south, 0° 14' east, 280 feet, more or less; thence easterly, 236.5 feet to the west right of way line of SW 155th Avenue; thence north 0° 47' east, along the west right of way line of SW 155th Avenue to the point of beginning.

ANX2005-0001
Parcel 13

That certain parcel of land located in the Northwest ¼, Section 20, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way line of SW 155th Avenue, said point being north, 153.83 feet, and easterly, 25.51 feet, and easterly, 140.07 feet, and easterly, 98.83 feet, and northwesterly, 62.21 feet from the intersection of the centerline of SW 156th Avenue and the north line of Willow Heights, a plat of record; thence westerly, 100.03 feet; thence westerly, 139.99 feet; thence west, 160.00 feet; thence westerly, 57.84 feet; thence westerly, along the arc of a 20 foot radius curve to the left, 25.62 feet; thence westerly, along the arc of a 50 foot radius curve to the right, 142.59 feet to a point on the east line of Burntwood No. 3, a plat of record; thence north, 00° 52' 30" west, 50.00 feet; thence north, 00° 52' 30" west, 203.93 feet; thence north, 0° 14' west, 1000 feet, more or less, to the southerly right of way line of SW Davis Road; thence easterly, along the southerly right of way line of SW Davis Road, 25 feet, more or less; thence south, 03° 19' east, 500 feet, more or less, thence south, 88° 48' east, 187.54 feet; thence south, 109.57 feet; thence south, 89° 13 east, 234 feet to the west right of way line of SW 155th Avenue; thence south, 0° 47' west, along said right of way line, 130 feet; thence north, 89° 13' west, 234 feet; thence south, 130 feet; thence south, 130 feet; thence south 89° 13' east, 244 feet to the westerly right of way line of SW 155th Avenue; thence southerly, along the westerly right of way line of SW 155th Avenue to the point of beginning.

ANX2005-0001
Parcel 14

That certain parcel of land located in the Northwest ¼ Southwest ¼, Section 29, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the south right of way line of SW Nora Road, said point being south, 53 feet and east, 212.96 feet from the southwest corner of Lot 128, Satterberg Heights No. 3, a plat of record; thence east, 212.96 feet along the south right of way line of SW Nora Road; thence south, $00^{\circ} 17' 17''$ east, 302.96 feet; thence south, $76^{\circ} 59' 30''$ west, 217.82 feet; thence north, $00^{\circ} 21' 56''$ west, 382.00 feet to the point of beginning.



CITY of BEAVERTON

Exhibit C

ORDINANCE NO. 4342

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

PETITION AND STAFF REPORT

TO: City Council **REPORT DATE:** February 18, 2005

HEARING

DATE: March 7, 2005

FROM: Community Development Department
Hal Bergsma, Planning Services Manager *HB*
Alan Whitworth, Senior Planner *Alan*

SUBJECT: South Beaverton Islands Annexation (ANX 2005-0001)

ACTIONS: Annexation to the City of Beaverton of 267 parcels located in islands in the southern part of Beaverton. The territory is shown on the attached maps and more particularly described by the attached legal description. The annexation of the territory is City initiated and is being processed under ORS 222.750 and Metro Code 3.09.050 as a legislative land use decision.

NAC: All of these parcels are currently within Neighborhood Association Committee (NAC) areas with two exceptions. The exceptions are the two areas north of Hall Blvd. and east of Scholls Ferry Road involving the Brightfield Village Condominium and the commercial area at Hall Blvd. and Oleson Road comprised of two tax lots (shown on Map 3). The Neighborhood Office recommends adding these areas to the Denney-Whitford NAC.

AREA: Approximately 89 acres

TAXABLE BM 50 ASSESSED VALUE: \$ 35,135,840

ASSESSOR'S REAL MARKET BUILDING VALUE: \$ 38,176,210

ASSESSOR'S REAL MARKET TOTAL VALUE: \$ 57,524,700

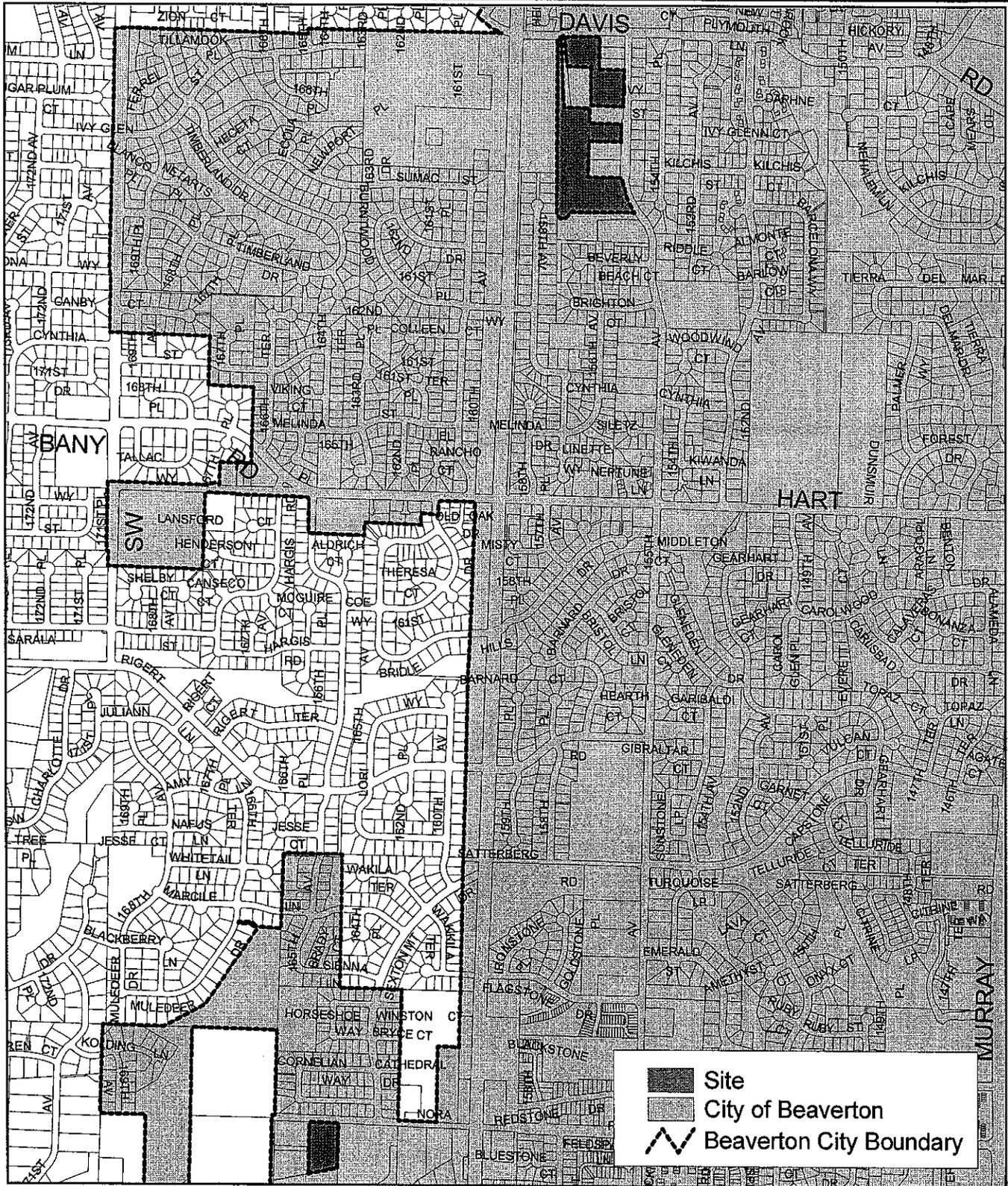
NUMBER OF TAX PARCELS: 267

RECOMMENDATION

Staff recommends the City Council adopt an ordinance annexing the referenced territory, adding three parcels not currently in a Neighborhood Association Committee (NAC) boundary to the Denney-Whitford NAC and withdrawing several parcels from the Tualatin Valley Water District effective thirty days after the Mayor's signature or the date the ordinance is filed with the Secretary of State as specified by ORS 222.180, which ever is later.

VICINITY MAP

"MAP-1"



CITY OF BEAVERTON

South Beaverton Island Annexations
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Services Division

01/18/05

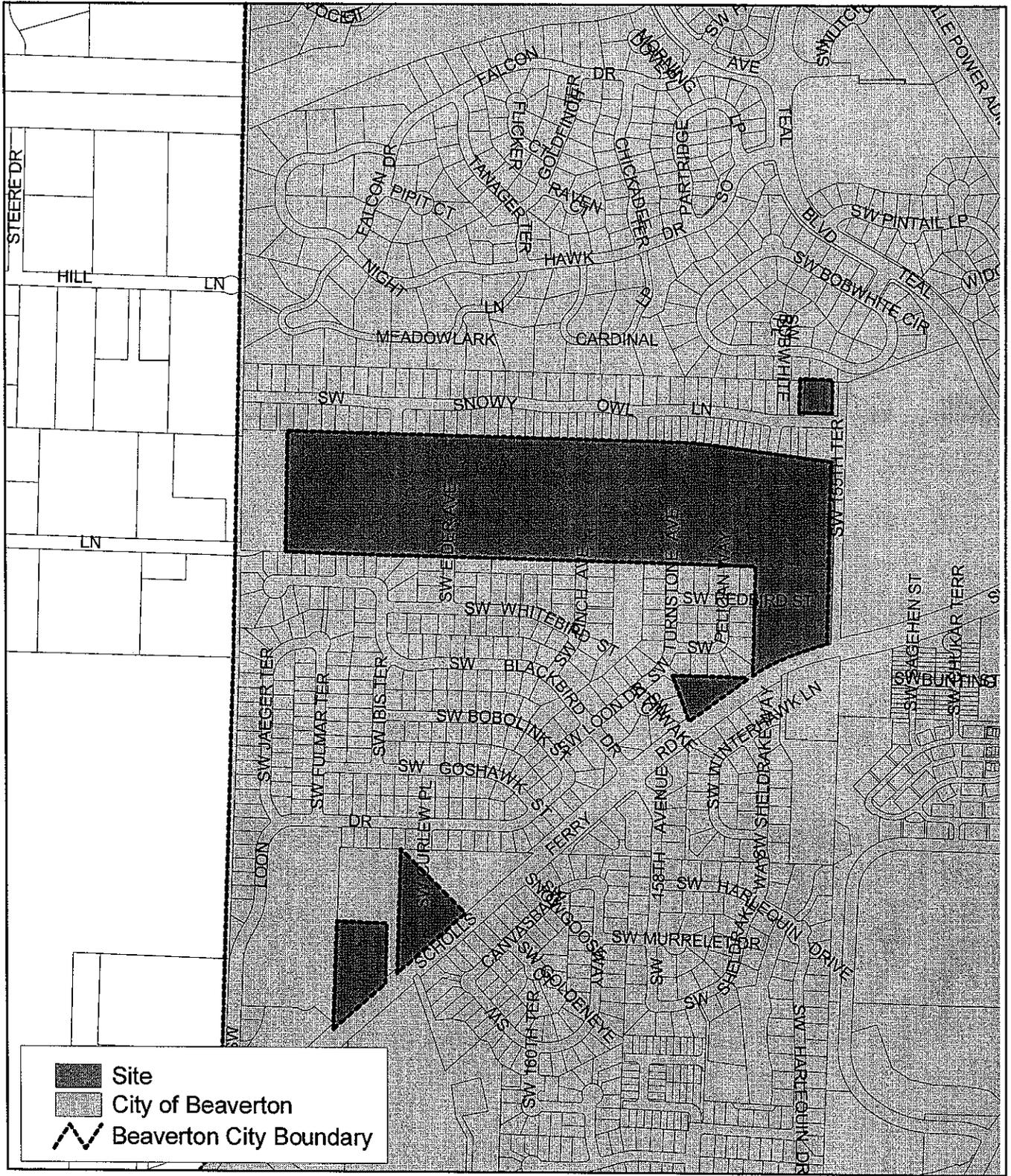
Map #
 1S120BA &
 1S129BC

Application #
 ANX 2005-0001



VICINITY MAP

MAP "2"



	Site
	City of Beaverton
	Beaverton City Boundary



CITY OF BEAVERTON

South Beaverton Island Annexations
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Services Division

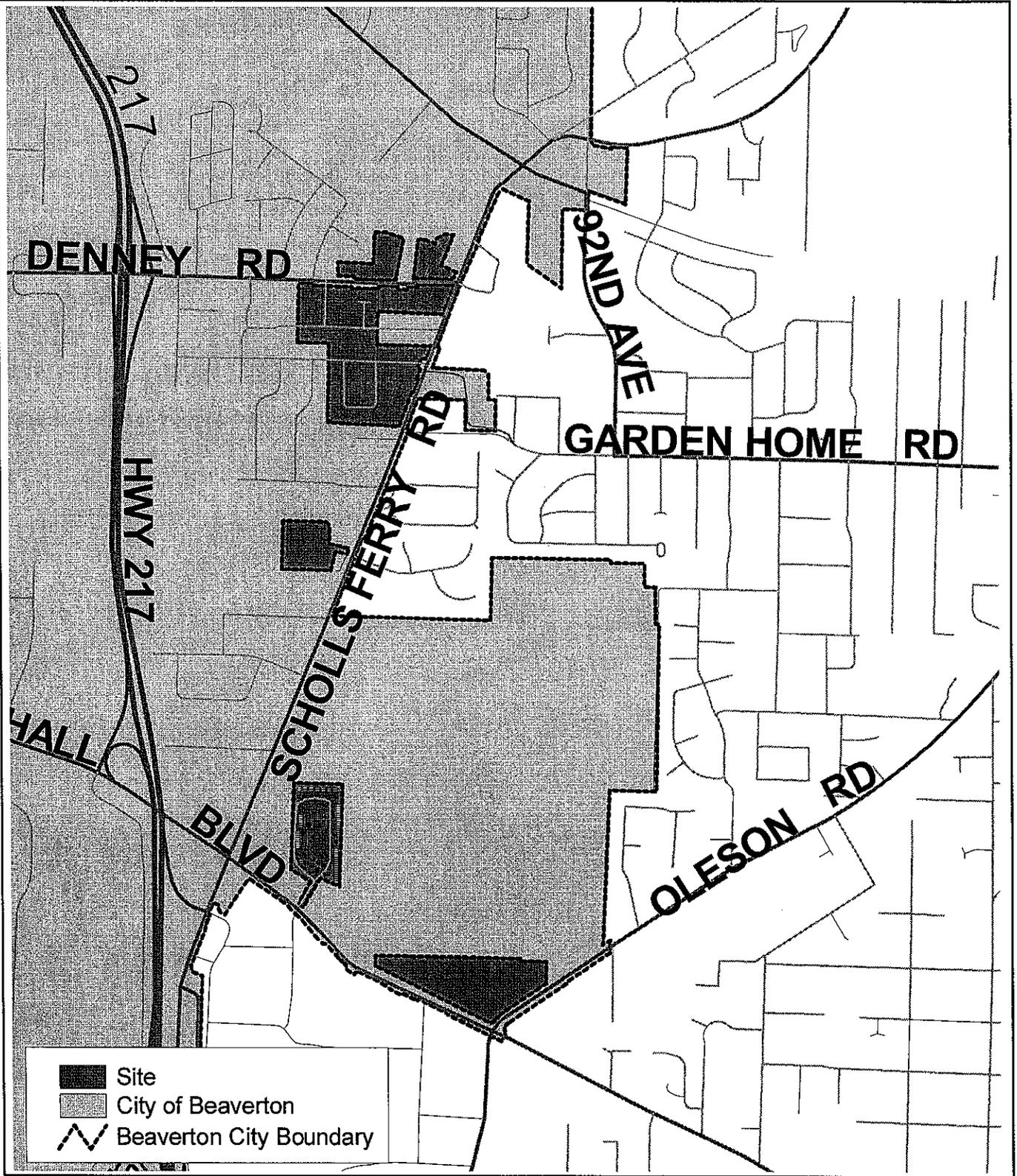
01/18/05
 Map #
 Various



ANX 2005-0001

VICINITY MAP

MAP "3"



CITY OF BEAVERTON

South Beaverton Island Annexations
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

01/18/05
Map #
Various



ANX 2005-0001

BACKGROUND

This is commonly referred to as an Island Annexation that is being processed under Oregon Revised Statutes Section 222.750 and Metro Code Chapter 3.09.

ORS 222.750 Annexation of unincorporated territory surrounded by city. When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the ocean shore or a stream, bay, lake or other body of water, it is within the power and authority of that city to annex such territory. However, this section does not apply when the territory not within a city is surrounded entirely by water. Unless otherwise required by its charter, annexation by a city under this section shall be by ordinance or resolution subject to referendum, with or without the consent of any owner of property within the territory or resident in the territory.

The subject properties are within islands defined by the City's corporate limits. The City has chosen to annex the subject properties and not others in the city that are in islands based on guidance provided by the City Council provided through their adoption of Resolution No. 3802 (Exhibit A) on January 24, 2005.

ORS 222.120 requires a public hearing to allow the electors of the City to appear and be heard on the question. It requires notice to be published in a newspaper of general circulation for a period of two weeks and notice to be posted in four public places in the city for a similar period.

Metro Code Section 3.09.030 does not require a public hearing but does require waterproof posting of the notice in the general vicinity of the site and publishing notice in a newspaper of general circulation. The required notice to necessary parties and the posting are to be done at least 45 days prior to the date of decision. 3.09.050(b) requires the staff report to be available at least 15 days prior to the date of decision.

The request is to annex 267 tax parcels located in islands in the southern part of the City of Beaverton. The area proposed for annexation is approximately 74 acres.

Most of these parcels are currently within the Neighborhood Association Committee (NAC) boundaries. The exceptions are the two areas north of Hall Blvd. and east of Scholls Ferry Road involving the Brightfield Village Condominium development and the commercial area at Hall Blvd. and Oleson Road comprised of two tax lots (involving tax lot numbers 1S126BC90000, 1S126CA01200 and 1S126DB02700 that are shown on Map 3). The Neighborhood Office is recommending that these areas be added to the Denney-Whitford NAC.

MINIMUM REQUIREMENTS FOR PETITIONS

The following is from Metro Code:

3.09.040 Minimum Requirements for Petitions

(a) A petition for a boundary change shall be deemed complete if it includes the following information:

(1) The jurisdiction of the approving entity to act on the petition;

Finding: As defined by section 3.09.020(c) of the Metro Code, "Approving entity" means the governing body of a city, county, city-county or district authorized to make a decision on a boundary change, or its designee. ORS 222.111(2) states:

"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 petition to the legislative body of the city by owners of real property in the territory to be annexed."

The Beaverton City Council directed the initiation of this annexation by its adoption of Resolution No. 3802 (Exhibit A). This annexation is allowed by ORS 222.750 without the consent of any owner of property within the territory or resident in the territory through ordinance adoption by the Council, subject to referendum.

(2) A narrative, legal and graphical description of the affected territory in the form prescribed by Metro Chief Operating Officer;

Finding: The Metro Chief Operating Officer has not prescribed a particular form for providing a narrative, legal and graphical description of a territory that would be affected by a proposed annexation. The practice has been to provide such information in a form prescribed by the State Department of Revenue. Consistent with Department of Revenue requirements, maps of the affected territory are included as pages three to five of this petition/report, a narrative legal is attached to this petition/report (Exhibit B), and marked tax maps are in the project file. This complies with the requirements of Metro, the Oregon Department of Revenue, and the Oregon Secretary of State's Office.

(3) For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected

territory as shown in the records of the tax assessors and county clerk;

Finding: A list of the names and mailing addresses of all persons owning property (Exhibit C) and a list of all electors within the affected territory as shown in the records of the Washington County Assessment and Taxation Department (Exhibit D) are in the file.

- (4) A listing of the present providers of urban services to the affected territory;

Finding: According to Metro Code Section 3.09.020(m), " 'Urban services' means sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit." Sanitary sewers lines are presently provided by and maintained by the City of Beaverton and Clean Water Services. Treatment is provided by Clean Water Services. Potable water is presently provided by the Tualatin Valley Water District and the City of Beaverton. Fire protection and emergency medical service is presently provided by Tualatin Valley Fire and Rescue. Parks, open space, and recreation services are presently provided by Tualatin Hills Park and Recreation District for those parcels that are in the District. Public streets and roads are presently maintained by Washington County (funding is provided by the Urban Road Maintenance District) and the City of Beaverton. Street lighting is provided by the Washington County Street Lighting District for those properties that are in the District. Mass transit is provided by TRI-MET.

- (5) A listing of the proposed providers of urban services to the affected territory following the proposed boundary change;

Finding: Pursuant to a July 1, 2004 intergovernmental agreement between the City of Beaverton and Clean Water Services, as of July 1, 2005 sanitary sewer pipes in the proposed annexation area that are smaller than 24-inches in diameter will be maintained by the City of Beaverton and pipes equal to or greater than 24-inches in diameter will be maintained by Clean Water Services. Clean Water Services will also provide sewage treatment. Potable water will be provided by the City of Beaverton or Tualatin Valley Water District, depending on the location of a subject property, pursuant to an intergovernmental agreement between the City and TVWD as interpreted by staff of the two jurisdictions. Fire protection and emergency medical service will be provided by Tualatin Valley Fire and Rescue. Parks, open space, and recreation services will be provided by Tualatin Hills Park and Recreation District for those parcels that are within the District. SW Scholls Ferry Road, SW Hall Blvd. and SW Oleson Road in the

areas of annexation are County maintained Arterials and will remain County maintained after annexation. SW Nora Road in the area of annexation is a City maintained Arterial and will remain City maintained after annexation. SW 155th Avenue, SW Davis Road and SW Denney Road are City maintained Collectors and will remain City maintained after annexation. Maintenance of all public local streets in the areas being annexed, which are not currently maintained by the City, will transfer to the City of Beaverton through a different process. The City of Beaverton will maintain all public street lights in the areas being annexed. Mass transit will continue to be provided by TRI-MET.

(6) The current tax assessed value of the affected territory; and

Findings: The current Ballot Measure 50 assessed value of the affected territory is \$35,135,840. A spreadsheet listing tax lot identification number, approximate acreage, Ballot Measure 50 value, real market building value and total real market value is attached as Exhibit E. This information is based on information from the Washington County Assessment and Taxation Department.

(7) Any other information required by state or local law.

Findings: No other information is required by state or local law.

(b) A City or county may charge a fee to recover its reasonable costs to carry out its duties and responsibility under this chapter.

Findings: The City of Beaverton has chosen not to charge a fee for annexations.

EXISTING CONDITIONS

SERVICE PROVISION:

The following analysis details the various services available to the properties to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject properties are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Park and Recreation District, Tualatin Valley Water District and Clean Water Services.

- The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. (No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this decision.)
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services.
- The City has been a party to a series of ORS Chapter 190 intergovernmental agreements “for Mutual Aid, Mutual Assistance, and Interagency Cooperation Among Law Enforcement Agencies Located in Washington County, Oregon”, the last of which was signed by Beaverton Mayor Rob Drake on August 9, 2004. This agreement specifies the terms under which a law enforcement agency may provide assistance in response to an emergency situation outside its jurisdiction when requested by another law enforcement agency.
- On December 22, 2004 the City entered into an intergovernmental agreement with Washington County defining areas that the City may annex for ten years from the date of the agreement without opposition by the County. The properties proposed for annexation by this application are within those areas.

This action is consistent with those agreements.

POLICE: The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. In practice whichever agency is able to respond first, to an emergency, does so in accordance with the mutual aid agreement described above.

FIRE: Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to this area. The City annexed its own fire services to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

SEWER: The area is adequately served by sanitary sewer at this time. As the area redevelops at higher density the issue of sanitary sewer will be dealt with through the development review process. If the area is annexed the City of Beaverton will take over maintenance of sanitary sewer pipes smaller than 24-inches in diameter and Clean Water Services will continue to maintain the larger pipes and provide sewage treatment. Upon annexation the City will be responsible for billing.

WATER: Tualatin Valley Water District (TVWD) or the City of Beaverton provide water service to the various areas. ORS 222.520 allows cities to assume water service responsibilities

when annexing less than an entire district. However, the City entered into an intergovernmental agreement with TVWD in 2002 that the City would only withdraw property, upon annexation, from the District that has been agreed to. In compliance with that agreement the City of Beaverton will withdraw the following parcels from the District: parcels identified on tax map 1S120BA as lots 01000, 01200, 01400, 01500 and 01700; tax map 1S120BD as lots 00100 and 00200; tax map 1S123BC as lots 00100 and 00200; tax map 1S123BD as lots 00800, 01000, 01200, 02800, 02900 and 03000; and tax map 1S129CB as lot 00700. See Exhibit F for further information regarding the withdrawal. TVWD or the City of Beaverton will provide service, maintenance and perform billing for the respective agreed to areas.

STORM WATER DRAINAGE: The area is adequately served by storm sewers and drainage at this time. As the area redevelops at higher density the issue of storm drainage will be dealt with through the development review process. After annexation maintenance and billing responsibility will transfer to the City.

STREETS and ROADS: NW Scholls Ferry Road, SW Hall Blvd. (in the area being annexed), and SW Oleson Road are County maintained Arterials and will remain County maintained for the foreseeable future. SW Nora Road is a City maintained Arterial and will remain City maintained. SW 155th Avenue, SW Davis Road and SW Denney Road are City maintained Collectors and will remain City maintained. All public local roads being annexed will become City maintained in the future through a different process.

SCHOOLS: The proposed annexation is within the Beaverton School District. Neither services nor district boundaries will be affected by the proposed annexation.

PARKS: Nine parcels included in this proposed annexation are not in the Tualatin Hills Park & Recreation District, but all of the remaining 258 parcels are in the District. Neither services nor district boundaries will be affected by the proposed annexation. The nine parcels not within the District have the option to be annexed to the District.

PLANNING, ZONING and BUILDING: Washington County currently provides long-range planning, development review and building inspection for the subject properties. Upon annexation, the City will provide those services. Pursuant to the Urban Planning Area Agreement

(UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied in a separate action.

PUBLIC INVOLVEMENT

Consistent with Metro Code Section 3.09.030, the City sent notice of the proposed annexation on December 22, 2004 (more than 45 days prior to the hearing date) to all necessary parties including Washington County, Metro, affected special districts and County service districts. Additionally, fifteen weatherproof signs with the notice mailed to the necessary parties attached were posted in the general vicinity of the affected territory. Affidavits of mailing and posting, including information on the locations where the weatherproof signs were posted, are in the case file for this proposed application.

In compliance with ORS 222.120, notice of the hearing will be published once each week for two successive weeks prior to the day of the hearing in the Beaverton Valley Times newspaper; and notices of the proposed annexation will be posted in four public places in the city (at the Beaverton Post Office, the Beaverton City Library, the Beaverton City Hall, and in the lobby of the administrative offices of the Tualatin Hills Park and Recreation District) for a like period. Evidence that this notification was provided will be available at the public hearing.

Although not required by Metro Code or State statute, the City also sent the notice mailed to the necessary parties to the following parties at least 45 days in advance of the March 28, 2005 anticipated date of decision:

- the property owners of record in the subject area as shown on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation; and
- The West Beaverton, Sexton Mountain, Neighbors Southwest and Denney/Whitford Neighborhood Association Committees and the Aloha/Reedville/Cooper Mountain, West Slope/Raleigh Hills/Garden Home and Metzger Citizen Participation Organizations; interested parties as set forth in City Code Section 9.06.035.

The mailed notice and a copy of this petition/staff report will be posted on the City's web page.

CRITERIA FOR APPROVAL

REGIONAL ANNEXATION CRITERIA:

ANX 2005-0001
Public Hearing March 7, 2005

In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro Code Section 3.09.050 includes the following minimum criteria for annexation decisions of this type:

3.09.050 Uniform Hearing and Decision Requirements for Final Decisions Other Than Expedited Decisions

(a) The following minimum requirements for hearings on decisions operate in addition to all procedural requirements for boundary changes provided for under ORS chapters 198, 221 and 222. Nothing in this chapter allows an approving entity to dispense with a public hearing on a proposed boundary change when the public hearing is required by applicable state statutes or is required by the approving entity's charter, ordinances or resolutions.

Findings: A public hearing has been scheduled and noticed for March 7, 2005.

3.09.050 (b) Not later than 15 days prior to the date set for a decision, the approving entity addresses the criteria in subsections (d) and (g) below, and that includes at a minimum the following:

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

Findings: Urban Services are defined by Metro Code Section 3.09.020(m) as "...sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit." These areas are currently served by sanitary sewers. As of July 1, 2005, the City of Beaverton will take over maintenance of all pipes less than 24-inches in diameter pursuant to an "Intergovernmental Agreement between the City of Beaverton and Clean Water Services" entered into as of July 1, 2004. These areas are served by Tualatin Valley Water District or the City of Beaverton and there is adequate capacity to continue providing potable water to these areas. Fire protection is provided by Tualatin Valley Fire and Rescue which is the provider for the entire City of Beaverton and they have the capacity to serve the area. Parks, open space and recreation are provided by the Tualatin Hills Park and Recreation District which will continue to provide those services for those parcels that are within the District. The areas are served by SW Scholls Ferry Road, SW Hall Blvd., SW Oleson Road and SW Nora Road which are classified as Arterials. SW 155th Avenue, SW Davis Road and SW Denney Road are classified as Collectors. The areas being annexed are also served by the following local roads; SW 155 Terrace, SW Cynthia Street, SW Snowy Owl Lane, SW Heather Lane, SW Bonnie Lane, SW Brae

Drive, SW 100th Terrace and SW 99th Place. The road system is adequate to handle current development. The impacts of new development proposals will be addressed in the development review process. TRI-MET provides bus service to the area.

- (2) A description of how the proposed boundary change complies with any urban service provider agreements adopted pursuant to ORS 195.065 between the affected entity and all necessary parties;

Findings: The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District and Clean Water Services. These agreements follow a standard format, and prescribe coordination of the planning and development activities of the parties through notification to provide each with the opportunity to participate, review and comment on proposed comprehensive plan and land use regulation amendments and development actions requiring individual notice to property owners, as well as other specified activities. Annexations are not listed as actions that require notification of the other parties to the cooperative agreements. In fact, annexations are defined as not being development actions or land use regulation amendments. Therefore, the ORS Chapter 195 cooperative agreements listed above do not appear to be relevant to this proposed annexation.

The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. The agreement defines long-term service areas for each party, independent of whether the area is in or outside the City. Some of the subject areas are defined as being within TVWD's long-term service area and some of the areas are in Beaverton's long-term service area. In furtherance of that agreement several parcels will be withdrawn from TVWD. As previously noted, On December 22, 2004 the City entered into an intergovernmental agreement with Washington County, titled the "Beaverton-Washington County Intergovernmental Agreement Interim Urban Services Plan" defining areas that the City may annex for ten years from the date of the agreement without opposition by the County, and referencing ORS 195.065(1). The properties proposed for annexation by this application are within those areas. No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this proposed annexation.

The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services, which was updated as of July 1,

2004. Exhibit 'A' to the new agreement defines subject areas as being within the "Beaverton Area of Assigned Service Responsibility" where, subsequent to annexation, specified maintenance responsibilities for sanitary sewer lines under 24 inches in diameter and for certain storm drainage facilities and surface water management functions would transfer to the City of July 1 of any year if so requested by the City by January 1 of that year. A letter from Gary Brentano, Director of the Beaverton Operations Department, to Robert Cruz, Deputy General Manager of Clean Water Services dated December 21, 2004 notes that the City is engaged in efforts to annex a number of islands within City boundaries that are expected to continue into 2005, and that the City wishes to provide service to all areas annexed by the City by July 1, 2005. According to Mr. Brentano, subsequent discussions with Clean Water Services staff members confirm that sanitary sewers less than 24" in diameter and the storm drainage system in the areas proposed for annexation by this application will become the City's maintenance responsibility as of July 1 of 2005 if the proposed annexation is approved.

(3) A description of how the proposed boundary change is consistent with the comprehensive land use plans, public facility plans, regional framework and functional plans, regional urban growth goals and objectives, urban planning agreements and similar agreements of the affected entity and of all necessary parties;

Findings:

Comprehensive Plans: *The only relevant policy of the City of Beaverton's Comprehensive Plan is Policy 5.3.1.d, which states "The City shall seek to eventually incorporate its entire Urban Services Area." The subject territory is within Beaverton's Assumed Urban Services Area, which is Figure V-1 of the City of Beaverton's Acknowledged Comprehensive Plan.*

After reviewing the Washington County Comprehensive Framework Plan for the Urban Area on the County's web site (reflecting changes through County Ordinance No. 598) as well as ordinances adopted subsequently up to the date of this staff report that amended the Comprehensive Framework Plan, staff finds that the following provisions may be applicable to this proposed annexation:

- *A paragraph in the "County-Wide Development Concept" at the beginning of the Comprehensive Framework Plan which states:*

As development occurs in accordance with this development concept, issues of annexation or incorporation may arise. Annexation or incorporation issues will

necessarily relate to various other planning issues such as community identity, fiscal impacts of growth and service provision, coordination between service providers to achieve efficiencies and ensure availability, etc. As such issues arise; the County should evaluate community identity as an issue of equal importance with public service provision issues when developing policy positions on specific annexation or incorporation proposals.

Staff views this statement as direction to the County itself in how to evaluate annexation proposals, and not guidance to the City regarding this specific proposal. As a necessary party, the County has an opportunity to comment on and appeal this proposed boundary change if it appears at the scheduled March 7, 2005 hearing on the proposal and states reasons why they believe the boundary change is inconsistent with the approval criteria (see Metro Code section 3.09.050(c)).

- ***Policy 15 of the Comprehensive Framework Plan, relating to Roles and Responsibilities for Serving Growth, says:***

It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.

Two implementing strategies under Policy 15 that relate to annexation state:

The County will:

- f. *If appropriate in the future, enter into agreements with service providers which address one or more of the following:*
 - 3. *Service district or city annexation*
- g. *Not oppose proposed annexations to a city that are consistent with an urban service agreement or a voter approved annexation plan.*

The City of Beaverton, Washington County and the other urban service providers for the subject area have been working off and on for several years to arrive at an urban service area agreement for the Beaverton area pursuant to ORS 195.065 that would be consistent with Policy 15 and the cited implementing strategies. Unfortunately, although most issues have been resolved, a few issues remain between the County and the City that have prevented completion of the agreement. These issues do not relate to who provides services or whether they can be provided when needed in an efficient and cost effective manner so much as how the transfer of service provision responsibility occurs, particularly the potential transfer of employees and equipment from the County to the City. As previously noted

the County and the City have entered into an intergovernmental agreement that sets an interim urban services plan area in which the County commits to not oppose annexations by the City. Staff has reviewed other elements of the County Comprehensive Plan, particularly the three relevant Community Plans that includes the subject properties, and was unable to identify any provision relating to this proposed annexation. None of the subject properties are in areas of Special Concern.

Public Facilities Plans: The City's public facilities plan consists of the Public Facilities and Services Element of the Comprehensive Plan, the Transportation Element of the Comprehensive Plan, the City's Capital Improvements Plan, and the most recent versions of master plans adopted by providers of the following facilities and services in the City: storm water drainage, potable water, sewerage conveyance and processing, parks and recreation, schools and transportation. Where a service is provided by a jurisdiction other than the City, by adopting the master plan for that jurisdiction as part of its public facilities plan, the City has essentially agreed to abide by any provisions of that master plan. The only relevant urban services defined by Metro Code Section 3.09.020(m) that will change subsequent to annexation are the maintenance of sanitary sewer lines under 24" in diameter, the maintenance of roads, and the agreed upon withdrawal of several parcels from the Tualatin Valley Water District.

The change in sanitary sewer line maintenance is consistent with the aforementioned IGA between the City and Clean Water Services, which in turn is consistent with facilities master plans of both agencies.

The change in road maintenance is not specifically prescribed by any element of the Beaverton Comprehensive Plan or the Washington County Comprehensive Plan, but an understanding in 2002 between the Manager of the Washington County Operations Division, which currently maintains local, collector and arterial roads through the County's Urban Road Maintenance District, and the Director of the City's Operations Department, generally defines the conditions under which the City would assume maintenance responsibility subsequent to annexation. The proposed annexation should not adversely affect the Urban Road Maintenance District. Although revenues received by the District may be reduced slightly as a result of the annexation, the District's maintenance costs will also be reduced by the City assuming road maintenance in the areas. Policy 6.2.7(g) of the City's Comprehensive Plan is to "Provide adequate funding for maintenance of the capital investment in transportation facilities." According to the Transportation Element of the Comprehensive Plan (page VI-62), the majority of the City's gas tax revenues are used for maintenance. "The City's pavement management program tracks pavement condition so

that repairs can be made at an optimum time in pavement life. Pavement management projects are scheduled and funded through the City's capital improvement plan."

Staff could not identify any provisions in the Washington County Public Facilities Plan relevant to this proposed annexation.

The regional framework plan, functional plan, and regional urban growth goals and objectives: These Metro documents do not specifically address minor boundary changes of this type.

The Washington County – Beaverton Urban Planning Area Agreement: Adopted in 1989, this agreement does not contain provisions relating to annexations, other than (1) calling for execution of a memorandum of understanding outlining the methodology for transferring County records regarding land use activities to the City after annexation; (2) calling for execution of a memorandum of understanding outlining responsibilities for collection of fees, inspections and drainage districts on platted subdivisions annexed to the City; and (3) prescribing that when the City applies plan and zoning designations subsequent to annexation that a table in the agreement be followed in determining which to apply based on existing County designations, or that the most similar designation be applied. The City has drafted a memorandum of understanding on records transfer and submitted it to the County consideration, and the City will also enter into a memorandum of understanding regarding fees collection and inspections if necessary (drainage maintenance districts are no longer used by Washington County). It has been the City's practice in the past to comply with the provision relating to the application of City plan and zone designations, through a subsequent process that will be done in this case if the area is annexed.

As discussed previously in this report, this annexation is consistent with all other agreements that the City is party to relating to annexations.

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

Findings: The affected territory will be withdrawn from the Enhanced Sheriff's Patrol District (ESPD), the Urban Road Maintenance District (URMD), and those properties that are in the Street Lighting District will be withdrawn from the District. In addition, parcels identified on tax map 1S120BA as lots 01000, 01200, 01400, 01500 and 01700; tax map 1S120BD as lots 00100 and 00200; tax map 1S123BC as lots 00100 and 00200; tax map

1S123BD as lots 00800, 01000, 01200, 02800, 02900 and 03000; and tax map 1S129CB as lot 00700 are to be withdrawn from the Tualatin Valley Water District. The subject territory will not be withdrawn from the legal boundary of any other necessary party by this action.

(5) The proposed effective date of the decision.

Findings: The effective date for this annexation is thirty (30) days after the Mayor's signature on the ordinance or the date the records of the annexation are filed with the Secretary of State (ORS 222.180), which ever is later.

3.09.050 (c) In order to have standing to appeal a boundary change to Section 3.09.070 a necessary party must appear at the hearing in person or in writing and state reasons why the necessary party believes the boundary change is inconsistent with the approval criteria. A necessary party may not contest a boundary change where the boundary change is explicitly authorized by an urban services agreement adopted pursuant to ORS 195.065. At any public hearing, the persons or entities proposing the boundary change shall have the burden to prove that the petition meets the criteria for a boundary change.

Findings: This section of Metro Code is included in this report for information only. It is not a criterion for decision. The City of Beaverton is the entity proposing this boundary change, and acknowledges that it has the burden to prove that the petition meets relevant criteria. The purpose of this petition/staff report is to prove that the relevant criteria for a boundary change under Metro Code have been met.

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

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

Findings: Existing agreements relevant to this annexation are discussed in findings above addressing Section 3.09.050(b)(2) of the Metro Code. The City has not yet entered into an urban services provider agreement under ORS 195.065 that relates to all potential urban service providers in and around the city, although discussions with other urban services providers on the content of an agreement have occurred sporadically over the last several years, and the City has proposed an agreement that is acceptable to most of the parties. Because a comprehensive urban service agreement has not been completed, it is not possible to consider adoption of an annexation plan. The City has entered into two agreements that reference ORS 195.065

with Tualatin Valley Water District and Washington County and this proposed action is consistent with those agreements, as explained in the findings above addressing Metro Code Section 3.09.050(b)(2).

(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;

Findings: The acknowledged Washington County - Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. As explained previously in this report, in findings addressing Metro Code Section 3.09.050(b)(3), the UPAA does address actions to be taken by the City after annexation, including annexation related Comprehensive Plan Land Use Map amendments and rezones. These actions will occur through a separate process. Findings discussing other relevant agreements, and demonstrating that the proposed annexation is consistent with those agreements, are located in the findings of this report addressing Metro Code Section 3.09.050(b)(2).

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

Findings: The City of Beaverton Comprehensive Plan Policy 5.3.1.d states: "The City shall seek to eventually incorporate its entire Urban Services Area." The subject property is within Beaverton's Assumed Urban Services Area and annexing it furthers this policy. There are no other specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan, Washington County's Comprehensive Plan, or the Public Facilities Plans of either jurisdiction and, therefore, this criterion is met.

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

Findings: The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.

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

Findings: *The Existing Conditions section of this petition/staff report contains information addressing how the provision of public facilities and services to the subject area would be affected by this annexation. As noted previously in this report, only three legally relevant urban services would change as a result of the proposed annexation, the maintenance of sanitary sewer pipes under 24" in diameter, the maintenance of roads in the area, and the provision of potable water for parcels identified on tax map 1S120BA as lots 01000, 01200, 01400, 01500 and 01700; tax map 1S120BD as lots 00100 and 00200; tax map 1S123BC as lots 00100 and 00200; tax map 1S123BD as lots 00800, 01000, 01200, 02800, 02900 and 03000; and tax map 1S129CB as lot 00700. The City would also assume primary responsibility for police protection, maintenance of storm drainage facilities, maintenance of street lights, and planning, development review and building permit issuance.*

The City has sufficient staff and budgetary resources to accommodate the provision of the public facilities and services, for which it would be responsible, to the subject area. The City's 2004-2005 Fiscal Year (FY) tax rate is approximately \$4.10 per thousand dollars of assessed property value, including the tax rate for bonded debt. The FY 2004-2005 tax rate, excluding bonded debt, is \$3.68 which is less than the City's authorized tax rate of \$4.62 authorized under State Ballot Measure 50 in 1997. This allows the City to generate more property tax revenues if needed to provide public facilities and services in a timely and orderly manner. The Beaverton City Council, however, is careful to balance the need to provide city facilities and services at an adequate level with the need to be good stewards of the taxpayers' money. The City Council has set eight goals for the City. Three of those goals that are relevant to this discussion are:

- *Use City resources efficiently to ensure long-term financial stability;*
- *Continue to plan for, improve and maintain the City's infrastructure;*
and
- *Provide responsive, cost effective service to the community.*

One service that the City is especially concerned about providing at a high level is police protection. As a result of the passage of City Ballot Measure 34-52 in 1996, the City has maintained a ratio of approximately 1.5 police officers per thousand population. This contrasts with a ratio of approximately 1.0 officers per thousand population in the County's Enhanced Sheriff's Patrol District (ESPD), which presently encompasses the subject areas. Partly because of this higher number of police officers per thousand population, in addition to other factors such as the present location of several high value industrial and commercial properties just outside the city but in the ESPD and the Urban Road Maintenance District (URMD), the City's tax rate is higher than the rate presently paid to those

special districts. After annexation, area property owners would pay approximately \$2.72 more per thousand dollars in assessed valuation than they presently do, based on FY 2004-2005 tax rates. A decrease in the differential is possible in future years if higher value properties are annexed to the City and removed from the ESPD and URMD.

Based on the above information, staff concludes that the proposed annexation will not interfere with the timely, orderly and economic provision of public facilities and services, and that the City is financially able to provide the urban services that it will take over from CWS and the County. Staff is not aware of any evidence that such a takeover will interfere with County's ability to continue to provide those services to areas remaining within the jurisdiction of the County's Urban Road Maintenance District or Enhanced Sheriff's Patrol District.

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

Findings: The property lies within the Urban Growth Boundary.

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

Findings: OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have been made in accordance with the goals..." Compliance with the Comprehensive Plan was addressed under criterion number (3) above. The applicable Comprehensive Plan policy cited under criterion number (3) above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003, meaning it became unnecessary for the City to address the Statewide Planning Goals after that date in considering proposed annexations. There are no other criteria applicable to this boundary change in State Law or local ordinances. The City of Beaverton does have Annexation Policies (Exhibit G to this Petition/Staff Report) adopted by resolution and this proposed annexation is consistent with those policies. Staff finds this annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above.

3.09.050 (e) When there is no urban service agreement adopted pursuant 195.065 that is applicable, and a boundary change decision is contested by a necessary party, the approving entity shall also address and consider, information on the following factors in determining whether the proposed boundary change meets the

criteria of Sections 3.09.050(d) and (g). The findings and conclusions adopted by the approving entity shall explain how these factors have been considered.

Findings: There is no permanent comprehensive urban service agreement adopted pursuant to ORS 195.065 that is applicable to this area. At the time this staff report was completed, however, no necessary party had contested the proposed annexation. Nevertheless, staff has chosen to briefly address each of the applicable factors below, reserving the right to supplement the findings for each factor if the boundary change decision is contested by a necessary party.

- (1) The relative financial, operational and managerial capacities of alternative providers of the disputed urban services to the affected area;

Findings: Metro Code [3.09.020(m)] and Oregon Revised Statutes 195.065(4) defines "Urban Services" as meaning sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. The providers of these urban services are not in dispute for the area proposed for annexation if the annexation and the withdrawal of several parcels from TVWD are approved, and there is no evidence that their financial, operational and managerial capacities to serve the area are inadequate.

- (2) The quality and quantity of the urban services at issue with alternative providers of the urban services, including differences in cost and allocations of costs of the services and accountability of the alternative providers;

Findings: The only providers of legally relevant urban services that will change as a result of this proposed annexation are providers of maintenance of sanitary sewers and local roads and water service. Sanitary sewer maintenance responsibility for pipes smaller than 24 inches in diameter will shift from Clean Water Services to the City's Operations Department. Maintenance of local roads in the area will be transferred, by separate action, from the Washington County Department of Land Use and Transportation to the City's Operations Department. Potable water for parcels identified on tax map 1S120BA as lots 01000, 01200, 01400, 01500 and 01700; tax map 1S120BD as lots 00100 and 00200; tax map 1S123BC as lots 00100 and 00200; tax map 1S123BD as lots 00800, 01000, 01200, 02800, 02900 and 03000; and tax map 1S129CB as lot 00700 will transfer to the City of Beaverton. There is no evidence that the quality or quantity of these services will be reduced as a result of the proposed annexation, or that there will be significant differences in their cost, allocation of costs or the accountability of the alternative providers.

(3) Physical factors related to the provision of urban services by alternative providers;

Findings: As noted above, the only providers of legally relevant urban services that will change as a result of this proposed annexation are providers of maintenance of sanitary sewers and roads and water service. There is no evidence of physical factors that would adversely affect the City's ability to provide these services as compared to the present providers.

(4) For proposals to create a new entity the feasibility of creating the new entity.

Findings: No new entity is proposed and this criterion is not applicable.

(5) The elimination or avoidance of unnecessary duplication of facilities;

Findings: The City of Beaverton has previously taken action to eliminate and avoid the unnecessary duplication of facilities. Beaverton has annexed itself to the Tualatin Valley Fire and Rescue District because it was determined that the District could provide services and operate its facilities at a higher economy of scale. For the same reason, virtually all of Beaverton is in the Tualatin Hills Park and Recreation District. Beaverton is part of Washington County Cooperative Library System, allowing use of the City's highly rated library by all county residents, and use of other library facilities in the county by City residents. As previously discussed, pursuant to an intergovernmental agreement the City works cooperatively with Clean Water Services to maintain sanitary sewer pipes less than 24" in diameter within the City limits as well as to maintain certain storm water management facilities. The City of Beaverton is a member of the Joint Water Commission (JWC), an intergovernmental group whose members also include Hillsboro, Forest Grove, and the Tualatin Valley Water District, which has jointly developed and operates water reservoirs and transmission lines. This proposed annexation will not create any duplication of facilities.

(6) Economic, demographic and sociological trends and projections relevant to the provision of the urban services;

Findings: Washington County has placed several different zoning designations on these properties. These designations were determined after studying the economic, demographic and sociological trends and the infrastructure capacity. The City has previously cooperated with the County and other affected local governments in planning for this area's projected growth and development. There is no evidence that the City of

Beaverton will be unable to provide the urban services as already planned for by the City and County. Washington County's designations will remain on these parcels until the City converts them to the City of Beaverton's most similar designations as set forth in the Urban Planning Area Agreement.

(7) Matching the recipients of tax supported urban services with the payers of the tax;

Findings: The Beaverton Police Department responds to emergency calls outside of the City limits. Beaverton provides approximately 1.5 police officers per 1,000 population compared to Washington County's Enhanced Sheriff Patrol District which provides approximately 1.0 deputies per 1,000 population. The City is providing police protection to these unincorporated islands and receiving no revenues in return. This annexation will provide tax revenues to support this service.

(8) The equitable allocation of costs to alternative urban service providers between new development and prior development; and

Findings: As explained above, as a result of the proposed annexation the City will take over maintenance of public local roads and sanitary sewer pipes under 24-inches in diameter, and become the water provider for several lots. No other relevant urban service providers will change. Washington County will have to bring County maintained local roads up to an agreed to standard, if they are not currently, before the City will accept maintenance responsibility. There is no evidence that the changes in service provision that would result from the proposed annexation will result in an inequitable allocation of costs to the previous service providers of the specified services and the City between new development and prior development.

(9) Economies of scale.

Findings: The City of Beaverton's current boundaries create an inefficient situation for provision of urban services. The City of Beaverton believes it is the logical provider of services for its assumed urban service area, including the area that is the subject of this proposed annexation. There is no evidence that the City cannot offer the services for which it will be responsible in the area after annexation at an economy of scale that meets or exceeds that which is available to present service providers.

(10) Where a proposed decision is inconsistent with an adopted intergovernmental agreement, that the decision better fulfills the criteria of Section 3.09.050(d) considering Factors (1) through (9) above.

Findings: There is no evidence that the proposed annexation of the subject territory is inconsistent with the various intergovernmental agreements relating to annexation that the City of Beaverton is party to.

3.09.050 (f) A final boundary change decision by an approving entity shall state the effective date, which date shall be no earlier than 10 days following the date that the decision is reduced to writing, and mailed to all necessary parties. However, a decision that has not been contested by any necessary party may become effective upon adoption.

Findings: The effective date for this annexation is recommended to be 30 days after the mayor signs an ordinance adopted by the City Council approving the annexation or the date the ordinance is submitted to the Secretary of State, by Metro, as provided in ORS 222.180 and Metro Code 3.09.030(e), which ever is later.

3.09.050 (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.

Findings: This criterion is not applicable to this proposed annexation because the territory in question has been inside of the Portland Metro Urban Growth Boundary since the boundary was created.

CONCLUSION

Based on the information and findings in this petition and staff report, staff concludes that the proposed annexation should be approved by the Council through adoption of a City ordinance.

Exhibits:

- A. Resolution No. 3802
- B. Legal Description
- C. List of Property Owners
- D. List of Electors
- E. A spreadsheet listing tax lot identification numbers, approximate acreage, Ballot Measure 50 value, real market building value and total real market value
- F. Memorandum Regarding Withdrawal of Territory from Tualatin Valley Water District
- G. Resolution No. 3785

EXHIBIT A
RESOLUTION 3802

RESOLUTION NO. 3802

**A RESOLUTION DIRECTING CITY INITIATION OF
ANNEXATION OF TERRITORY**

WHEREAS, the City of Beaverton has adopted Urban Service Area and Corporate Limits Annexation Policies; and

WHEREAS, the City's progress toward annexing its assumed urban services area has been slow; and

WHEREAS, previous incremental annexations have resulted in City limits that are odd and create confusion about their location, with many unincorporated "islands" surrounded by properties within the City; and

WHEREAS, the City desires to create more logical boundaries and create complete incorporated neighborhoods; and

WHEREAS, a more assertive policy toward annexation of certain types of properties could improve the City's ability to provide services to its residents efficiently and at a reasonable cost; and

WHEREAS, a more assertive annexation policy could result in more City control of development in adjacent unincorporated areas that could affect the City; and

WHEREAS, the Washington County 2000 policy is to have all urban unincorporated areas annexed by cities over time; and

WHEREAS, the City of Beaverton and Washington County have entered into an intergovernmental agreement defining an Interim Urban Services Plan and Map specifying the City's future annexation area over the next ten years; and

WHEREAS, the City is now identifying particular areas to implement the adopted Annexation Policies; therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
BEAVERTON, OREGON**

Council directs the Mayor to pursue the annexation of territory identified on the maps attached hereto as Exhibits A, B, and C to this resolution.

Adopted by the Council this 24th day of January, 2005.

Approved by the Mayor this 25th day of JANUARY, 2005.

Ayes: 5

Nays: 0

ATTEST:


SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor

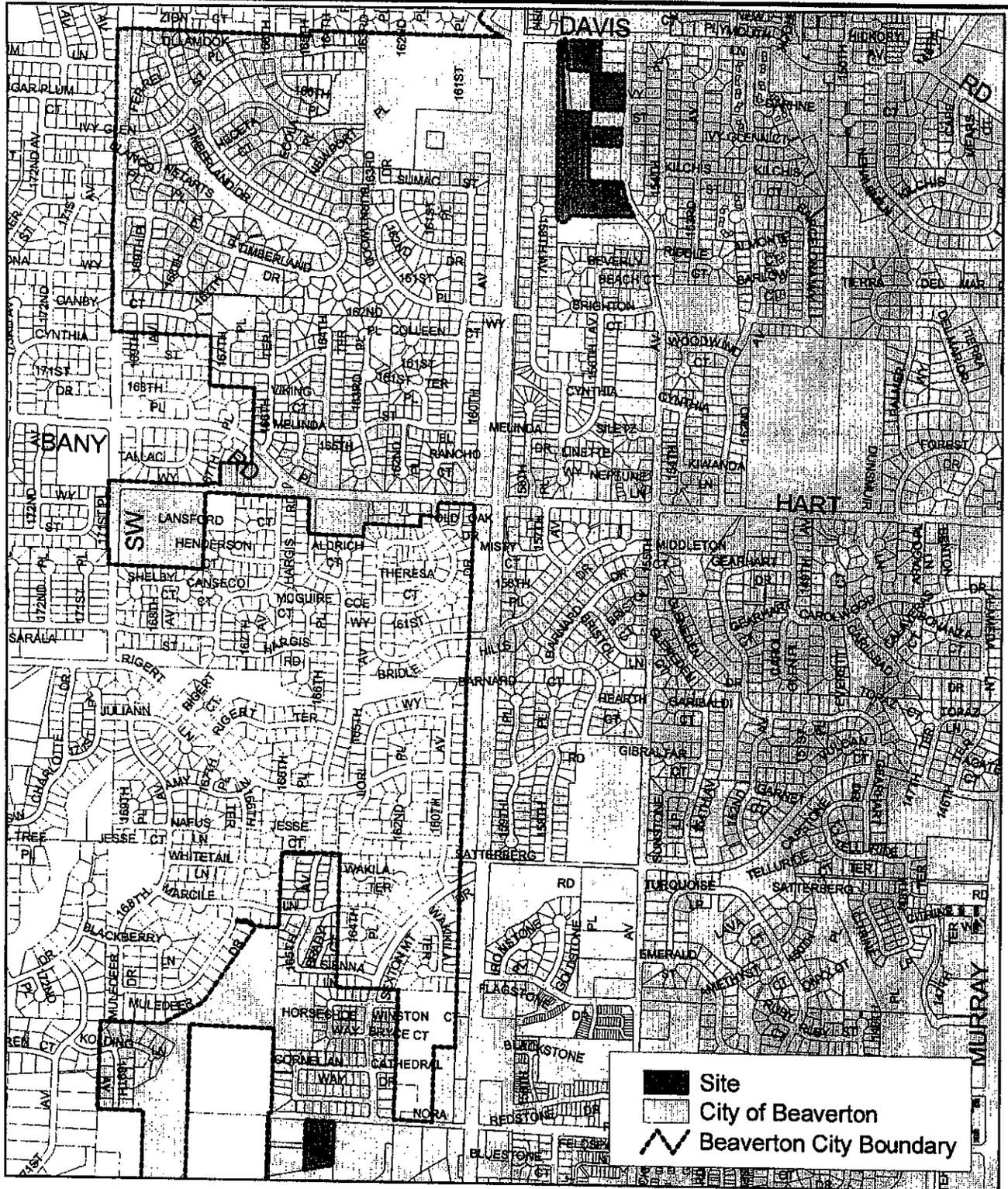
Resolution No. 3802

Agenda Bill No. 05015

VICINITY MAP

Resolution No. 3802

EXHIBIT "A"



CITY OF BEAVERTON

South Beaverton Island Annexations
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Services Division

01/18/04

Map #
 1S120BA &
 1S129BC

N

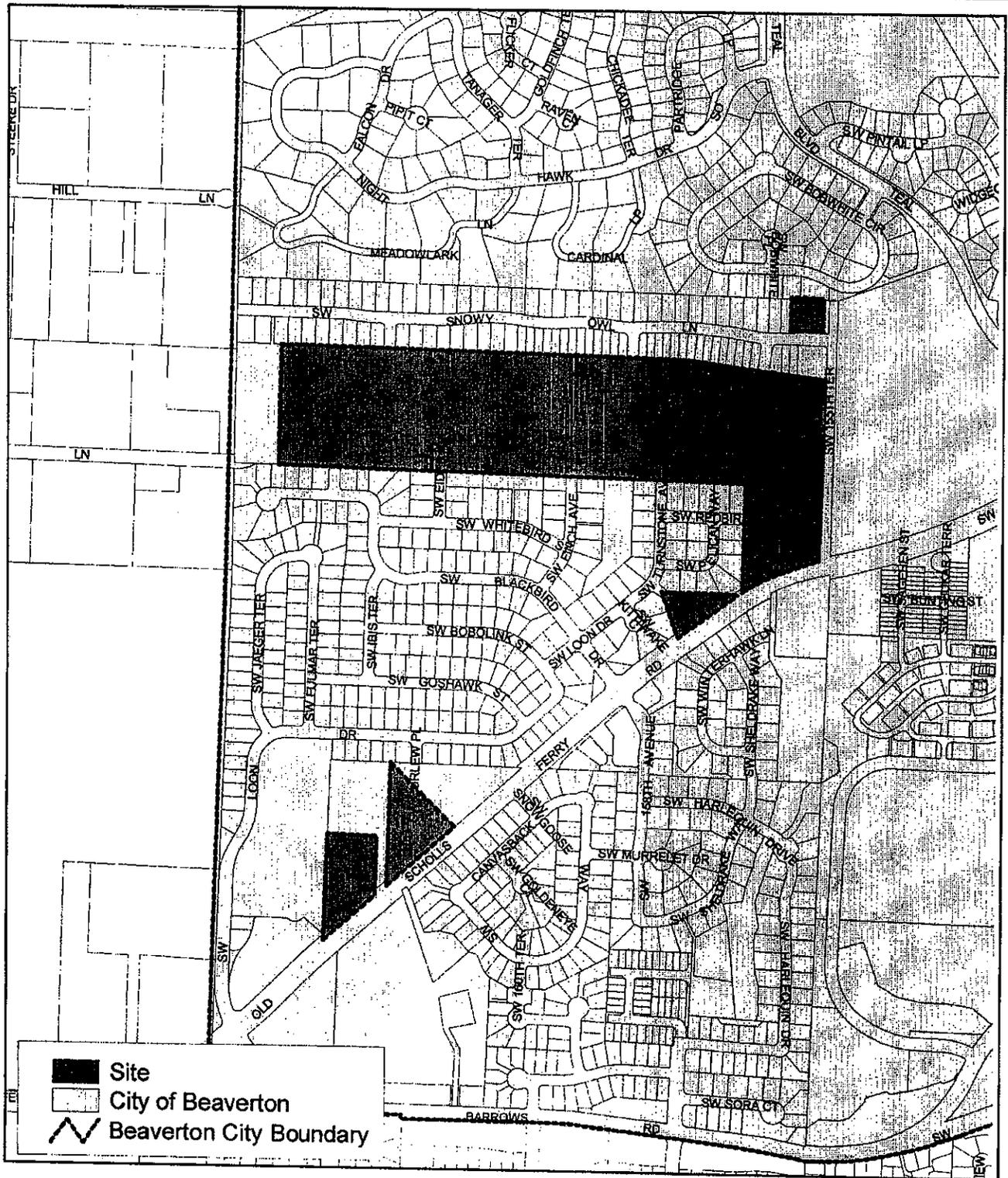


Application #
 ANX 2005-0001

VICINITY MAP

Resolution
No. 3802

EXHIBIT "B"



CITY OF BEAVERTON

South Beaverton Island Annexations
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

01/18/04
Map #
Various



ANX 2005-0001

EXHIBIT B
LEGAL DESCRIPTION

ANX2005-0001
Parcel 1

That certain parcel of land located in the Northwest $\frac{1}{4}$, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 1, Rollingwood, a plat of record, said point also being on the north right of way line of SW Denney Road; thence along the east line of said Lot 1 to the southwest corner of Lot 8; thence east, along the south line of said Lot 8, Lot 9 and Lot 10 of said Rollingwood to the southeast corner of Lot 10; thence north, $01^{\circ} 15'$ east, 248.99 feet along the east line of Lots 10 and 11 of said Rollingwood to the northeast corner of said Lot 11, said point also being the meander line of Fanno Creek; thence easterly, along said meander line 88.42 feet; thence continuing easterly along said meander line 148.35 feet; thence south, $10^{\circ} 41'$ west, to the north right of way line of SW Denney Road; thence westerly, along the right of way line of Denney Road; thence westerly, along the north right of way line of Denney Road to the place of beginning.

ANX2005-0001
Parcel 2

That certain parcel of land located in the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point which bears northwesterly, 79.87 feet and westerly, 49.21 feet along the meander line of Fanno Creek from the southeast corner of Schollbridge Condominiums; thence running south, $22^{\circ} 30' 21''$ west, 140.70 feet, thence south, $22^{\circ} 30' 21''$ west, 33 feet; thence south, $22^{\circ} 30' 21''$ west, 109 feet; thence southeasterly, 160.20 feet to the westerly right of way line of SW Scholls Ferry Road; thence southerly, along the westerly right of way of SW Scholls Ferry Road to the point of intersection with the north right of way line of SW Denney Road; thence west, along the north right of way line of SW Denney Road 318 feet more or less; thence north, $06^{\circ} 49'$ east, 373.6 feet to the meander line of Fanno Creek; thence easterly, along the meander line of Fanno Creek to the point of beginning.

ANX2005-0001
Parcel 3

That certain parcel of land located in the Southwest $\frac{1}{4}$, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the southeast corner of Lot 3, Block 2, McKay Park, a plat of record, said point being the westerly right of way line of SW Scholls Ferry Road; thence proceeding westerly, along the south line of said McKay Park to the southwest corner of Lot 11, Block 6, McKay Park No. 2, a plat of record; thence north, $0^{\circ} 30'$ east, to the southerly right of way line of SW Heather Lane; thence northerly, to the southeast corner of Lot 10, Block 1, McKay Park; thence north, along the east line of said Lot 10 to the northeast corner of said Lot 10; thence north $89^{\circ} 30'$ west, to the southwest corner of Lot 7, Benson Subdivision, a plat of record; thence north, along the west line of said Benson Subdivision extended to the southerly right of way line of SW Denney Road; thence easterly, along the south right of way line of SW Denney Road to the point of intersection with the westerly right of way line of SW Scholls Ferry Road; thence southwesterly, along the westerly right of way line of SW Scholls Ferry Road to the northeast corner of Lot 1, Logan Square, a plat of record; thence north, $89^{\circ} 45'$ west, along the north line of said Logan Square to the northwest corner of Lot 9; thence south $1^{\circ} 16'$ west, along the west line of said Logan Square to the southwest corner of Lot 10; thence south, $89^{\circ} 50'$ east, along the south line of said Logan Square to the westerly right of way line of SW Scholls Ferry Road; thence southwesterly, along the westerly right of way line of SW Scholls Ferry Road to the point of beginning.

ANX2005-0001
Parcel 4

That certain parcel of land located in the Southwest $\frac{1}{4}$, Southwest $\frac{1}{4}$, Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point which bears south, $0^{\circ} 20'$ west, 1758.0 feet and north, $89^{\circ} 54'$ east, 990 feet and south, 144.46 feet from the northwest corner of Section 23, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; thence south, 382.5 feet; thence east, 177.72 feet; thence north, $89^{\circ} 56' 30''$ east, 284.47 feet; thence north, $06^{\circ} 10'$ east, 154.14 feet; thence south, $78^{\circ} 48'$ east, to the westerly right of way line of SW Scholls Ferry Road; thence northeasterly, along the westerly right of way line of SW Scholls Ferry Road, 50 feet, more or less; thence north, $78^{\circ} 48'$ west, 203.43 feet; thence north, 145 feet, more or less; thence northwesterly, 37.22 feet; thence south, $89^{\circ} 58^{\circ} 05'$ west, to the point of beginning.

ANX2005-0001
Parcel 5

That certain parcel of land located in the Southwest $\frac{1}{4}$, Northwest $\frac{1}{4}$, Section 26, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Brightfield Village Condominium, a plat of record in Washington County, Oregon.

ANX2005-0001
Parcel 6

That certain parcel of land located in the Northeast ¼, Southwest ¼, Section 26, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the northerly right of way line of SW Hall Boulevard and the northwesterly right of way line of SW Oleson Road; thence northeasterly, along the northwesterly right of way line of SW Oleson Road; 33.51 feet; thence along a 403.10 foot radius curve to the right, 110.23 feet; thence continuing northwesterly, along said right of way line, 26.33 feet; thence north, 55° 47' 30" east, 369.00 feet; thence north, 00° 54' 20" east, 171.37 feet; thence north, 89° 05' 40" west, 199.98 feet; thence north, 20 feet; thence north, 89° 05' 40" west, 536.52 feet; thence west, 280.15 feet; thence west, 325.11 feet; thence south, to the northerly right of way line of SW Hall Boulevard; thence southeasterly, along the northerly right of way line of SW Hall Boulevard to the point of beginning.

ANX2005-0001
Parcel 7

That certain parcel of land located in the Southeast $\frac{1}{4}$, Southwest $\frac{1}{4}$, Section 32, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the north right of way line of SW Snowy Owl Lane and the west right of way line of SW 155th Terrace; thence north, $89^{\circ} 32' 00''$ west, 147.96 feet, along the north right of way line of SW Snowy Owl Lane; thence north, 147.60 feet; thence south, $89^{\circ} 32' 00''$ east, to the west right of way line of SW 155th Terrace; thence south, along the west right of way line of SW 155th Terrace, 147.60 feet to the point of beginning.

**ANX2005-0001
Parcel 8**

That certain parcel of land located in the Southwest ¼, Section 32, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of SW 155th Terrace, said point also being the southeast corner of Tract "A" of Murray Ridge, a plat of record; thence westerly, along the south line of Murray Ridge to a point which is west, 26.22 feet from the southeast corner of Lot 17, Murray Ridge; thence south, 00° 00' 54" west, 532.82 feet to the north line of Sterling Park No. 5, a plat of record; thence easterly, along the north line of Sterling Park No. 5, Sterling Park No. 4, and Sterling Park No. 2, all plats of record, to the northeast corner of Lot 47, Sterling Park No. 2; thence south, along the east line of Sterling Park No. 2 to the northerly right of way line of SW Scholls Ferry Road; thence easterly, along the northerly right of way line of SW Scholls Ferry Road to the point of intersection with the west right of way line of SW 155th Terrace; thence north, along the west right of way line of SW 155th Terrace to the point of beginning.

ANX2005-0001
Parcel 9

That certain parcel of land located in the Northeast $\frac{1}{4}$, Northwest $\frac{1}{4}$, Section 5, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the northerly right of way line of SW Scholls Ferry Road which bears east, 47.85 feet from the southwest corner of Lot 39, Sterling Park No. 2; thence west, 307.85 feet to a point on the center line of SW Nuthatch Street; thence southwesterly, 215.09 feet to the northerly right of way line of SW Scholls Ferry Road; thence northeasterly, along the northerly right of way line of SW Scholls Ferry Road, 291.64 feet; thence continuing along said right of way line 30.38 feet; thence northwesterly, along said right of way line 9.81 feet; thence west, along said right of way line to the point of beginning.

ANX2005-0001
Parcel 10

That certain parcel of land located in the Northwest ¼, Northwest ¼, Section 5, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the south right of way line of Sterling Park No. 3, a plat of record, said point bearing west, 202.78 feet from the southeast corner of Lot 127 of said Sterling Park No. 3; thence south, 546.18 feet to the northerly right of way line of SW Scholls Ferry Road; thence northeasterly, along the northerly right of way line of SW Scholls Ferry Road, 400.50 feet; thence northwesterly, 400.49 feet to the point of beginning.

ANX2005-0001
Parcel 11

That certain parcel of land located in the Northwest $\frac{1}{4}$, Northwest $\frac{1}{4}$, Section 5, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point which bears west, 6.25 feet, and south, $01^{\circ} 02' 08''$ west, 352.02 feet from the southwest corner of Lot 133, Sterling Park No. 3, a plat of record; thence south, $01^{\circ} 02' 08''$ west, to the northerly right of way line of SW Scholls Ferry Road; thence northeasterly, along said northerly right of way line; 300 feet, more or less, to the point where said right of way line turns north; thence north, 267.78 feet; thence west, 219.50 feet to the point of beginning.

ANX2005-0001

Parcel 12

That certain parcel of land located in the Northeast $\frac{1}{4}$, Northwest $\frac{1}{4}$, Section 20, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the west right of way line of SW 155th Avenue, said point being south, $0^{\circ} 47'$ west, 242.35 feet from the point of intersection of the south right of way line of SW Davis Road and the west right of way line of SW 155th Avenue; thence north, $88^{\circ} 45'$ west, 181.01 feet; thence north, to the south right of way line of SW Davis Road; thence westerly, 260 feet, more or less, along the south right of way line of SW Davis Road; thence south $04^{\circ} 02'$ east, 202 feet, more or less; thence south, $88^{\circ} 41'$ east, 175 feet; thence south, $0^{\circ} 14'$ east, 280 feet, more or less; thence easterly, 236.5 feet to the west right of way line of SW 155th Avenue; thence north $0^{\circ} 47'$ east, along the west right of way line of SW 155th Avenue to the point of beginning.

ANX2005-0001
Parcel 13

That certain parcel of land located in the Northwest ¼, Section 20, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way line of SW 155th Avenue, said point being north, 153.83 feet, and easterly, 25.51 feet, and easterly, 140.07 feet, and easterly, 98.83 feet, and northwesterly, 62.21 feet from the intersection of the centerline of SW 156th Avenue and the north line of Willow Heights, a plat of record; thence westerly, 100.03 feet; thence westerly, 139.99 feet; thence west, 160.00 feet; thence westerly, 57.84 feet; thence westerly, along the arc of a 20 foot radius curve to the left, 25.62 feet; thence westerly, along the arc of a 50 foot radius curve to the right, 142.59 feet to a point on the east line of Burntwood No. 3, a plat of record; thence north, 00° 52' 30" west, 50.00 feet; thence north, 00° 52' 30" west, 203.93 feet; thence north, 0° 14' west, 1000 feet, more or less, to the southerly right of way line of SW Davis Road; thence easterly, along the southerly right of way line of SW Davis Road, 25 feet, more or less; thence south, 03° 19' east, 500 feet, more or less, thence south, 88° 48' east, 187.54 feet; thence south, 109.57 feet; thence south, 89° 13 east, 234 feet to the west right of way line of SW 155th Avenue; thence south, 0° 47' west, along said right of way line, 130 feet; thence north, 89° 13' west, 234 feet; thence south, 130 feet; thence south, 130 feet; thence south 89° 13' east, 244 feet to the westerly right of way line of SW 155th Avenue; thence southerly, along the westerly right of way line of SW 155th Avenue to the point of beginning.

EXHIBIT C
LIST OF PROPERTY OWNERS

LIST OF OWNERS ANX 2005-0001

TAX ID OWNER OWNERS ADDRESS

1	1S123BD01200	CLARK, ROBERT WARREN AND ROSE MARIE	9845 SW DENNEY RD	BEAVERTON	OR	97005
2	1S123BD03000	2000-010 PARTITION PLAT OWNERS OF LOTS 1-2				00000
3	1S123BD01000	GRANT, DARREL W AND DEBORAH M	9745 SW DENNEY ROAD	BEAVERTON	OR	97005
4	1S123BD02900	ENGESETHER, RONALD C JR & TAMMARA L	PO BOX 91207	PORTLAND	OR	97291
5	1S123BC00200	TAYLOR, AVRIL	9975 SW DENNEY RD	BEAVERTON	OR	97008
6	1S123BC00100	BRAY, BILL & DENISE C/O CLARK, ROBERT & ROSE MARIE	6360 SW 166TH PL	BEAVERTON	OR	97007
7	1S123BD02800	ENGESETHER, RONALD C JR & TAMMARA L	PO BOX 91207	PORTLAND	OR	97291
8	1S123BD00800	SEELEY, VINCENT JOHN & PAMELA R	9845 SW DENNEY RD	BEAVERTON	OR	97008
9	1S123CB00101	MEREDITH, ROBERT M	10070 SW DENNEY RD	BEAVERTON	OR	97008
10	1S123CA00104	BURNETT, ROSS W	9720 SW DENNEY RD	BEAVERTON	OR	97008
11	1S123CA00100	SIRIMATUROS, LADDA	9760 SW DENNEY RD	BEAVERTON	OR	97005
12	1S123CA00101	WESTON INVESTMENT CO LLC	2154 NE BROADWAY, STE 200	PORTLAND	OR	97232
13	1S123CB06700	TUBBIN, ALLAN L/LINDA P	7035 SW 100TH TERRACE	BEAVERTON	OR	97005
14	1S123CA00301	GANN, RUSSELL H & DEBORAH M	9860 SW DENNEY RD	BEAVERTON	OR	97008
15	1S123CA00300	HAWKINS, LESTER J & STEVE L	9800 SW DENNEY RD	BEAVERTON	OR	97008
16	1S123CA05800	DURTSCHI, OSCAR M & BETTY R	9990 SW DENNEY RD	BEAVERTON	OR	97008
17	1S123CA05700	POTTS, JEFFREY C & KAREN K	4233 CHAD DR	LAKE OSWEGO	OR	97034
18	1S123CA06600	TRAXLER, MARK D	7051 SW 99TH PL	BEAVERTON	OR	97008
19	1S123CA06700	MCKINSTRY, GARY L	7033 SW 99TH	BEAVERTON	OR	97005
20	1S123CA06800	YOKOYAMA, BRYAN K/SELENA M	7030 SW 99TH PL	BEAVERTON	OR	97008
21	1S123CA07300	REYES, JULIO	9780 SW DENNEY RD	BEAVERTON	OR	97008
22	1S123CA07400	CRISAN, JOHN & SYLVIA	9776 SW DENNEY RD	BEAVERTON	OR	97008
23	1S123CB06800	RING, DOREEN D & SPIDAL, KENNETH L	7075 SW 100TH TER	BEAVERTON	OR	97008
24	1S123CA05600	POTTS, JEFFREY C & KAREN K	4233 CHAD DR	LAKE OSWEGO	OR	97034
25	1S123CA07200	APPLEGROVE OWNERS OF LOTS 5-13				00000
26	1S123CA00102	HUTCHESON, STEVEN E JANIC	7085 SW SCHOLLS FERRY RD	BEAVERTON	OR	97005
27	1S123CA06500	FEDERICI, ROSELMA P	7069 SW 99TH PL	BEAVERTON	OR	97008
28	1S123CA06900	SHOOK, WILBUR & SALLY LIVING TRU	7062 SW 99TH PL	BEAVERTON	OR	97005
29	1S123CB07000	KLOTZBACH, JOHN L & GINA L	13675 SW RAWHIDE	BEAVERTON	OR	97008
30	1S123CB06900	TURMAN, CHRISTOPHER T & SULLIVAN, DIANA/ARTHUR	7115 SW 100TH TER	BEAVERTON	OR	97008
31	1S123CA06400	ROOT, ADAM W & GRIESEL, KELSI J	7095 SW 99TH PL	BEAVERTON	OR	97008
32	1S123CA07000	MARSSDORF, ROBERT & CORINE	7084 SW 99TH PL	BEAVERTON	OR	97008
33	1S123CA05500	MUMM, RICHARD C	75104 STAGE GULCH RD	PENDLETON	OR	97801
34	1S123CA05400	QUACKENBUSH, DONNA M	9973 SW CYNTHIA ST	BEAVERTON	OR	97008
35	1S123CA06300	BROWN, VINCENT & ELIZABETH	7103 SW 99TH PL	BEAVERTON	OR	97008
36	1S123CA07100	YASUTOME, JAMES M & KATHLEEN A	7108 SW 99TH PL	BEAVERTON	OR	97008

LIST OF OWNERS ANX 2005-0001

TAX ID OWNER OWNERS ADDRESS

37	1S123CB07100	LUKE-DORF INC	11895 SW GREENBURG	PORTLAND	OR	97223
38	1S123CB07200	JONES, SCOTT D & ANJEANETTE C	10100 SW CYNTHIA ST	BEAVERTON	OR	97008
39	1S123CB07300	HAYDEN, LEONARD A	10080 SW CYNTHIA ST	BEAVERTON	OR	97008
40	1S123CA05200	PIATKIN, FRED J AND DONNA L	9992 SW CYNTHIA STREET	BEAVERTON	OR	97008
41	1S123CA05300	ANICULESEI, OVIDIU	9970 SW CYNTHIA ST	BEAVERTON	OR	97008
42	1S123CA06200	WATSON, EILEEN J	9940 SW CYNTHIA ST	BEAVERTON	OR	97008
43	1S123CA06100	ALEXANDER, RONALD D AND YVONNE	9910 SW CYNTHIA ST	BEAVERTON	OR	97005
44	1S123CA06000	WANTZ, LAUREL, MARY L & LAURINDA A	9880 SW CYNTHIA	BEAVERTON	OR	97005
45	1S123CA05900	GRIGORIAN, ALLA A	9860 SW CYNTHIA ST	BEAVERTON	OR	97008
46	1S123CA01500	STUCKY, HOWARD KEITH & MARLYNE L	10045 SW HEATHER LN	BEAVERTON	OR	97008
47	1S123CA01400	ALLEN, ANTHONY R	10015 SW HEATHER LN	BEAVERTON	OR	97008
48	1S123CA01300	MCDANIEL, ROBIN	9955 SW HEATHER LN	BEAVERTON	OR	97008
49	1S123CA01200	COMELLA, FRANK R AND BETTY J	9955 SW HEATHER LN	BEAVERTON	OR	97005
50	1S123CA01100	TRODOUX, JOYCE A	9925 SW HEATHER LN	BEAVERTON	OR	97005
51	1S123CA01090	NICHOLS, ROBERT A & DOROTHY E	9895 SW HEATHER LANE	BEAVERTON	OR	97208
52	1S123CA01080	BUHLER, WILLIAM B	9865 SW HEATHER LN	BEAVERTON	OR	97008
53	1S123CA01000	BOTT, AMY R & WALKER, NATHAN R	9835 SW HEATHER LN	BEAVERTON	OR	97008
54	1S123CA00900	BARTON, ROBERT C & KATHLEEN E	9805 SW HEATHER LN	BEAVERTON	OR	97008
55	1S123CA00800	STORER, RICHARD C & MIRIAM J	16355 NW BLUERIDGE DR	BEAVERTON	OR	97006
56	1S123CA01800	DICKERSON, JOHN A	10040 SW HEATHER LN	BEAVERTON	OR	97008
57	1S123CA01900	ROHR, ANDREW E & KIMBERLY K	9980 SW HEATHER LN	BEAVERTON	OR	97008
58	1S123CA02000	ROS, SOTHEAROM & MYA M	9940 SW HEATHER LN	BEAVERTON	OR	97008
59	1S123CA02900	SALMERI, PAUL FRANK & JUNE ANN	9850 SW BONNIE BRAE DR	BEAVERTON	OR	97008
60	1S123CA02901	BOZICH, DANIEL L SR & MARSHA L	9860 SW HEATHER LANE	BEAVERTON	OR	97005
61	1S123CA03000	CUNNINGHAM, LINDA M	9840 SW HEATHER LN	BEAVERTON	OR	97005
62	1S123CA03100	CHIOSEAU, ANICUTA & ION	13875 SW STIRRUP ST	BEAVERTON	OR	97008
63	1S123CB04600	HENNEMAN, PAUL W INEZ M	10020 SW BONNIE BRAE DRIVE	BEAVERTON	OR	97005
64	1S123CA02100	FULLER, JAMES R. LIZBETH K.	9865 SW BONNIE BRAE DR	BEAVERTON	OR	97005
65	1S123CB05200	CORCORAN, KEVIN & CHANG-ROSENTHAL, KRISTIN	10015 SW BONNIE BRAE DR	BEAVERTON	OR	97008
66	1S123CA02800	LYASHENKO, LIDIYA	9870 SW BONNIE BRAE DR	BEAVERTON	OR	97008
67	1S123CA03200	BERGER, CLARENCE R & VERNA TRUSTEES	7325 SW SCHOLLS FERRY RD	BEAVERTON	OR	97005
68	1S123CB04700	WESTON, FRED T & SUSAN E	10010 SW BONNIE BRAE DR	BEAVERTON	OR	97005
69	1S123CA02200	RUDDERHAM, MABEL R	9885 SW BONNIE BRAE DR	BEAVERTON	OR	97008
70	1S123CB05300	WERNER, LLOYD D DONNA L	10005 SW BONNIE BRAE DR	BEAVERTON	OR	97005
71	1S123CA03300	WUEST, BARBARA J	15685 SW 116TH #109	KING CITY	OR	97224
72	1S123CA02700	KINNEAR, DANIEL J/DEBORAH J	9890 SW BONNIE BRAE DR	BEAVERTON	OR	97008

LIST OF OWNERS ANX 2005-0001

TAX ID	OWNER	OWNERS ADDRESS	CITY	STATE	ZIP
73	1S123CB04800 CLAVERIA, CATHY E	10000 SW BONNIE BRAE DR	BEAVERTON	OR	97008
74	1S123CA02300 OULES, GEORGE J & PATRICIA ELLEN	9955 SW BONNIE BRAE DR	BEAVERTON	OR	97005
75	1S123CB05400 STATHIS, JOHN E M	5247 FAIR OAKS BLVD	CARMICHAEL	CA	95608
76	1S123CA02600 DAUSSE, LOUIS C JR & BARBARA M	9910 SW BONNIE BRAE DR	BEAVERTON	OR	97008
77	1S123CB04900 SMITH, ARTHUR R ALICE B	9990 SW BONNIE BRAE DR	BEAVERTON	OR	97008
78	1S123CA03501 SOLATI, SHAHBAZ	14995 SW ASHLEY DR	TIGARD	OR	97224
79	1S123CA02500 PEARSON, BRUCE MILTON REVOC LIVING TRUST	9930 SW BONNIE BRAE DR	BEAVERTON	OR	97008
80	1S123CB05000 LEU, GAYLE TRUSTEE	9980 SW BONNIE BRAE DR	BEAVERTON	OR	97008
81	1S123CB05100 THOMAS, PATRICIA J REVOCABLE LIVING TRUST	9970 SW BONNIE BRAE DR	BEAVERTON	OR	97008
82	1S123CA02400 JENKINS, LARRY L	4670 SW LARCH DR	BEAVERTON	OR	97005
83	1S123CC02900 EDGEWOOD DOWNS RETIREMENT RESIDENCE	925 FORTH AVE, STE 3300	SEATTLE	WA	98104
84	1S126BC90000 BRIGHT FIELD VILLAGE CONDO, UNIT OWNERS				00000
85	1S126BC90521 LUGO, LUCIA G & INGERSOLL, JOEL A	8500 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
86	1S126BC90501 RIES, JULIE A	8508 SW BRIGHTFIELD CIR	TIGARD	OR	97223
87	1S126BC90481 DEVENCENZI, MICHELLE	8516 SW BRIGHTFIELD CIR	TIGARD	OR	97223
88	1S126BC90461 MYERS, DANA MARIE	8524 SW BRIGHTFIELD CIR	TIGARD	OR	97223
89	1S126BC90441 CREE, PAUL E & MELISSA K	8532 SW BRIGHTFIELD CIR	TIGARD	OR	97223
90	1S126BC90421 MARTTALA, GENA & TIMOTHY	8540 SW BRIGHTFIELD CIR	TIGARD	OR	97223
91	1S126BC90401 GARCIA, ANTHONY M	8548 SW BRIGHTFIELD CIR	TIGARD	OR	97223
92	1S126BC90511 TRACY, BILL	8504 SW BRIGHTFIELD CIR	TIGARD	OR	97223
93	1S126BC90491 TAMEZ, JAIME R	8512 SW BRIGHTFIELD CIR	TIGARD	OR	97223
94	1S126BC90471 TINAJERO, CELERINA	8520 SW BRIGHTFIELD CR	PORTLAND	OR	97223
95	1S126BC90451 MACHARG, JOSEPH JR & CARL & KRASAUSK, PAUL JR	PO BOX 5931	BEAVERTON	OR	97006
96	1S126BC90431 DESSART, DONALD J	8536 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
97	1S126BC90411 AYLWIN, MARGARET	8544 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
98	1S126BC90391 FRANCISCO, HELEN J	8552 SW BRIGHTFIELD CIR	TIGARD	OR	97223
99	1S126BC90381 LAKE, BARBARA L	8600 SW BRIGHTFIELD CIR	TIGARD	OR	97223
100	1S126BC90371 SCHROETKE, ERIN E & STEPHEN J	9835 SW 90TH AVE	TIGARD	OR	97223
101	1S126BC90361 MORELAND, DIANE M	8608 SW BRIGHTFIELD CIR	TIGARD	OR	97223
102	1S126BC90651 JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
103	1S126BC90611 JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
104	1S126BC90571 GEURINK, JULIE A	8621 SW BRIGHTFIELD CR	TIGARD	OR	97223
105	1S126BC90531 PARKS, MECHELLE H	8625 SW BRIGHTFIELD CIR	TIGARD	OR	97223
106	1S126BC90351 JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
107	1S126BC90662 HENDRICKSON, PETER FAMILY TRUST	408 N 12TH AVE #301	PORTLAND	OR	97209
108	1S126BC90622 BAKER, STACEY L	8630 N OLYMPIA ST	PORTLAND	OR	97203

LIST OF OWNERS ANX 2005-0001

TAX ID	OWNER	OWNERS ADDRESS	LAKE OSWEGO	OR	97035
109	PHOENIX INVESTMENTS LLC	PO BOX 1252	TIGARD	OR	97281
110	FRANCIS, LILA C	PO BOX 23922	TIGARD	OR	97223
111	GALE, THOMAS R	8616 SW BRIGHTFIELD CIR	TIGARD	OR	97223
112	AKINS, MARGARET E & CORONEL, SANDRA L	8705 SW BRIGHTFIELD CIR	PORTLAND	OR	97210
113	JOYCE, DONALD H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
114	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97223
115	GEHRKE, HEIDI S	8633 SW BRIGHTFIELD CIR	TIGARD	OR	97223
116	KIMBRELL, KARLA AND HAMTON, TROY	8629 SW BRIGHTFIELD CIRCLE	PORTLAND	OR	97223
117	FITZGERALD, STEVEN	8701 SW BRIGHTFIELD CIR	PORTLAND	OR	97210
118	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
119	JOYCE, DON H	226 NW HERMOSA BLVD	TIGARD	OR	97223
120	GEURINK, JULIE A	8621 SW BRIGHTFIELD CR	TIGARD	OR	97223
121	PARKS, MECHELLE H	8625 SW BRIGHTFIELD CIR	PORTLAND	OR	97209
122	HENDRICKSON, PETER FAMILY TRUST	408 N 12TH AVE #301	PORTLAND	OR	97203
123	BAKER, STACEY L	8630 N OLYMPIA ST	LAKE OSWEGO	OR	97035
124	PHOENIX INVESTMENTS LLC	PO BOX 1252	TIGARD	OR	97281
125	FRANCIS, LILA C	PO BOX 23922	TIGARD	OR	97223
126	AKINS, MARGARET E & CORONEL, SANDRA L	8705 SW BRIGHTFIELD CIR	PORTLAND	OR	97210
127	JOYCE, DONALD H	226 NW HERMOSA BLVD	PORTLAND	OR	97223
128	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97223
129	GEHRKE, HEIDI S	8633 SW BRIGHTFIELD CIR	TIGARD	OR	97223
130	KIMBRELL, KARLA AND HAMTON, TROY	8629 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
131	GREBLO, TODD E & GARY A	8707 SW BRIGHTFIELD CIR	PORTLAND	OR	97210
132	JOYCE, DON H	226 NW HERMOSA BLVD	TIGARD	OR	97223
133	HAUSER, E CAROL	13736 SW BENCHVIEW PL	TIGARD	OR	97223
134	REDLER, MICHAEL J	8635 SW BRIGHTFIELD CIRCLE	PORTLAND	OR	97229
135	KERBER, DONAVON D	8631 SW BRIGHTFIELD CIRCLE	BEAVERTON	OR	97006
136	KRASASK, PAUL, MACHARG, JOE JR & TOTORICA, CAROL	PO BOX 5931	TIGARD	OR	97223
137	STEVENS, PAUL E & JERGESEN, KATHLEEN M	8601 SW BRIGHTFIELD CIRCLE	BEAVERTON	OR	97008
138	JEWETT, STAN	6041 SW VALLEY AVE	TIGARD	OR	97223
139	LAVOIE, VONDA	8641 SW BRIGHTFIELD VILLAGE CIR	TIGARD	OR	97223
140	BOUGHNER, ROBERT D	8711 SW BRIGHTFIELD CIR	TIGARD	OR	97223
141	BUELNA, HAROLD J	8603 SW BRIGHTFIELD	PORTLAND	OR	97223
142	MURPHY, CATHERINE ANN	8607 SW BRIGHTFIELD CIR	TIGARD	OR	97224
143	STAMM, JOSEPHINE P LIV TRUST	9705 PEMBROOK	PORTLAND	OR	97210
144	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210

LIST OF OWNERS ANX 2005-0001

TAX ID	OWNER	OWNERS ADDRESS	TIGARD	OR	97223
145	LAVOIE, VONDA	8653 SW BRIGHTFIELD CIR	TIGARD	OR	97223
146	PORCELLI, CHARLES W & JOAN H	13900 SW 114TH AVE	TIGARD	OR	97223
147	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
148	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
149	SMITH, WINIFRED K REV LIV TRUST, BY BRAD KONING	8655 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
150	MCCUTCHEEN, RETHA	8651 SW BRIGHTFIELD CIR	TIGARD	OR	97223
151	JOYCE, INC	226 NW HERMOSA BLVD	PORTLAND	OR	97210
152	JOYCE MGT INC	226 NW HERMOSA BLVD	PORTLAND	OR	97210
153	CORBY, MARIAM JANE	11640 SW CORBY DR #4	PORTLAND	OR	97225
154	GRADY, PATRICIA & FRANK D	7614 SW HOOD	PORTLAND	OR	97219
155	YODER, SUSAN E	5325 SW VERMONT ST	PORTLAND	OR	97219
156	KAMPRATH, VIRGINIA	8700 SW BRIGHTFIELD CIR	TIGARD	OR	97223
157	BOOKOUT, P JEANINE & GREGORY P	8741 SW BRIGHTFIELD CIR	TIGARD	OR	97223
158	BULLINGTON, SPRING	8704 SW BRIGHTFIELD CIR	TIGARD	OR	97223
159	DAVIDSON, PATRICIA A	8743 SW BRIGHTFIELD CIR	TIGARD	OR	97223
160	CLAEYS, MATTHEW	8708 SW BRIGHTFIELD CR	PORTLAND	OR	97223
161	WILLIAMSON, SUZANNE D, REVOCABLE LIVING TRUST	8753 SW BRIGHTFIELD CIR	TIGARD	OR	97223
162	SCHULTZ, ELAINE B	8712 SW BRIGHTFIELD CIR	TIGARD	OR	97223
163	HEWITT, WILLIAM C	PO BOX 231316	TIGARD	OR	97281
164	CORONEL, DAVID A & SANDRA L	8716 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
165	KLEIN, STEVE O & BARBARA A C/O YOUNG, TONI L	8720 SW BRIGHTFIELD CIR	TIGARD	OR	97223
166	RAMSEY, RACHEL A	8724 SW BRIGHTFIELD CIR	TIGARD	OR	97223
167	BAKER, SANDRA M	8728 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
168	JOYCE ENTERPRISES INC	226 NW HERMOSA BLVD	PORTLAND	OR	97210
169	JOYCE ENTERPRISES INC	226 NW HERMOSA BLVD	PORTLAND	OR	97210
170	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
171	JOYCE, INC	226 NW HERMOSA BLVD	PORTLAND	OR	97210
172	TAYLOR, LEE ANN	8819 SW BRIGHTFIELD CIRCLE #119	TIGARD	OR	97223
173	KLEJMONT, FRANCIS H & PEGGY J	PO BOX 19394	PORTLAND	OR	97280
174	SJO INVESTMENTS INC	12482 SW BROOK CT	TIGARD	OR	97223
175	JOYCE MGT INC	226 NW HERMOSA BLVD	PORTLAND	OR	97210
176	COOPER, ALLEN	8837 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
177	WOOD, ALBERT E /ALICE M	PO BOX 402	ASTORIA	OR	97103
178	ORPHEUS, INC	14310 NW MCNAMEE RD	PORTLAND	OR	97231
179	SJO INVESTMENTS INC	12482 SW BROOK CT	TIGARD	OR	97223
180	JOYCE, DON	226 NW HERMOSA BLVD	PORTLAND	OR	97210

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TAX ID	OWNER	OWNERS ADDRESS	LAKE OSWEGO	OR	97034
181	METZGER, FLORIA A & FONSECA, CYNTHIA	PO BOX 445	LAKE OSWEGO	OR	97034
182	ANDERSON, MARSHA	5041 BEACH DR SW	SEATTLE	WA	98136
183	MCBRIDE, ZINA L	212 STEEPLECHASE CIR	WILMINGTON	DE	19808
184	PUTER CORPORATION	PO BOX 337	NEHALEM	OR	97131
185	GAMAL, MUIEL G & GREGORY G	320 EAST 42ND ST, APT #602	NEW YORK	NY	10017
186	SASU, TRAIAN	8839 SW BRIGHTFIELD CR	TIGARD	OR	97223
187	SPENCER, PAUL & NEVA	10727 NE PRESCOTT ST #C	PORTLAND	OR	97220
188	LEE, SABRINA	8847 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
189	LUGO, LUCIA G & INGERSOLL, JOEL A	8500 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
190	RIES, JULIE A	8508 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
191	DEVENCENZI, MICHELLE	8516 SW BRIGHTFIELD CIR	TIGARD	OR	97223
192	MYERS, DANA MARIE	8524 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
193	CREE, PAUL E & MELISSA K	8532 SW BRIGHTFIELD CIR	TIGARD	OR	97223
194	MARTTALA, GENA & TIMOTHY	8540 SW BRIGHTFIELD CIR	TIGARD	OR	97223
195	GARCIA, ANTHONY M	8548 SW BRIGHTFIELD CIR	TIGARD	OR	97223
196	TRACY, BILL	8504 SW BRIGHTFIELD CIR	TIGARD	OR	97223
197	TAMEZ, JAIME R	8512 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
198	TINAJERO, CELERINA	8520 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
199	MACHARG, JOSEPH JR, CARL & KRASAUSK, PAUL	PO BOX 5931	BEAVERTON	OR	97006
200	DESSART, DONALD J	8536 SW BRIGHTFIELD CIRCLE	PORTLAND	OR	97223
201	AYLWIN, MARGARET	8544 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
202	FRANCISCO, HELEN J	8552 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
203	LAKE, BARBARA L	8600 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
204	SCHROETKE, ERIN E & STEPHEN J	9835 SW 90TH AVE	TIGARD	OR	97223
205	MORELAND, DIANE M	8608 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
206	JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR	97210
207	GALE, THOMAS R	8616 SW BRIGHTFIELD CIR	TIGARD	OR	97223
208	FITZGERALD, STEVEN	8701 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
209	MCLUCKEY, CATHLEEN M	8620 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
210	POLEZHAEV, VITALY & NATALYA A	8703 SW BRIGHTFIELD CIR	PORTLAND	OR	97223
211	CRITTENDEN, KURT W TRUSTEE	8624 SW BRIGHTFIELD CIRCLE	TIGARD	OR	97223
212	YODER, SUSAN E	5325 SW VERMONT ST	PORTLAND	OR	97219
213	SLOAN, THOMAS J & DELLA J	PO BOX 610	PACIFIC CITY	OR	97135
214	SJO INVESTMENTS INC	12482 SW BROOK CT	TIGARD	OR	97223
215	FLOREN, MYRON DAVID	PO BOX 123	EASTSOUND	WA	98245
216	JOYCE ENTERPRISES, INC BY CIRCUM PACIFIC PROP.	2284 NW THURMAN	PORTLAND	OR	97210

LIST OF OWNERS ANX 2005-0001

TAX ID	OWNER	OWNERS ADDRESS	TIGARD	OR
217	1S126BC90291 HUNT, KRISTINE C	10320 SW CENTURY OAK DR	TIGARD	OR 97224
218	1S126BC90922 ORPHEUS, INC	14310 NW MCNAMEE RD	PORTLAND	OR 97231
219	1S126BC90281 SPENCER, PAUL B & NEVA C	10727 NE PRESCOTT #C	PORTLAND	OR 97220
220	1S126BC90271 MYERS, ANDREW L & JACKIE C	8644 SW BRIGHTFIELD CIR	PORTLAND	OR 97223
221	1S126BC90261 NIEBUR, CLETUS H	3155 SW 118TH AVE	BEAVERTON	OR 97005
222	1S126BC90951 ORPHEUS, INC	14310 NW MCNAMEE RD	PORTLAND	OR 97231
223	1S126BC90251 MCCARTER, JAMES W MARY B	14413 TRILLIUM CT	LAKE OSWEGO	OR 97035
224	1S126BC90962 JOYCE, INC	226 NW HERMOSA BLVD	PORTLAND	OR 97210
225	1S126BC90991 RHOADES, GENE H	6125 SW 130TH AVE	BEAVERTON	OR 97008
226	1S126BC91002 DEOCAMPO, ANTONIO Y & NELIA L	14477 SW ARABIAN DR	BEAVERTON	OR 97008
227	1S126BC91031 BEACH, BRADFORD A	7830 SW 40TH AVE #1	PORTLAND	OR 97219
228	1S126BC91042 BRUNNER, JUDITH E	8747 SW BRIGHTFIELD CIRCLE	TIGARD	OR 97223
229	1S126BC91071 KRYSZEK, SOPHIA BY C&R REAL ESTATE SERVICES	1440 SW TAYLOR	PORTLAND	OR 97205
230	1S126BC91082 MATTHEWS, JENNIFER LEIGH	8751 SW BRIGHTFIELD CIR	PORTLAND	OR 97223
231	1S126BC90161 JOYCE, DON H	226 NW HERMOSA BLVD	PORTLAND	OR 97210
232	1S126BC90151 BEARD, JEFFREY TYSON	8804 SW BRIGHTFIELD CIR	TIGARD	OR 97223
233	1S126BC90141 BROOKS, JEFFERY R & LORI L TRUST	14051 GREENWOOD CT	NEVADA CITY	CA 95959
234	1S126BC90131 JOYCE MANAGEMENT INC	226 NW HERMOSA BLVD	PORTLAND	OR 97210
235	1S126BC90121 HALL, JODY	PO BOX 143	YAMHILL	OR 97148
236	1S126BC91091 FENWICK, KELLY	8805 SW BRIGHTFIELD CIR	TIGARD	OR 97223
237	1S126BC90111 DLH LLC	PO BOX 1143	CORVALLIS	OR 97339
238	1S126BC91102 STRYKER, JOHN L	8807 SW BRIGHTFIELD CIR	TIGARD	OR 97223
239	1S126BC90101 KORUM, GEORGE AND RAE	14305 SW HIGH TOR DR	TIGARD	OR 97224
240	1S126BC90091 ARGANBRIGHT, JENNIFER A	8828 SW BRIGHTFIELD CIRCLE	PORTLAND	OR 97223
241	1S126BC90081 HUTCHMAN, CARRIE L	8832 SW BRIGHTFIELD CIR	TIGARD	OR 97223
242	1S126BC90071 CASTANON, JULIO & LYDIA	8836 SW BRIGHTFIELD CR	TIGARD	OR 97223
243	1S126BC90061 PRATT, CLARICE H	8840 SW BRIGHTFIELD CIRCLE	TIGARD	OR 97223
244	1S126BC90051 DAVIS, TODD E & GALYNN E	8844 SW BRIGHTFIELD CIR	PORTLAND	OR 97223
245	1S126BC90041 SEIDL, HELEN L	8848 SW BRIGHTFIELD CIR	TIGARD	OR 97223
246	1S126BC90031 BLANCHARD, OSBORN	8852 SW BRIGHTFIELD CIRCLE	TIGARD	OR 97223
247	1S126BC90021 LYONS, JAMES E	8856 SW BRIGHTFIELD CIRCLE	TIGARD	OR 97223
248	1S126BC90011 KORUM, GEORGE AND RAE	14305 SW HIGH TOR DR	TIGARD	OR 97224
249	1S120BA01000 PETERSON, ROSALYN M	10240 SW HAWTHORNE LN	PORTLAND	OR 97225
250	1S120BA01200 SUTHERLAND, ALLAN C/O WILLIAMS, PATRICIA S	15790 SW DAVIS RD	BEAVERTON	OR 97007
251	1S120BA01400 KALTENBACH, RICHARD & JAMIE	6325 SW 155TH AVE	BEAVERTON	OR 97007
252	1S120BA01500 KOCH, FRANK J & ISOBELLA TRS	6385 SW 155TH	BEAVERTON	OR 97007

LIST OF OWNERS ANX 2005-0001

TAX ID	OWNER	OWNERS ADDRESS	OR	97007
253	JARMER, BRIAN T & DORIS J	6475 SW 155TH AVE	BEAVERTON	OR 97007
254	PLATMAN, MELVIN S & JANE LITTLE	6107 SW MURRAY BLVD #276	BEAVERTON	OR 97008
255	CARSON, RICHARD S	6601 SW 155TH AVE	BEAVERTON	OR 97007
256	HEINEN, DAVID E AND GAIL C	16340 SW NORA RD	BEAVERTON	OR 97007
257	BURKHART, DAVID & SUSAN	13435 SW COUGAR CT	BEAVERTON	OR 97008
258	BURKHART, DAVID & SUSAN	13435 SW COUGAR CT	BEAVERTON	OR 97008
259	CRIST, MARGERY F/JOHN R TRUSTEES	11680 SW EIDER AVE	BEAVERTON	OR 97007
260	WEEMS, PEGGY ETAL BY MARGERY F CRIST	1815 SW MARLOW AVE #218	PORTLAND	OR 97225
261	WHITING, JAMES	15740 SW DEERCREST LN	BEAVERTON	OR 97007
262	CRIST, MARGERY F/JOHN R TRUSTEES	11680 SW EIDER AVE	BEAVERTON	OR 97007
263	HARDWICK, CHRIS C/JANICE D	PO BOX 25250	PORTLAND	OR 97298
264	LEONG, GEORGE W & MARY N TRUST	9840 SW 158TH AVE	BEAVERTON	OR 97007
265	WEITZER, DAVID R/JANICE M	16283 SW OLD SCHOLLS FERRY RD	BEAVERTON	OR 97007
266	BEIM & JAMES PROPERTIES III	15 SW COLORADO AVE STE G	BEND	OR 97702
267	FAIRWAY CENTER ASSOCIATES	528 B STREET	SANTA ROSA	CA 95401