



T1-04-044
SAP: 4334

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DONALD JOE WILLIS
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December 2, 2004

BY FACSIMILE AND HAND DELIVERY

Multnomah County
c/o Agnes Sowle
Multnomah County Attorney
501 SE Hawthorne Blvd., Suite 500
Portland, OR 97214

Re: ***Measure 37 Claim for Dorothy English, Christie Verhoef and Douglas Sellers
Property Located in Multnomah County Commonly Known as 13100 NW
McNamee Road, Multnomah County, Portland, Oregon 97231 (Tax Lot 1200)***

Dear Ms. Sowle:

This firm, through D. Joe Willis and Jill Gelineau, represents Dorothy English, Christie Verhoef, and Douglas Sellers and is submitting this written demand for just compensation on their behalf pursuant to Measure 37.

Mrs. English first acquired the property, commonly known as 13100 NW McNamee Road, Multnomah County, Portland, Oregon 97231 (Tax Lot 1200) with her husband, who is now deceased, on November 4, 1953, pursuant to a land sale contract. The property is located in unincorporated Multnomah County, but has a Portland address. In 1999, Mrs. English executed a quitclaim deed to her daughter, Christie Verhoef, and her grandson, Douglas Sellers, with the intent to transfer an interest in the property to them upon Mrs. English's death. She was told by representatives of Multnomah County that the deed was ineffective. Whether or not the quitclaim deed effectively transferred any legal interest in the property to Christie Verhoef and Douglas Sellers, Mrs. English, together with her family members, have been in continuous ownership of the property since November 4, 1953.

Mrs. English's plan for the property is to create 8 separate legal parcels out of the existing parcel through a series of partitions, not to exceed two partition parcels per year, without creating any type of public road. To the extent necessary to avail herself fully of her family's rights under Measure 37, she is prepared to build single family homes on those parcels and provide the necessary nonpublic infrastructure required for them, so that the homes would lawfully exist on lawfully created parcels prior to their sale or transfer.

We have identified a number of Multnomah County land use regulations currently in effect which were enacted subsequent to November 4, 1953, and which restrict the use and

EXHIBIT

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reduce the value of the property. These land use regulations are listed in Exhibit A to this letter. These land use regulations, and perhaps others, have been enforced against this property. Most recently, on November 30, 2004, Multnomah County Planning Staff informed Mrs. English's representative, Joseph Schaefer, a land use planner in this office, that no partitions would be allowed on the property. To our knowledge, the only applicable County land use regulation in effect on November 4, 1953, was the Multnomah County Interim Zoning Ordinance dated May 25, 1953. This Ordinance contains no prohibition against the partitions Mrs. English and her family intend to carry out.

We have, on behalf of Mrs. English and her family, engaged a licensed MAI appraiser to assist in determining the amount of just compensation due to them pursuant to Measure 37, which is equal to the reduction in the fair market value of the affected property interest resulting from enactment or enforcement of the land use regulations as of the date of written demand for compensation under Measure 37. Based on this appraisal, the just compensation figure is \$1,150,000. Mrs. English, Christie Verhoef and Douglas Sellers respectfully demand that this compensation be paid to them pursuant to Measure 37.

Please note that the land use regulations listed in Exhibit A are those which we have been able to identify at this time. It is not clear that every provision of these land use regulations would apply to Mrs. English's ability to use the land by partitioning and selling discrete portions as stated herein. We believe that the list in Exhibit A is an adequate characterization of the land use regulations causing the restriction of use and reduction in value for the property, though it is possible that additional land use regulations apply. To the extent that the land use regulations listed in Exhibit A do not fully capture all land use regulations preventing Mrs. English's family from enjoying all uses available at the time of acquisition, Mrs. English reserves the right to seek relief from, or base her compensation claim on, additional applicable land use regulations. Additionally, due to the novelty of Measure 37 and the claims of Mrs. English and her family thereunder, we reserve the right to amend or supplement this claim as necessary to satisfy the construction and application of Measure 37. Our position is that any land use regulation (as defined in Measure 37) that prohibits or impairs a property owner's ability to use the property by partitioning, as set forth herein, would reduce the value of the property. Under Measure 37, the compensation claim must be paid or ultimately the owner shall be allowed to use the property as permitted at the time of acquisition (in this case, 1953).

The claimants are aware that Multnomah County has a public hearing scheduled to adopt an Ordinance that it claims is pursuant to Measure 37. The drafts we have seen of that Ordinance indicate that it is oppressive and outrageous in the extreme. This claim is not made pursuant to that Ordinance, which we note has not been adopted. Even if the Ordinance were presently effective, Measure 37 claimants are provided a cause of action for compensation if a land use regulation continues to apply to the subject property more than 180 days after the present owner of the property has made written demand for compensation. Under subsection 7 of Measure 37, the procedures adopted by Multnomah County cannot act as a prerequisite to filing a compensation claim in Circuit Court pursuant to subsection 6 of Measure 37.



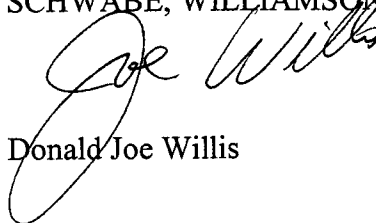
The property may be subject to land use regulations enacted or enforced by other governmental entities. Appropriate written demands for just compensation will be or have been submitted to those entities as well. We intend to coordinate resolution of those claims with this claim, and encourage Multnomah County to contact us at the earliest possible time to discuss possible resolution of this claim.

Multnomah County is well aware of Mrs. English and her efforts to obtain fair and just treatment concerning these matters, and we do hope that Multnomah County will act promptly, fairly and responsibly to provide her the clear benefit she is entitled to under Measure 37.

Please let me hear from you at your earliest convenience.

Yours very truly,

SCHWABE, WILLIAMSON & WYATT, P.C.

A handwritten signature in black ink, appearing to read "Joe Willis", is written over the printed name.

Donald Joe Willis

JW:led
Enclosure
cc: Client



EXHIBIT A TO ENGLISH MEASURE 37 CLAIM – MULTNOMAH COUNTY

- Multnomah County Comprehensive Framework Plan

West Hills Rural Area Plan

Urban-Rural Growth Management Policies:

Policy 11 – Commercial Forest Land Area

Policy 33 – Transportation System

- Multnomah County Zoning Regulations:

MCC Chapter 33, West Hills Rural Plan Area

§33.2215 Uses

§33.2220 Allowed Uses

§33.2230 Conditional Uses

§33.2235 Large Acreage Dwelling

§33.2240 Template and Heritage Tract Dwellings

§33.2245 Use Compatibility Standards

§33.2255 Single Family Dwelling Condition of Approval – Prohibition on Claims
Alleging Injury From Farm or Forest Practices

§33.2260 Dimensional Requirements

§33.2265 Lots of Exception

§33.2270 Lot Line Adjustment

§33.2275 Lot of Record

§33.2280 Lot Size for Conditional Uses

§33.2285 Off-Street Parking and Loading

§33.2290 Access

§33.2305 Development Standards for Dwellings and Structures

§33.2310 Exceptions to Secondary Fire Safety Zones and Forest Practices
Setbacks

§33.4100 et seq Off-Street Parking and Loading

§33.4300 et seq Planned Development

§33.4500 et seq Significant Environmental Concern

§33.5500 et seq Hillside Development and Erosion Control

§33.5700 et seq Protected Aggregate and Mineral Sites

§33.7000 et seq Design Review

§33.7200 et seq Nonconforming Uses

§33.7400 et seq Signs

§33.7000 et seq Land Divisions

- Multnomah County Road Rules

4.000 et seq Access to county Roads

5.000 et seq Transportation Impact
6.000 Improvement Requirements
7.000 Transportation Impact Studies
8.000 Off-site Improvement Requirements
9.000 Compliance Method
10.000 et seq Road/Corridor Specific Cross-Section Overlay
11.000 et seq Local Access Roads – Improvement Requirements
12.000 et seq Private Roads
13.000 et seq Temporary Road Closures
15.000 et seq Truck and Transit Restrictions
16.000 et seq Variance from County Standards and Requirements
17.000 et seq Appeals
18.000 et seq Right-of-Way Permits
22.000 et seq Property Owner Maintenance Requirements

- MCC – Chapter 29: Building Regulations

§29.350 West of Sandy River Grading and Erosion Control
§29.500 Street Standards – **Part 1: General Provisions**
 §29.506 Permits Required
 §29.508 Acceptance of Deeds and Easements for Road Purposes
§29.530 Street Standards – **Part 2: Adoption of Rules**
§29.560 Street Standards – **Part 3: Rule Guidelines**
 §29.562 Local Streets Category
 §29.563 Land Use Category
 §29.565 Scenic Route Category
 §29.571 Right-of-Way and Improvement Standards
 §29.572 Rules for Streets, Roads and Rights-of-Way
 §29.573 Rules for Drainage Facilities
 §29.574 Rules for Traffic Control and Traffic Control Devices
 §29.575 Rules for Pedestrian Paths and Bikeways
 §29.576 Rules for Sanitary Sewer
 §29.577 Rules for Utility Locations
 §29.578 Rules for Right-of-Way Use
 §29.579 Rules for Street Lighting
 §29.580 Rules for Street Trees
 §29.581 Rules for Development Support and Financing
 §29.582 Rules for Accessways
§29.620 West of Sandy River Flood Hazard Regulations

ROBERT GILL & ASSOCIATES
REAL ESTATE APPRAISAL AND CONSULTING SERVICES

November 29, 2004

Mr. Joe Willis
Schwabe, Williamson & Wyatt
1211 SW Fifth Avenue, Suite 1600
Portland, OR 97204-3795

RE: Dorothy English Property

We have prepared a limited and preliminary appraisal of the real estate known as

13100 NW McNamee Rd., Portland, OR 97231
Multnomah County Parcel Number 2N 1W 32A 1200, ~18.74 acres (R325398 & R325399)

to express an opinion of the market value of the fee simple interest, as of November 19, 2004, based on its highest and best use under current zoning and on its highest and best use exclusive of zoning restrictions. The intended function of the appraisal is for consideration, by you or your assigns, in an application for relief or compensation under Oregon Measure 37.

The scope of the appraisal analysis included only an inspection of the property on November 19, 2004, selection comparable sales data from RMLS and CoStar databases, and analysis by the Sales Comparison Approach. Many of the comparable sales were not inspected. As requested, we have presented our conclusions in this restricted appraisal report. While it is appropriate to rely on these conclusions in reporting the value of the property, this report is not appropriate if evidence of value is to be submitted. This report does not contain sufficient information to be relied on by others, and should be relied on only by you, or your assigns that are familiar with the property and fully understand the report's limitations. We have prepared a file memorandum that documents our investigation and analysis in support of our conclusions. This memorandum is our personal property and is not available for publication or inspection, except by authorized representatives of the state or Appraisal Institute in the enforcement of appraisal standards. If a more detailed report is required, we will use this memorandum to prepare a summary or self-contained report only upon your request and payment of an additional fee.

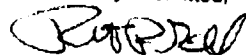
Based on our limited investigation, it is our preliminary opinion that the market value of property was:

<u>Premise</u>	<u>Highest and Best Use</u>	<u>Market Value</u>
Under Current Zoning	One homestead	\$600,000
Excluding Zoning Restrictions	Subdivision into 8 or more home sites	\$1,750,000

It is noted that the existing improvements have little or no value considering the highest and best use of the land. We have assumed an exposure period of three to six months, which is the appropriate period indicated by market analysis. To the best of our knowledge and belief, this appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice and with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

Our conclusions are subject to the attached Assumptions and Limiting Conditions. We made no investigation of, and we assume no responsibility for, title to or liabilities against the property.

Respectfully submitted,



Robert R. Gill, MAI
Certified Appraiser, Oregon C000058; Washington 27011 1100702

12075 NW Valleuve Place, Portland, OR 97229 • Phone 503.626.2708 • Fax 503.626.6214

EXHIBIT

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Robert Gill & Associates**Definitions****Market Value**

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value is from the most recent Uniform Standards of Professional Appraisal Standards of the Appraisal Standards Board, The Appraisal Foundation, Washington, DC.

Fee Simple

A fee simple estate is "the absolute ownership unencumbered by any other interest or estate subject only to the four powers of government". (The Dictionary of Real Estate Appraisal, 2nd Edition, by American Institute of Real Estate Appraisers, 1989.) The four governmental powers include eminent domain, escheat, police power, and taxation.

Robert Gill & Associates

CERTIFICATE OF APPRAISER

It is hereby certified that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and they are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report, including an interior inspection as described in the report. I have NOT inspected the comparable sales considered in the analysis.

No one provided significant real property appraisal assistance to the undersigned in preparation of this report.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Robert R. Gill has completed the requirements under the continuing education program of the Appraisal Institute.

November 29, 2004

Date

Robert R. Gill, MAI

Certified Appraiser, Oregon No. C000058,
Washington No. 27011 1100702

Robert Gill & Associates

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

Acceptance of, reliance upon, or use of this appraisal report constitutes acceptance of the following Limiting Conditions and Underlying Assumptions.

The appraisers' duties, pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. In the event that the report contains typographical errors, or errors in data provided by others, we reserve the right to provide a corrected report and to revise our conclusion of value if appropriate. This report should be reviewed as soon as possible, and any errors should be called to the attention of the appraisers within 60 days of the delivery of the report.

Liability of Robert Gill & Associates and its employees for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.

Testimony or attendance in court or at any other hearing, meeting or presentation is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance, and reasonable compensation is provided.

The opinions expressed in this report pertain to conditions as of the effective date of the appraisal. Any known factor that is likely to affect the value of the subject in the near future has been disclosed. However, market and economic conditions change over time and the opinion of value expressed in this report should not be relied upon as an indication of the probable value of the property as of a future date. It should not be assumed that the market value represents the probable lesser value realizable on forced sale or liquidation.

The rights appraised are presumed to be good and marketable and no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report.

The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

All files, work papers or documents developed during the course of the engagement are our property. We will retain these data for at least six years.

No guarantee is made nor liability assumed for the accuracy of any data, opinions, or estimates identified as being furnished by others which have been used in formulating this appraisal. However, the data, opinions, and estimates are presumed to be correct and reasonably accurate.

The analyses and values stated in this report have not taken into account any environmental damage conditions that may exist. Therefore, should such environmental damage conditions exist or should an environmental impact study reveal detrimental factors, we accept no liability for its effect on the opinions or values set forth in this appraisal report.

Robert Gill & Associates

The appraiser is not qualified to detect the existence of potentially hazardous material, which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We reserve the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent studies, discoveries, or investigations.

No soil analyses or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal, or other subsurface mineral and use rights or conditions. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights. It is assumed that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

The report is to be used only for the function identified therein, and no one may rely on the report for any other function. Our report may be shown only in its entirety to those third parties who need to review the information contained therein. Robert Gill & Associates shall be held harmless from any liability, including attorney's fees, damages or costs that may result from any improper use or reliance on this appraisal.

The physical condition of the property described herein was observed by individuals generally familiar with real estate and building construction, but are not architectural engineers who would have detailed knowledge of building design and structural integrity. Accordingly, we do not opine on nor are we responsible for the structural integrity of the property and any physical defects that were not readily apparent to the appraisers during their inspection. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the appraisal designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior consent and approval of the authors.

MEASURE 37 TEXT

The following provisions are added to and made a part of ORS chapter 197:

- (1) If a public entity enacts or enforces a new land use regulation or enforces a land use regulation enacted prior to the effective date of this amendment that restricts the use of private real property or any interest therein and has the effect of reducing the fair market value of the property, or any interest therein, then the owner of the property shall be paid just compensation.
- (2) Just compensation shall be equal to the reduction in the fair market value of the affected property interest resulting from enactment or enforcement of the land use regulation as of the date the owner makes written demand for compensation under this act.
- (3) Subsection (1) of this act shall not apply to land use regulations:
 - (A) Restricting or prohibiting activities commonly and historically recognized as public nuisances under common law. This subsection shall be construed narrowly in favor of a finding of compensation under this act;
 - (B) Restricting or prohibiting activities for the protection of public health and safety, such as fire and building codes, health and sanitation regulations, solid or hazardous waste regulations, and pollution control regulations;
 - (C) To the extent the land use regulation is required to comply with federal law;
 - (D) Restricting or prohibiting the use of a property for the purpose of selling pornography or performing nude dancing. Nothing in this subsection, however, is intended to affect or alter rights provided by the Oregon or United States Constitutions; or
 - (E) Enacted prior to the date of acquisition of the property by the owner or a family member of the owner who owned the subject property prior to acquisition or inheritance by the owner, whichever occurred first.
- (4) Just compensation under subsection (1) of this act shall be due the owner of the property if the land use regulation continues to be enforced against the property 180 days after the owner of the property makes written demand for compensation under this section to the public entity enacting or enforcing the land use regulation.
- (5) For claims arising from land use regulations enacted prior to the effective date of this act, written demand for compensation under subsection (4) shall be made within two years of the effective date of this act, or the date the public entity applies the land use regulation as an approval criteria to an application submitted by the owner of the property, whichever is later. For claims arising from land

EXHIBIT

B1

mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent, or grandchild of the owner of the property, an estate of any of the foregoing family members, or a legal entity owned by any one or combination of these family members or the owner of the property.

- (B) "Land use regulation" shall include:
- (i) Any statute regulating the use of land or any interest therein;
 - (ii) Administrative rules and goals of the Land Conservation and Development Commission;
 - (iii) Local government comprehensive plans, zoning ordinances, land division ordinances, and transportation ordinances;
 - (iv) Metropolitan service district regional framework plans, functional plans, planning goals and objectives; and
 - (v) Statutes and administrative rules regulating farming and forest practices.
- (C) "Owner" is the present owner of the property, or any interest therein.
- (D) "Public entity" shall include the state, a metropolitan service district, a city, or a county.
- (12) The remedy created by this act is in addition to any other remedy under the Oregon or United States Constitutions, and is not intended to modify or replace any other remedy.
- (13) If any portion or portions of this act are declared invalid by a court of competent jurisdiction, the remaining portions of this act shall remain in full force and effect.

RECEIVED
03 MAR 14 PM 3 34
BILL BRADBURY
SECRETARY OF STATE

**Multnomah Assessor
PROPERTY INFORMATION**

Owner Name

ENGLISH,DOROTHY P
ADD: ENGLISH,DOROTHY P
ADD: VERHOEF,CHRISTIE A
ADD: SELLERS,DOUGLAS J

Property ID #

R325398

Owner Address

P O BOX 83222
PORTLAND, OR 97283

Map Tax Lot #

2N1W32A -01200

Situs Address

13100 NW MCNAMEE RD
PORTLAND, OR 97231

Neighborhood

R220

Alternate Account Number

R971320170

Levy Code Area

278

Deed

ERROR (DEED ERROR)
INST

Instrument

99201244
17912348

Year

1999

Exemption**Tax Roll Description**

SECTION 32 2N 1W; TL 1200 19.74 ACRES SEE R325399
(R97132-0171) FOR BALANCE OF VALUE & FIRE PATROL
ASSMNT

Expiration Date**Map Number**

322N1W OLD

2N1W32A -01200

Parcel**Property Use**

B - RESIDENTIAL
IMPROVED

Split/Merge Account Message**Split/Merge Account****Acreage**

19.74

Special Account Information**Year Built**

1948

Account Status

A - Active

Related Accounts

M353884, M358099, R325399

Linked Accounts

R325399

Last Certified Year (2004) Information for R325398

Taxable Assessed Value	Real Market Value	Land Value	Improvement Value
\$301,860	\$446,770	\$317,000	\$129,770

Important Information About R325398

If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

Total Tax Payoff Amount

Current Year Tax Owed	Interest Date	Total Tax Payoff Amount
\$1,562.17	03/09/2005	\$1,562.17

Current Property Tax

Third	Begin Balance	Amount	Taxes Paid	Interest	Discount	Date Paid
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EXHIBIT

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		Paid		Paid		
1st	1,541.63	1,541.63	1,541.63	0.00	0.00	11/15/04
2nd	1,541.62	1,541.62	1,521.34	20.28	0.00	Unpaid
3rd	1,541.62	0.00	0.00	0.00	0.00	Unpaid

Information Subject to Disclaimer - See Home Page

Tax Summary							
Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest	Date Paid	Total Owed
2004	4,624.87	4,624.87	0.00	1,561.90	0.27	Unpaid	1,562.17
2003	4,207.14	4,207.14	0.00	0.00	0.00	11/15/04	0.00
2002	4,167.84	4,167.84	0.00	0.00	0.00	05/14/03	0.00
2001	4,112.93	4,112.93	0.00	0.00	0.00	06/21/02	0.00

Property Tax History Summary						
Tax Year	Taxes Levied	Total Paid	Taxes Paid	Interest Paid	Date Paid	Total Owed
2004	4,624.87	3,083.25	3,062.97	20.28	Unpaid	1,562.17
2003	4,207.14	4,246.52	4,207.14	39.38	11/15/04	0.00
2002	4,167.84	4,167.84	4,167.84	0.00	05/14/03	0.00
2001	4,112.93	4,277.44	4,112.92	164.52	06/21/02	0.00

Assessment History						
Year	Improvements	Land	Special Mkt/Use	RMV	Exemptions	Assessed
2004	\$129,770	\$317,000	\$0 / \$0	\$446,770		\$301,860
2003	\$119,460	\$219,500	\$0 / \$0	\$338,960		\$293,070
2002	\$147,680	\$201,860	\$0 / \$0	\$349,540		\$284,540
2001	\$152,110	\$207,920	\$0 / \$0	\$360,030		\$276,260
2000	\$146,260	\$199,920	\$0 / \$0	\$346,180		\$268,220
1999	\$142,000	\$194,100	\$0 / \$0	\$336,100		\$260,410
1998	\$131,500	\$179,700	\$0 / \$0	\$311,200		\$252,830
1997	\$131,500	\$179,700	\$0 / \$0	\$311,200		\$245,470
1996	\$116,400	\$159,000	\$0 / \$0	\$275,400		\$275,400
1995	\$126,700	\$77,600	\$0 / \$0	\$204,300		\$204,300

2005 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft	Market Value
L1	RES - RESIDENTIAL LAND	5.00		

2005 Improvement Information (Unedited and Uncertified)

ID	Type	Class	Area	Year Built Actual/Effective	Market Value
1	(SFR) SINGLE FAMILY RESIDENTIAL	G			
1.1	(MA) MAIN	3P	2061	1948 / 1948	
1.2	(FS) FIN SECOND	3P	600		
1.3	(FRM) FARM BLDG	3P	1152		
1.4	(CON) CONCRETE	3P	300		
1.5	(FRM) FARM BLDG	3P	1152		
				TOTAL	

COUNTY OF MULTNOMAH

PC-7

COUNTY PLANNING COMMISSION

INTERIM ZONING ORDINANCE

Under Chapter 537, Laws of 1947 and as amended by Chapter 137, and 441, Laws of 1949, Section 3, provides for the formation of zoning districts.

Such development pattern, with the accompanying maps, plats, charts and descriptive matter shall show the Commission's recommendations for the development of the county, and may include among other things the creation of or division of the county into districts within some of which it shall be lawful and within others of which it shall be unlawful to erect, construct, alter or maintain certain buildings, or to carry on certain trades, industries or callings.

Section 4 provides that adoption by the Commission of the development, pattern, or any change therein, may be in whole or in part, but must be by the affirmative vote of a majority of the whole Commission; provided, however, that prior to any such adoption, a public hearing shall have been held not less than 15 days after notice thereof shall have been posted in at least three public places within the area affected.

Section 8 provides that the governing body of a county hereby is empowered to authorize and provide for the issuance of permits as a prerequisite to construction, alteration or enlargement of any building or structure otherwise subject to the provisions of this act, and may establish and collect reasonable fees therefor.

Under the above provisions of this Act, the following zoning district shall be established, known as the 'Interim Zoning District'.

SECTION I. Area: This zoning district shall be established in unincorporated areas not now in existing zoning districts in Multnomah County. It shall be bounded on the West by the Multnomah County line, on the South by the Multnomah County line; on the East by the Sandy River; on the North by the Columbia River.

SECTION II. The express purpose of this district is to provide protection of property not now in zoning district until such time as a comprehensive development pattern has been established in Multnomah County.

SECTION III. Regulations of the 'Interim Zoning District'.

All structures or buildings to be moved onto land within this district shall require the issuance of a building permit by Multnomah

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County. The issuance of this permit shall require the circulation of a petition among the abutting property owners within 100 feet of the boundaries of the petitioner's property lines where the structure is to be located. For residential buildings erected on a parcel of land, a permit shall also be required which shall be circulated among the abutting property owners. (A parcel of land is defined as a lot or lots contiguous to each other in one ownership.)

SECTION IV. For commercial and other use not specified above or in the 'special permit' section, the requirements shall be the same as for structures moved onto land unless the abutting use is of a similar nature, (i.e. commercial). If of a similar use, the petitioner may circulate the petition among abutting property owners only.

This petition shall state the specific use and plot plan and shall provide space for an expression of approval or disapproval by the signers of the petition. These signatures shall be validated by Multnomah County. If all the abutting property owners approve the proposed use, the building permit will be approved by Multnomah County. If there is an expression of disapproval of the proposed structure or building to be erected or located, an appeal may be made to the County Commissioners, who may review the case and issue or deny the permit. In this case, a site inspection of the area shall be made by the County and a report made to the County Commissioners recommending approval or disapproval of the new structure or building.

SECTION V. Special Uses: The following uses are defined as special uses and will be permitted in the 'Interim Zoning District', provided they meet these conditions:

1. Petition circulated within 300' of the property line with 70% approval of the property owners.
2. Validation of signatures by Multnomah County.
3. Provide such protective measures as may be deemed necessary by the Planning Commission to protect the best interests of the neighborhood and community.
4. Posting of three notices on premises in conspicuous places.
5. A public hearing at which time owner must show why this use will be an asset to the area.

USES REQUIRING SPECIAL PERMIT:

Acid manufacture...Alcoholic beverage manufacture...Alcohol manufacture
...Ammonia manufacture...Asbestos manufacture...Asphalt roofing or
waterproofing manufacture.

Blast furnace...Bleaching powder manufacture...Boiler works...Bone distillation.

Carbon black manufacture...Carborundum manufacture...Caustic soda manufacture...Celluloid manufacture...Cement manufacture...Clay products manufacture...Coal distillation...Creosote manufacture or treatment.

Dextrine manufacture...Disinfectants manufacture...Dyestuff manufacture. Emery cloth manufacture...Enamel manufacture...Explosives manufacture or storage.

Fat rendering...Fertilizer manufacture...Fish canning, curing, packing, or storage...Forge shop...Foundry.

Gas manufacture...Gelatin manufacture...Glucose manufacture...Glue manufacture...Graphite manufacture...Grease manufacture...Gypsum manufacture.

Incineration or reduction of dead animals, garbage, refuse, or rubbish ...Inflammable cellulose manufacture...Insecticide manufacture.

Junk, scrap iron, paper, rags, or other salvage materials, storage, processing, or treatment...Junked auto storage, wrecking or salvage.

Lamp black manufacture...Lard refining...Lime or lime products manufacture...Linoleum manufacture.

Match manufacture...Meat packing or commercial animal slaughtering excessive noise or vibration.

Nylon manufacture.

Oiled cloth manufacture...Oiled clothing manufacture...Open dumps for ashes, dead animals, garbage, refuse, or rubbish...Ore reduction.

Paint manufacture...Paper pulp manufacture...Patent leather manufacture ...Petroleum or its products refining...Pickle manufacture...Plastics manufacture...Poisons manufacture...Potash refining...Printing ink manufacture...Pyroxyline manufacture or manufacture of products therefrom.

Rayon manufacture...Raw hides or skins storage, curing, tanning or dressing...Rolling or blooming mills...Rubber manufacture.

Sandpaper manufacture...Sawmills...Sauerkraut manufacture...Shellac manufacture...Shoddy manufacture...Shoe black manufacture...Shoe polish manufacture...Size manufacture...Smelting...Soda Ash manufacture... Soap manufacture...Starch manufacture...Steel manufacture...Stock yards ...Stove polish manufacture...Structural steel fabrication...Sugar refining.

Tank works...Tar distillation...Tar roofing or waterproofing manufacture
...Turpentine manufacture.

Varnish manufacture...Vinegar manufacture.

Washing compound...Window shade manufacture...Wood distillation...
Wool pulling or scouring.

Yeast manufacture.

SECTION VI. Any other land use which by its nature may be unsightly, noisy or has other obnoxious characteristics in the opinion of the Multnomah County Commissioners shall fulfill the conditions as outlined above.

SECTION VII. In the issuance of two or more permits to a builder, no petition need be circulated, provided the builder agrees in writing to build the structure or structures to FHA building standards.

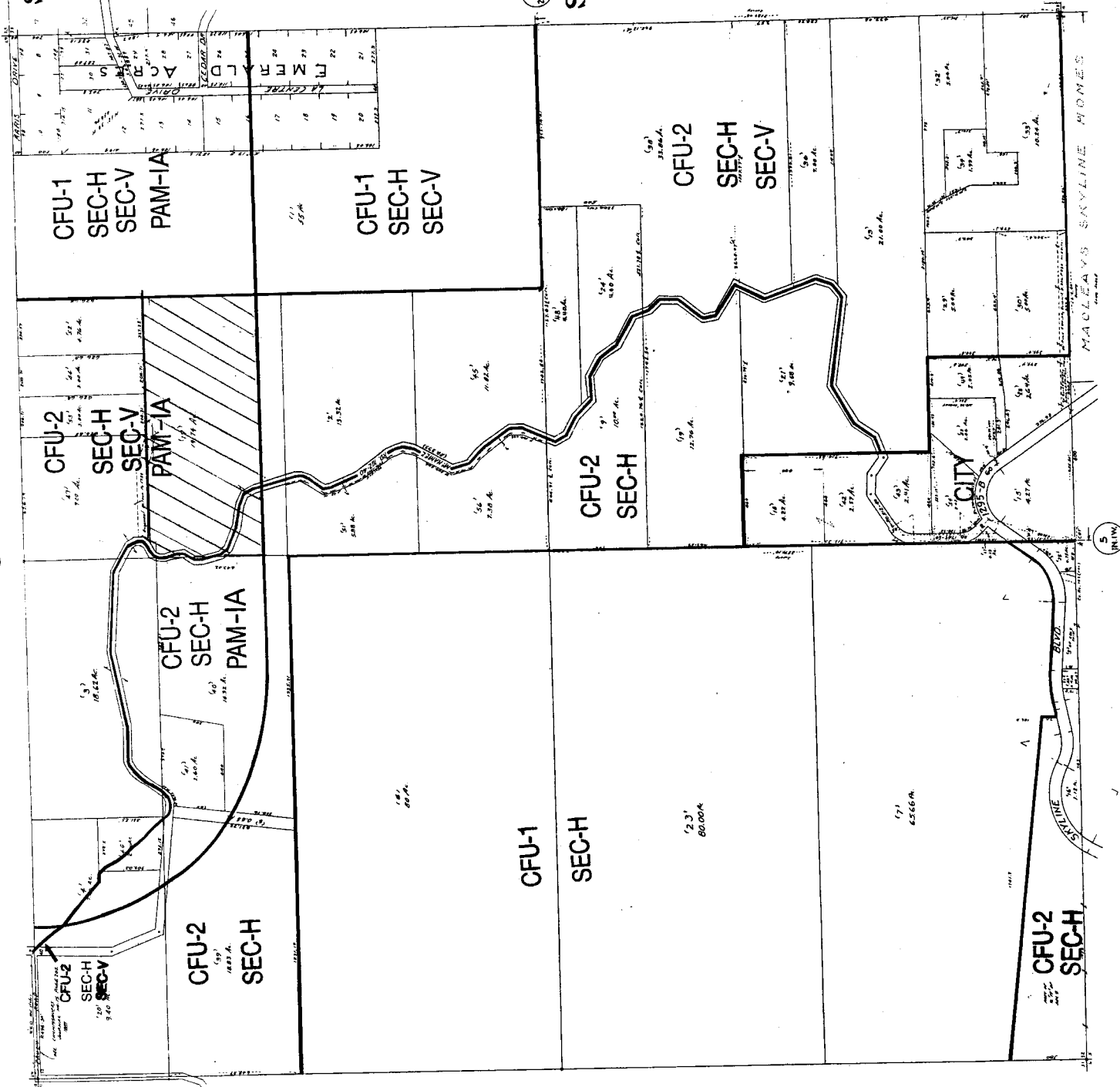
SECTION VIII. The Interim Zoning District shall not include Railroad Rights-of-Way or improvements thereon.

SECTION IX. Fee: The fee for the building of all non-commercial structures shall be \$5.00 for each separate structure or unit. The fee for commercial construction shall be \$10.00.

SECTION X. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

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SEE MAPS IN ORD.
830, 853, & 882 FOR
SEC-STREAMS INFO

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32-2N, IW.

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English Property

Base Zoning,
Aggregate Overlay,
& Hillside Overlay

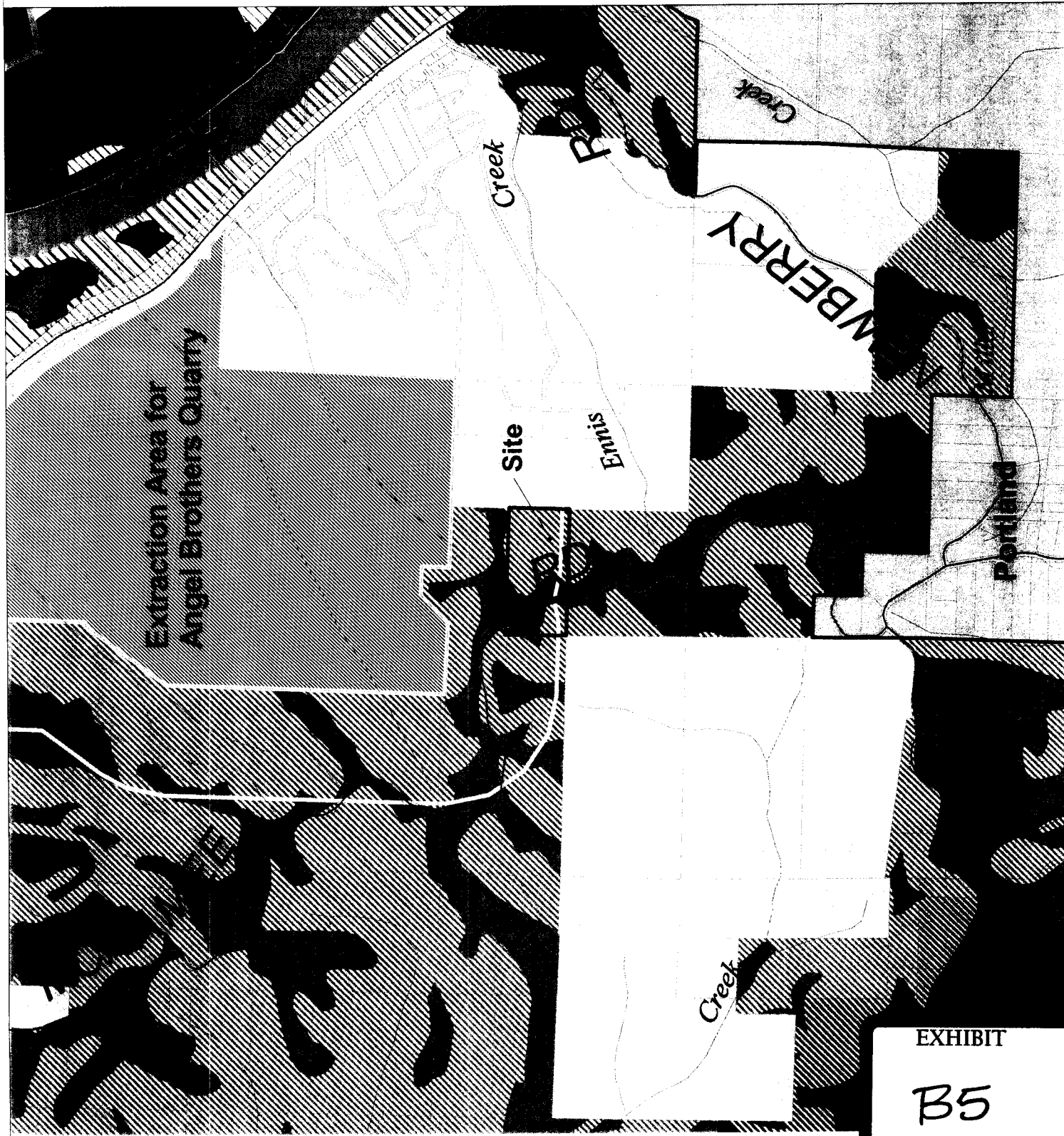
Legend

- PAM
- Extraction Area
- Impact Area
- Slope Hazard
- UGB
- Rural Zoning
- CFU
- CFU1
- CFU2
- CFU3
- CFU4
- CFU5
- EFU
- MUA20
- MUF19
- RC
- RR



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