

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENTERING AN ) Resolution No. 07-3797  
ORDER RELATING TO THE TIGARD )  
SAND & GRAVEL, LLC, CLAIM FOR ) Introduced by Chief Operating Officer Michael  
COMPENSATION UNDER ORS 197.352 ) Jordan with the concurrence of Council President  
(MEASURE 37) ) David Bragdon

WHEREAS, Tigard Sand & Gravel, LLC, filed a claim for compensation under ORS 197.352 (Measure 37) contending that Metro regulations had reduced the fair market value of property it owns near the city of Tualatin; and

WHEREAS, the Chief Operating Officer ("COO") reviewed the claim and submitted reports to the Metro Council, pursuant to section 2.21.040 of the Metro Code, recommending denial of the claim for the reason that the Metro regulations that are the basis for the claim did not reduce the fair market value of the claimant's property; and

WHEREAS, the Metro Council held a public hearing on the claim on April 12, 2007, and considered information presented at the hearing; now, therefore

BE IT RESOLVED that the Metro Council

1. Enters Order 07-027, attached to this resolution as Exhibit A, which denies the claim for compensation.
2. Directs the COO to send a copy of Order No. 07-027, with Exhibit A attached, to the claimants, persons who participated in the public hearing on the claim, Washington County, the City of Tualatin and the Oregon Department of Administrative Services. The COO shall also post the order and Exhibit A at the Metro website.

ADOPTED by the Metro Council this \_\_\_\_ day of \_\_\_\_\_, 2007

WITHDRAWN  
David Bragdon, Council President

Approved as to form:

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney

**Exhibit A to Resolution No. 07-3797**

Order No. 07-027

**RELATING TO THE TIGARD SAND & GRAVEL, LLC, CLAIM  
FOR COMPENSATION UNDER ORS 197.352 (MEASURE 37)**

Claimant: Tigard Sand & Gravel LLC  
Property: Southwest of Tualatin, Oregon (map attached)  
Claim: Regulations in Title 4 reduce the fair market value of claimant's property

Claimant submitted the claim to Metro pursuant to ORS 197.352 (Measure 37). This order is based upon materials submitted by the claimant and the report prepared by the Chief Operating Officer ("COO") prepared pursuant to section 2.21.040, and other materials presented at the hearing.

The Metro Council considered the claim at a public hearing on June 12, 2007.

IT IS ORDERED THAT:

The claim of Tigard Sand & Gravel, LLC, for compensation be denied because it does not qualify for compensation for reasons set forth in the reports of the COO.

ENTERED this \_\_\_\_ day of \_\_\_\_\_, 2007.

WITHDRAWN  
David Bragdon, Council President

Approved as to form:

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney

**CLAIM FOR COMPENSATION  
UNDER BALLOT MEASURE 37  
AND METRO CODE CHAPTER 2.21**

**REVISED REPORT OF THE METRO CHIEF OPERATING OFFICER**

**In Consideration of Council Order No. 07-027  
For the Purpose of Entering an Order  
Relating to the Measure 37 Claim of Tigard Sand & Gravel, LLC**

April 3, 2007

<b>METRO CLAIM NUMBER:</b>	Claim No. 07-027
<b>NAME OF CLAIMANT:</b>	Tigard Sand & Gravel Co., Inc.
<b>MAILING ADDRESS:</b>	Tigard Sand & Gravel Attn: Roger Metcalf P.O. Box 4810 Tualatin, OR 97062
<b>PROPERTY LOCATION:</b>	SW 120 <sup>th</sup> Ave. Washington County
<b>LEGAL DESCRIPTION:</b>	T2S, R1W, Section 27C, tax lots 900, 300, 400 T2S, R1W, Section 34B, tax lots 100, 200, 800 T2S, R1W, Section 34C, tax lot 500
<b>ACREAGE:</b>	152.85 acres
<b>DATE OF CLAIM:</b>	December 4, 2006

**I. CLAIM**

Claimant Tigard Sand & Gravel Co., Inc. seeks compensation in the amount of \$35,753,520 for a claimed reduction in fair market value (FMV) of property owned by the claimant as a result of Metro Ordinance 02-990A (“For the Purpose of Amending the Metro Urban Growth Boundary to Add Land in Study Areas 47 and 48, Tigard Sand and Gravel Site”) and the designation of the property as a Regionally Significant Industrial Area. In lieu of compensation, claimant seeks a waiver of those regulations so claimant can develop the property as single-family residential housing on 10,000 square feet, 20,000 square feet, or 40,000 square feet lots, or on some combination of those lot sizes, to the maximum extent allowable under the zoning in place at the time of claimant’s acquisition of the property.

Claimant has pending Measure 37 claims with Washington County and the State of Oregon for unknown amounts of compensation.

The Chief Operating Officer (COO) sent notice of date, time and location of the public hearing on this claim before the Metro Council on March 23, 2007. The notice indicated that a copy of this report is available upon request and that the report is posted on Metro’s website at [www.metro-region.org/measure37](http://www.metro-region.org/measure37).

**II. SUMMARY OF COO RECOMMENDATION**

The COO recommends that the Metro Council deny the claim for the reasons explained in section IV of this report. The facts and analysis indicate that Metro's action to bring claimant's land into the Urban Growth Boundary (UGB) and to designate it a Regionally Significant Industrial Area did not reduce the fair market value of claimant's property.

### III TIMELINESS OF CLAIM

ORS 197.352(5) requires that a written demand for compensation be made:

1. For claims arising from a land use regulation enacted *prior* to the effective date of Measure 37 (December 2, 2004), within two years of that date, or of the date a public entity applies the regulation to the property as an approval criterion in response to an application submitted by the owner, whichever is later; or
2. For claims arising from a land use regulation enacted *after* the effective date of Measure 37 (December 2, 2004), within two years of the enactment of the regulation, or of the date the owner of the property submits a land use application for the property in which the regulation is an approval criterion, whichever is later.

#### Findings of Fact

The claimant submitted this claim on December 4, 2006.

Metro Council adopted Ordinance 02-990A on December 12, 2002, prior to the effective date of Measure 37 (December 2, 2004). This ordinance added the subject property to the Urban Growth Boundary. This ordinance also designated the claimant's property as a Regionally Significant Industrial Area.

#### Conclusions of Law

Metro adopted the regulation that gives rise to this claim prior to the effective date of Measure 37, and claimant filed the claim within two years of the effective date of Measure 37. The claim, therefore, is timely.

### IV. ANALYSIS OF CLAIM

#### 1. Ownership

Metro Code section 2.22.020(c) defines "owner" to mean the owner of the property or any interest therein. "Owner" includes all persons or entities that share ownership of a property.

#### Findings of Fact

Claimant states that they acquired an ownership interest in the 152.85-acre subject property on various dates (specified in the claim) in 1965 and 1966. Attachment 1 is a site map of the subject property (ATTACHMENT 1).

#### Conclusions of Law

The claimant, Tigard Sand & Gravel Co., Inc., is owner of the subject property as defined in the Metro Code.

#### 2. Zoning History

#### Findings of Fact

Claimant asserts that the zoning of the subject property at the time of claimant's acquisition allowed for a variety of residential uses, though claimant does not provide specific information regarding allowed densities at the time of acquisition. At the time of the UGB expansion, the subject property was



designated as resource land. As such, portions of the property were designated EFU (80-acre minimum lot size) and portions were designated AF20 (20-acre minimum lot size). Washington County zoning maps indicate that the current zoning of the property is FD20 (Future Development, 20-acre minimum).

### 3. Applicability of a Metro Functional Plan Requirement

#### Findings of Fact

In December 2002, the Metro Council expanded the UGB by adopting Ordinance No. 02-990A, thereby including the claimant's property in the UGB. This ordinance included a condition that disallowed the division of the lots that constitute the subject property except as part of the plan to reconfigure the lots. This lot reconfiguration plan is to be developed by Washington County or, upon annexation of the area to the City of Tualatin, by the city and will result in (1) at least one parcel that is 100 acres or larger, and (2) at least one parcel 50 acres or larger.

Ordinance No. 02-990A also prohibits new commercial retail uses on the property.

Concurrent with the UGB expansion, the subject property was designated a Regionally Significant Industrial Area and is subject to Title 4 standards (Metro Code sections 3.07.410 through 3.07.430).

#### Conclusions of Law

Sections 3.07.410 through 3.07.430 of the Metro Code apply to the subject property and became applicable after the claimant acquired the property. These Code sections and the conditions are intended to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas.

### 4. Effect of Functional Plan Requirements on Fair Market Value

#### Findings of Fact

Section 2.21.040(d)(5) of the Metro Code requires the Chief Operating Officer (COO) to determine whether the inclusion of the subject property into the UGB and the designation of the subject property as a Regionally Significant Industrial Area has reduced the value of claimant's land. The COO's conclusion is based upon the analysis of the effect of Metro's action contained in ATTACHMENT 2 (Metro Memorandum to Ray Valone, Richard Benner, and Ted Reid from Sonny Conder and Karen Hohndel dated March 28, 2007 (Conder Memo)).

Claimant's assertion of potential value is based upon a November 3, 2006 letter from Peter A. Kusyk, President of Beacon Homes. This letter states that the value of the lots is predicated on reclamation of the property. However, claimant does not deduct the costs of redevelopment from the potential fair market value.

Claimant asserts the following diminution in value attributable to Metro regulations:

Current FMV:

<b>Current Total:</b>	<b>\$1,146,480</b>
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Claimant assertion of potential FMV:

FMV of 123 one-acre lots at \$300,000/lot:	\$36,900,000
Less reclamation/development costs:	\$0
<b>Potential FMV:</b>	<b>\$36,900,000</b>

<b>Claimed reduction in FMV:</b>	<b>\$35,753,520</b>
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### Conclusions of Law

The Conder Memo provides an analysis of the property's value, using two different methods for determining the effect of Metro's action on the value of claimant's property. The conclusions of that memo are summarized below.

#### A. "Comparable Sales" Method

This method compares the value of the property in its current regulatory setting with its value today as though Metro's action had not happened, using transactions involving comparable properties in both "before" and "after" scenarios. Under the "before" scenario, the property was outside the UGB with the property's use restricted to rural mining or other marginal industrial uses. Under the "after" scenario (current regulatory setting), the land lies within the UGB and is designated a Regionally Significant Industrial Area.

Table 3 of the Condor Memo compares today's value of the property before and after Metro's action, adjusting in both cases for costs of development and limitations on development of the site that a prudent investor would take into account. The table shows that the FMV of the property under existing regulations greatly exceeds the value of the property were it outside the UGB and used for rural mining purposes. The analysis using this methodology indicates that the current regulatory setting has not reduced the FMV of the subject property. In fact, the analysis indicates that Metro's actions have increased the property's FMV.

#### B. Alternative Method Using Time Trend Data Suggested by Plantinga/Jaeger

The Condor Memo uses time-series data to determine whether the application of Metro regulations to the property reduced its value. The data show values before and after Metro's inclusion of the property in the UGB and application of Metro's regulations. The data are displayed in Table 2 of the memo. There is no indication from the data that Metro's regulations reduced the value of the property. The data show that the property continued to increase in value after March 2003, when the regulations became effective on the property.

### Conclusions of Law

The comparable sales method compares the value of similarly situated properties before and after the application of Metro's regulations. The Plantinga-Jaeger method as applied in this case measures the assessor's real market value of the property before and after Metro's March, 2003, action. The Plantinga-Jaeger method provides a clearer and more accurate answer to the question posed by Measure 37: Did Metro's action reduce the FMV of the subject property? Application of the method shows that the FMV of the subject property continued to rise after Metro included it in the UGB with the Regionally Significant Industrial Area designation.

Property value data indicate that Metro's action to bring claimants' land into the UGB and to designate it Regionally Significant Industrial Area did not reduce the FMV of the property.

### 5. Exemptions under ORS 197.352(3)

#### Findings of Fact

Metro Ordinance 02-990A does not restrict or prohibit a public nuisance, the selling of pornography or nude dancing, is not intended to protect public health or safety, and is not required to comply with federal law.

#### Conclusions of Law

Metro Ordinance 02-990A is not exempt from Measure 37 under ORS 197.352(3).

## 6. Relief for Claimant

### Findings of Fact

The Metro Council has appropriated no funds for compensation of claims under Measure 37. The effect of development as proposed by the claimant will be to reduce the industrial capacity of the UGB. It would also make provision of urban services less efficient and more complicated. Finally, it would undermine the City of Tualatin's plans to create a complete and livable community.

### Conclusions of Law

Based on the record, the claimants have not established that they are entitled to relief in the form of compensation or waiver of Metro Ordinance 02-990A.

### Recommendation of the Chief Operating Officer

The Metro Council should deny the Tigard Sand and Gravel, Inc. claim for the reason that Metro Ordinance 02-990A did not reduce the value of the subject property.

## **ATTACHMENTS TO THE REPORT OF THE CHIEF OPERATING OFFICER**

Attachment 1: Site Map of Tigard Sand and Gravel property

Attachment 2: Metro Memorandum to Ray Valone, Richard Benner, and Ted Reid from Sonny Conder and Karen Hohndel, "Valuation Report on the Tigard Sand and Gravel Measure 37 Claim," dated March 28, 2007


Attachment 3: Sample Area of Industrial and Rural Taxlots for Tigard Sand and Gravel Measure 37 Claim

Attachment 4: Tigard Sand and Gravel, Inc. Measure 37 Claim Submittal to Metro




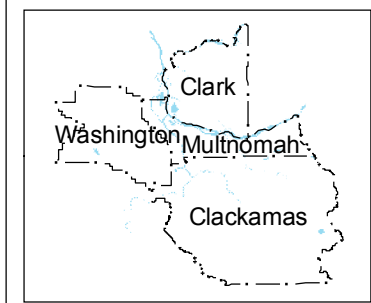
Resolution No. 07-3797  
Attachment 1 COO Report

# Site Map Tigard Sand and Gravel Measure 37 Claim

 Subject Property

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

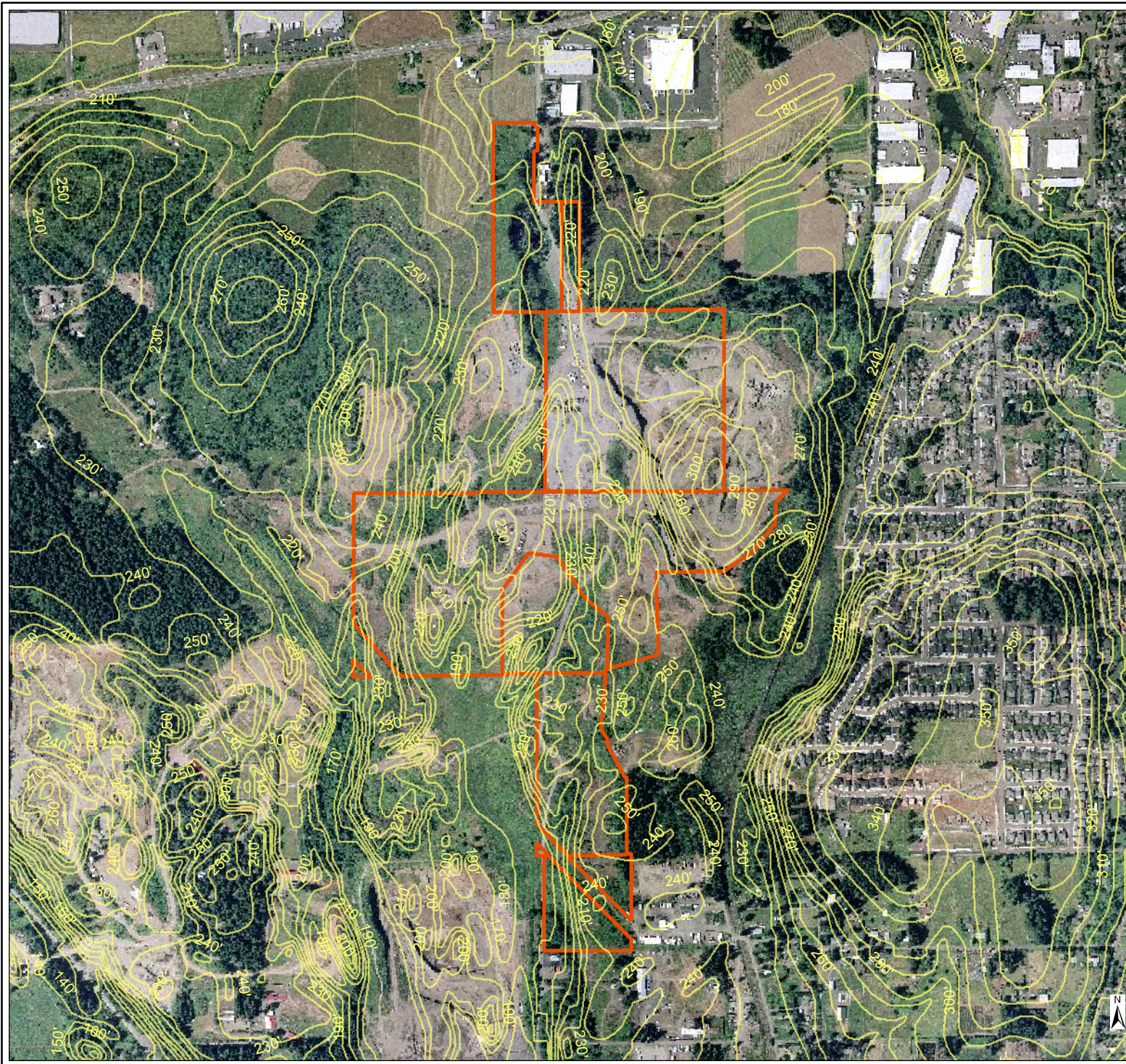
1 inch equals 0.19 miles  
 Feet  
0 50 100 150 200 250 300 350 400 450 500



Location Map



METRO DATA RESOURCE CENTER  
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Resolution No. 07-3797  
Attachment 2 to COO Report

March 28, 2007

To: Ray Valone  
Richard Benner  
Ted Reid

From: Sonny Conder  
Karen Hohndel

Subject: Valuation Report on the Tigard Sand and Gravel Measure 37 Claim

**Conclusion:**

Per your request we have conducted a valuation analysis of the Tigard Sand and Gravel Measure 37 Claim. The Metro designation of Regionally Significant Industrial Area (RSIA) applies to the Tigard Sand and Gravel property. We conclude, using the comparable sales method of determining possible reduction in value that the Metro action of including the property in the UGB in 2003 and designating it 'RSIA' did not produce a material loss of value for the subject property<sup>1</sup>. In all likelihood, the action produced an increase in value for the claimant's property.

Using a time series variation of the Plantinga-Jaeger method of determining property value loss due to regulation also indicates no loss of value for eight subject tax lots comprising 152.9 acres. All comparably sized and situated properties within Sherwood-Tualatin Industrial Corridor have seen substantial investment both public and private during the 2002 through 2006 period and have experienced increases in value.

We consider the time trend and Plantinga – Jaeger methods to be consistent approaches in determining whether a claimant has experienced a property value loss due to a particular government regulation. The comparative sales method yields an estimate of what a particular property owner may gain, not an estimate of what they have lost.

**Conceptual Understanding for Basis of Tigard Sand and Gravel Property Value Analysis:**

We understand the present Measure 37 valuation issue to consist of making two property value estimates. These are:

1. Estimate the fair market value of the property subject to the regulation that the claimant contends has reduced the value of his property.
2. Estimate the fair market value of the property today as though it were subject to the regulations in place prior to the date Metro first applied the regulation to the claimant's property.

When applied to the Tigard Sand and Gravel Claim, both 1. and 2. require interpretation. First the present Tigard Sand and Gravel Claim cites Metro RSIA and Ordinance No. 02-990A

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<sup>1</sup> We use the term "material" in the accounting/auditing sense that given the statistical variability inherent in the data there is no difference between two measurements of land value.

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regulations that cause property losses totaling \$35,753,520 incurred on tax lots comprising 152.9 acres of the property<sup>2</sup>. The property is presently used as a gravel-mining site and has been assessed by the Washington County assessor using a special \$10,000 per acre minimum used for rural mining sites and other marginal industrial uses. These assessments have not been updated to reflect possible alternative uses as a result of being included in the Urban Growth Boundary.

The default use at the time of Metro's regulation is a gravel mining usage valued at \$10,000 per acre per Washington County Assessor's practice. The Metro action resulting in the claim included adding the property to the UGB and designating it RSIA. Since the property in question adjoins a developing industrial corridor, we assume a use identical to the existing Tualatin-Sherwood industrial corridor.

### **Alternative Method of Computing Property Value Loss Resulting From Regulation**

While we use the comparable sales method as one way of valuing this claim, estimating loss of property value using this method has been the subject of substantial criticism. Andrew Plantinga and William Jaeger<sup>3</sup>, economists at OSU, have written papers pointing out that using the method of comparative sales does not compute the loss due to regulation. Rather, the estimated "value loss" is actually the gain resulting from obtaining an exemption to the general rule. To better understand their arguments, we may think of the comparative sales method of determining an economic loss as equivalent to determining the value of issuing someone a special license or franchise to carry out an economically valuable function that others may not do. For instance, licenses to operate taxicabs in New York are seldom issued and in great demand. As a result, the license itself has acquired substantial economic value. An example closer to home is the value of an Oregon Liquor License prior to more liberal issuing standards in the 1980's. In the 1950's through roughly the 1970's, an Oregon Liquor License for a restaurant or bar vastly increased the property value of the establishment that had one. Plantinga and Jaeger argue that the value of the property hinges on scarcity resulting from regulation. If everyone had a taxicab or liquor license, they would have no value. From an economic perspective, using a method that really measures value gained from regulation is not the same as determining economic loss resulting from regulation.

Plantinga and Jaeger go on to suggest an economically appropriate measure of loss resulting from subsequent land use regulation. Their method is grounded in the well-established and tested Theory of Land Rent. Simplified a bit, the Theory of Land Rent holds that the value of land at any particular time is the future net profit from the land used in its most efficient allowable use. The market also adjusts (discount factor) this value to account for time and

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<sup>2</sup> Several tax lots of the property purchased later are not included as part of the claim.

<sup>3</sup> Andrew Plantinga, *Measuring Compensation Under Measure 37: An Economist's Perspective*, Dec. 2004, 15 pages. (Available at OSU Department of Agricultural and Resource Economics, URL: [plantinga@oregonstate.edu](mailto:plantinga@oregonstate.edu)). William K. Jaeger, *The Effects of Land Use Regulations of Land Prices*, Oct. 2005, 38 pages. (Available at OSU Department of Agricultural and Resource Economics, URL: [wjaeger@oregonstate.edu](mailto:wjaeger@oregonstate.edu)).

Also: William K Jaeger, *The Effects of Land-Use Regulations on Property Values*, **Environmental Law**, Vol. 36:105, pp. 105 – 127, Andrew J. Plantinga, et. al., *The effects of potential land development on agricultural land prices*, **Journal of Urban Economics**, 52, (2002), pp. 561 – 581. and Sonny Conder and Karen Hohndel, *Measure 37: Compensating wipeouts or insuring windfalls?*, **Oregon Planners' Journal**, Vol. 23, No 1. Dec. – Jan 2005. pp. 6 – 9.

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uncertainty as to future uses. What this means is that the original sales price incorporates future expectations about how the land might be used. If we take the original sales price and bring it up to the current date by using an appropriate price index, we are able to measure in today's prices what the land was worth when it was purchased under the original regulatory requirements.

As Metro's first regulatory action was taken in February 2003, we have actual before (2002 values) and after (2006 values) data to determine whether the subject property experienced a loss of value after Metro's action. However, since the Washington County Assessor has not updated the Tigard Sand and Gravel property assessment to reflect its' new UGB status<sup>4</sup>, we are not able to use the assessor data to track changes in the subject property's value; we are only able to make observations for the entire class of industrial properties within the Tualatin-Sherwood industrial corridor in 2002 and 2006.

This method allows a consistent computation of property loss due to subsequent regulatory changes. At the same time it avoids awarding particular property owners a bonus that was not anticipated in the original purchase price. Measure 37 requires that owners be compensated for what they lost due to the application of Metro's regulations. They are not awarded an extra benefit owing to unanticipated growth, infrastructure investment or regulatory changes irrespective of any Metro changes.

### **Property Valuation Analysis Procedure**

Our property valuation analysis procedure consists of the following steps.

- Briefly describe the property and make a prudent assessment of development limitations to establish a likely range of development capacity under both RSIA and the default use "rural mining", assuming health and safety regulations are enforced.
- Estimate value of property based on recent sales and assessor values of lots and existing properties inside the Tualatin - Sherwood industrial corridor.
- Based on allowable use of the property with the default development of "rural mining" determine the alternative value of the property.
- Provide an alternative determination of loss of value of the Tigard Sand and Gravel property based on property value data before and after Metro's regulatory action.
- Provide and compare estimates of the value of the subject property as of 2006 with Metro's RSIA designation versus our default assumption of "rural mining".

### **Tigard Sand and Gravel Property Description**

The subject property consists of a tract totaling over 200 acres of which 8 tax lots totaling 152.9 acres are subject to the Measure 37 claim. The properties are located at 21455 SW 120<sup>th</sup> Avenue south of Tualatin – Sherwood Highway. Washington County Assessor data show the 152.9 -acre tax lots as having a FMV of \$1,453,660, roughly \$9,500 per acre consistent with Washington County's assessment convention of \$10,000 per acre for this type of property. Within the subject

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<sup>4</sup> Personal communication with the Washington County Assessor's Office –Industrial Appraisal Section on March 27, 2007.

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property, different tax lots have been designated as industrial or industrial vacant with a general zone class of rural.

The present terrain of the property poses substantive challenges to development. This property and much of the surrounding property has been used for a number of years as a gravel mine. The property exhibits many dramatic changes of terrain, piles of mining spoils, disrupted drainage, industrial dumping and storage sites, etc. Substantial reclamation costs will be required to use the property for any urban use regardless of designation.

It is not in our professional capacity to assert with authority any definitive estimate of what the site limitations are, but rather to reflect what any prudent property investor must consider when pricing raw land.

**Land Value Estimates – 152.9 Acre Property as ‘RSIA’ and as ‘Rural Mining’**

As noted above, the Tigard Sand and Gravel property has a RSIA designation with a default use as a gravel mine. Since most of the Tualatin – Sherwood industrial corridor has or is in the process of development, uses and land values for fully serviced and un-serviced land are well established. For this reason we have selected all of the industrial designated parcels for both 2002 prior to any Metro action and for 2006 after all relevant Metro actions have occurred.

Rural mining uses that we take to represent the default absent the regulations being contested are more problematic from a valuation standpoint. In this instance, we chose to use the Washington County Assessor’s value for the default use.

**Current Value Estimate of Sherwood General Commercial Land in the 99W Corridor Area**

**Table 1: Summary Property Value Data – Tualatin - Sherwood Highway Industrial Corridor – Assessor’s FMV 2006.**

Developed properties land value	
Number of properties:	94
Average land value per acre:	\$225,800
Undeveloped properties land value	
Number of properties:	34
Average land value per acre:	\$163,700

We note that the properties with higher values are developed with complete site services and access. Lower valued properties are vacant without site services and sometimes occupied by transient, nonconforming uses. It is fair to point out that most properties in the sample did not face the substantial reclamation costs associated with the Tigard Sand and Gravel property. We do note that 29.25 acres on two tax lots adjacent to the north side of the Tigard Sand and Gravel



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Property sold in June 2006 for \$68,500 per acre. These properties also face some level of reclamation costs (though not necessarily the same amount) and can be considered more comparable to the claimant's property. For this reason we assume there is an implicit market reclamation discount of roughly \$100,000 per acre and the current market value of the land for whatever purposes is roughly \$60,000 – \$70,000 per acre.

**Current Value Estimate of 'Rural Mining'**

As noted earlier, we presume the assessor's value of \$1,454,000 (\$9,500 per acre) to be the best estimate.

**Alternative Valuation of Tigard Sand and Gravel Property Using the Time Trend Method Suggested by Plantinga and Jaeger.**

OSU economists Andrew Plantinga and William Jaeger have challenged the "comparable sales" approach of traditional appraisal methods. They have pointed out that it really measures the value obtained by an exception to the current rule, rather than a measure of economic loss suffered as a result of government land use regulation. Since the subject Metro regulatory changes began in 2002, we have tabulated land values in 2002 for industrially- zoned properties in the Tualatin-Sherwood industrial corridor and again in 2006 to determine whether the Tigard Sand and Gravel property actually experienced a loss of value during the 4 years subject to various Metro regulations.

Table 2 below depicts the results for the year 2002 and for the year 2006 for over 100 properties zoned industrial in both 2002 and 2006 within the Sherwood 99W corridor.

**Table 2: Tualatin – Sherwood Industrial Corridor Land Values 2002 and 2006 – Average per Acre**

Year	Developed Land	Undeveloped Land
2002	\$152,000	\$102,700
2006	\$225,800	\$163,700

The assessor's market land value increases within the study area from 10 – 12% per year between 2002 and 2006. There is no evidence that Metro's regulations have resulted in any loss of property value. The data support exactly the opposite effect.

**Table 3: Comparison of Estimated Market Value of Land for Tualatin – Sherwood Industrial Corridor and Rural Mining Land Uses**

**RSIA**

Value per Undeveloped Acre:	\$164,000
Less Reclamation Discount:	\$100,000

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Net Value per Acre:	\$64,000
Total Value 152.9 acres:	\$9,785,600





**Rural Mining**

Net Value per acre:	\$ 9,500
Assessor's Current Market Value:	\$1,454,000

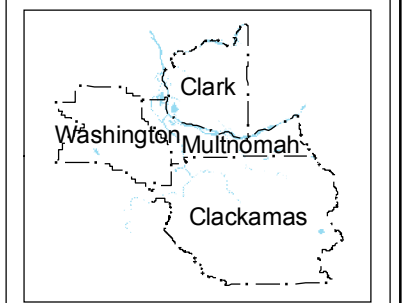
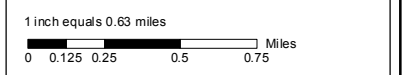
We estimate the current land value of the Tigard Sand and Gravel property with no site improvements but reclamation provided to be \$9.8 million. The same property used as rural mining would yield \$1,454,000. In other words, the default valuation without the contested regulations falls well below the average valuation with the regulations in place. Given these results, we would conclude that the contested Metro regulations have not reduced the value of the property. Quite the contrary, it has most likely increased the value.

Moreover, in terms of establishing economic loss, the land values per acre established using the time trend Plantinga-Jaeger method shows land values increasing 10 – 12% per year since 2002. Clearly, under no circumstances has any regulatory change to the Tigard Sand and Gravel property reduced its value. Again, the contrary is the case. Growth, infrastructure investment and regulation necessary for orderly growth have produced increases in property values well in excess of any alternative investment for the Tigard Sand and Gravel property.

### Sample Area of Industrial and Rural Taxlots for Tigard Sand and Gravel Measure 37 Claim

-  County Line
-  Inside Metro UGB
-  Industrial
-  Rural

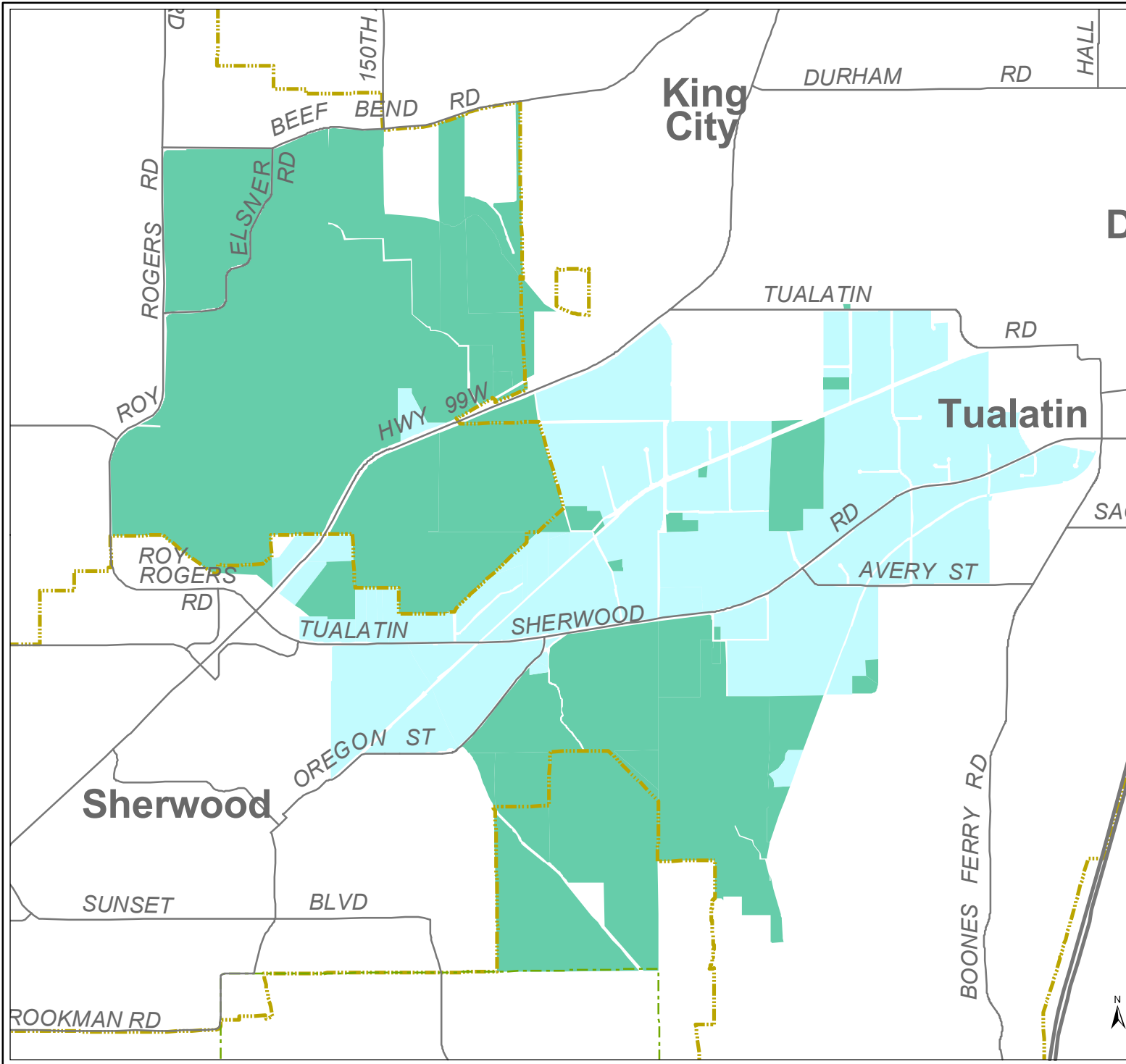
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Location Map



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 600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736  
 TEL (503) 797-1742 | FAX (503) 797-1909  
 dr@metro.dst.or.us | www.metro-region.org





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DEC 04 2006

2:00 PM

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 rdvanbrocklin@stoel.com

December 4, 2006

**VIA HAND DELIVERY**

Mr. Michael Jordan  
 Chief Operating Officer  
 Metro  
 600 N. E. Grand Ave  
 Portland, OR 97232

**Re: Tigard Sand & Gravel, LLC- Measure 37 Claim**

Dear Mr. Jordan:

Enclosed you will find a Measure 37 claim filed on behalf of Tigard Sand & Gravel, LLC ("Tigard Sand"). The claim is filed pursuant to the provisions of ORS 197.352. As a courtesy to Metro, Tigard Sand has stated its claim on the forms provided by Metro. Filing the claim on the forms provided by Metro shall not be construed in any way to admit the forms are required. Tigard Sand's claims are effective on the date of filing pursuant to ORS 197.352.

Tigard Sand looks forward to the resolution of the filed claim as required by ORS 197.352.

Very truly yours,

Robert D. Van Brocklin

RVB:nh/clc  
 Enclosure

Oregon  
 Washington  
 California  
 Utah  
 Idaho

## Metro Measure 37 Claim

### 1. Claimant's Contact Information

Name of Claimant: TIGARD SAND & GRAVEL, LLC ATTN: ROGER METCALF		Day Time Phone #: 503-692-1800	
Address: PO Box 4810			
City: TUALATIN		State: Oregon	Zip: 97062
To file a claim for a particular property, you must own an interest in that property. Please describe what your ownership interest in the property is (e.g., fee title, contract purchaser, lessee, life estate holder, etc.). FEE TITLE			

### 2. The Property the Claim is For

Street Address or nearest intersection: City ( <i>only if within a city</i> ): SEE ATTACHMENT A		
County: WASHINGTON COUNTY	State: OR	Zip:
Tax Lot #(s): SEE ATTACHMENT A	County Tax Assessor's Map Reference #(s): SEE ATTACHMENT A	
Township: SEE ATTACHMENT A		
Range: SEE ATTACHMENT A	Section: SEE ATTACHMENT A	
On what date did the claimant(s) acquire an interest in each tax lot this claim is for? SEE ATTACHMENT A		
Current Zoning (of each tax lot): SEE ATTACHMENT A	Property Size (acreage of each tax lot): SEE ATTACHMENT A	
What was the zoning of each tax lot when the claimant(s) acquired the property? SEE ATTACHMENT A	If the claimant(s) acquired the property from a "family member" (as defined in ORS 197.352), what was the zoning of each tax lot when the family member of the claimant acquired the tax lot? N/A	

**3. Evidence of Ownership**

<p>The following is attached as proof that the claimant owns an interest in each lot or parcel:</p>	<p>List any attached documents: SEE ATTACHMENT B</p>
<p>Is the property in a Trust?</p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>
<p>Is the Property owned by a Corporation, by a Partnership, by a Limited Liability Company, or by a Limited Liability Partnership?</p> <p>If yes, please provide the name of the business entity that owns the property and the date on which the business entity acquired the property.</p>	<p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>Name of business entity: Tigard Sand and Gravel, LLC See Attachment A</p>

**4. Intended Use of the Property**

SEE ATTACHMENT C

**5. Land Use Regulation that Restrict Use of the Property**

SEE ATTACHMENT D

**6. Effect on Fair Market Value of the Property**

SEE ATTACHMENT E

**7. Other Claims Filed**

CLAIMANT IS FILING A MEASURE 37 CLAIMS WITH WASHINGTON COUNTY AND THE STATE OF OREGON FOR THE PROPERTY.

---

I ATTEST THAT THE INFORMATION CONTAINED IN THIS CLAIM IS TRUE AND CORRECT AND HEREBY CONSENT TO THE FILING OF THIS CLAIM.

Claimant's Signature:

TIGARD SAND AND GRAVEL, LLC

By: Roger Metcalf

Title Vice Pres.

Date 12/04/06

---

**ATTACHMENT A  
PROPERTY INFORMATION**

Tigard Sand and Gravel, LLC ("Claimant") submits a Measure 37 Claim under ORS 197.352 to Metro for the following property ("Property"). County Tax Assessor Maps are also attached.

Property Number	Township	Range	Section	Tax Lot	Current Zoning	Zoning at Acquisition	Date Acquired	Acres
R546868	2S	1W	27C	900 ✓	FD20	S-R	12/30/65	40.0
R1492236	2S	1W	34B	100 ✓	FD20	R-20	09/07/65	3.08
R558596	2S	1W	34B	100 ✓	FD20	R-20	09/07/65	58.68
R546797	2S	1W	27C	300 ✓	FD20	S-R	08/24/66	2.27
R546804	2S	1W	27C	400 ✓	FD20	S-R	08/24/66	12.33
R558603	2S	1W	34B	200 ✓	FD20	R-20	10/12/66	12.59
R558667	2S	1W	34B	800 ✓	FD20	R-20	10/12/66	15.53
R558729	2S	1W	34C	500 ✓	FD20	R-20	10/12/66	8.38

Total approximate acreage: 152.86 acres

*152.85 ac*



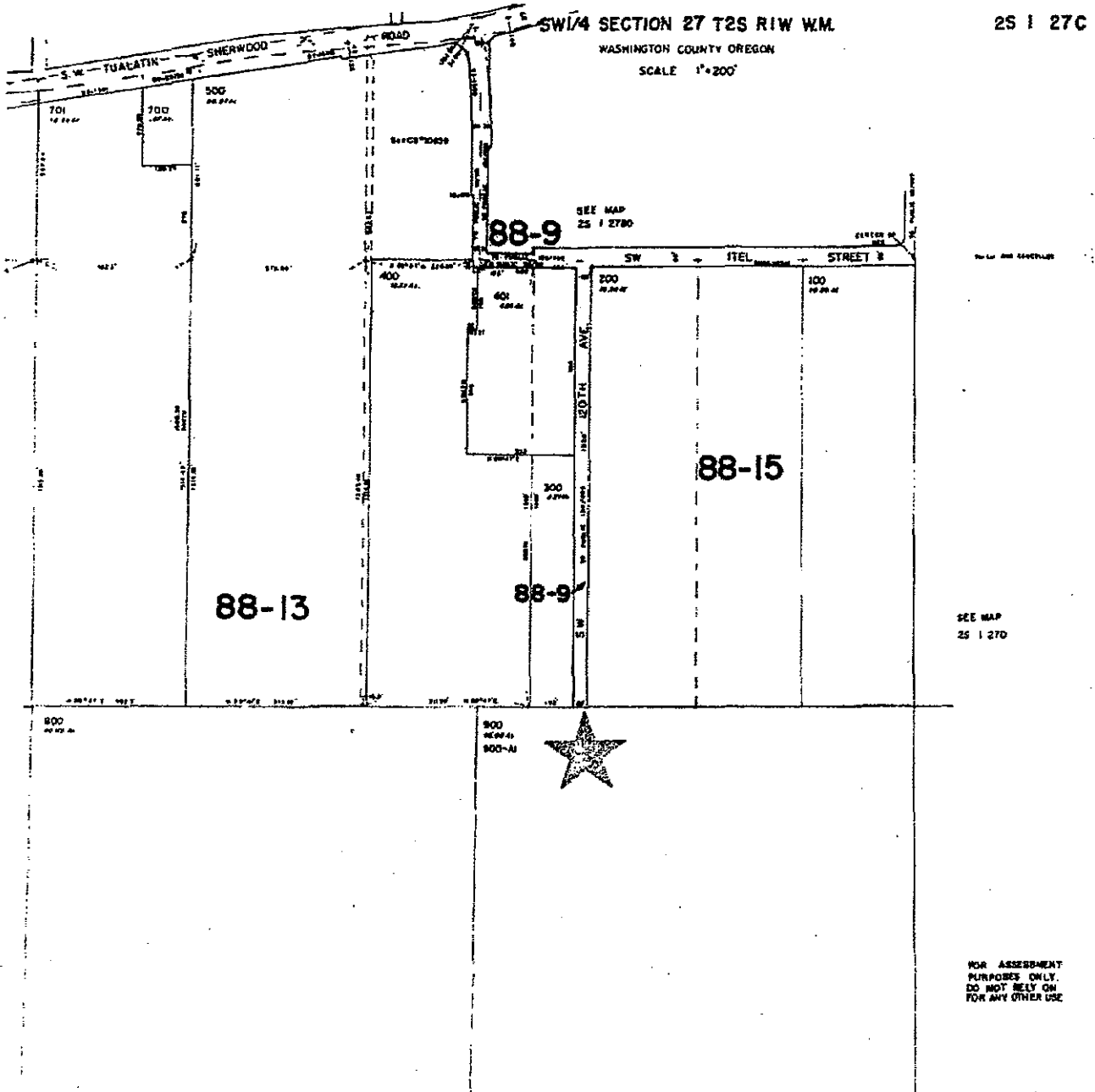


# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

*This map is provided as a convenience in locating property  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey*

## Reference Parcel Number 2S127C0 00900



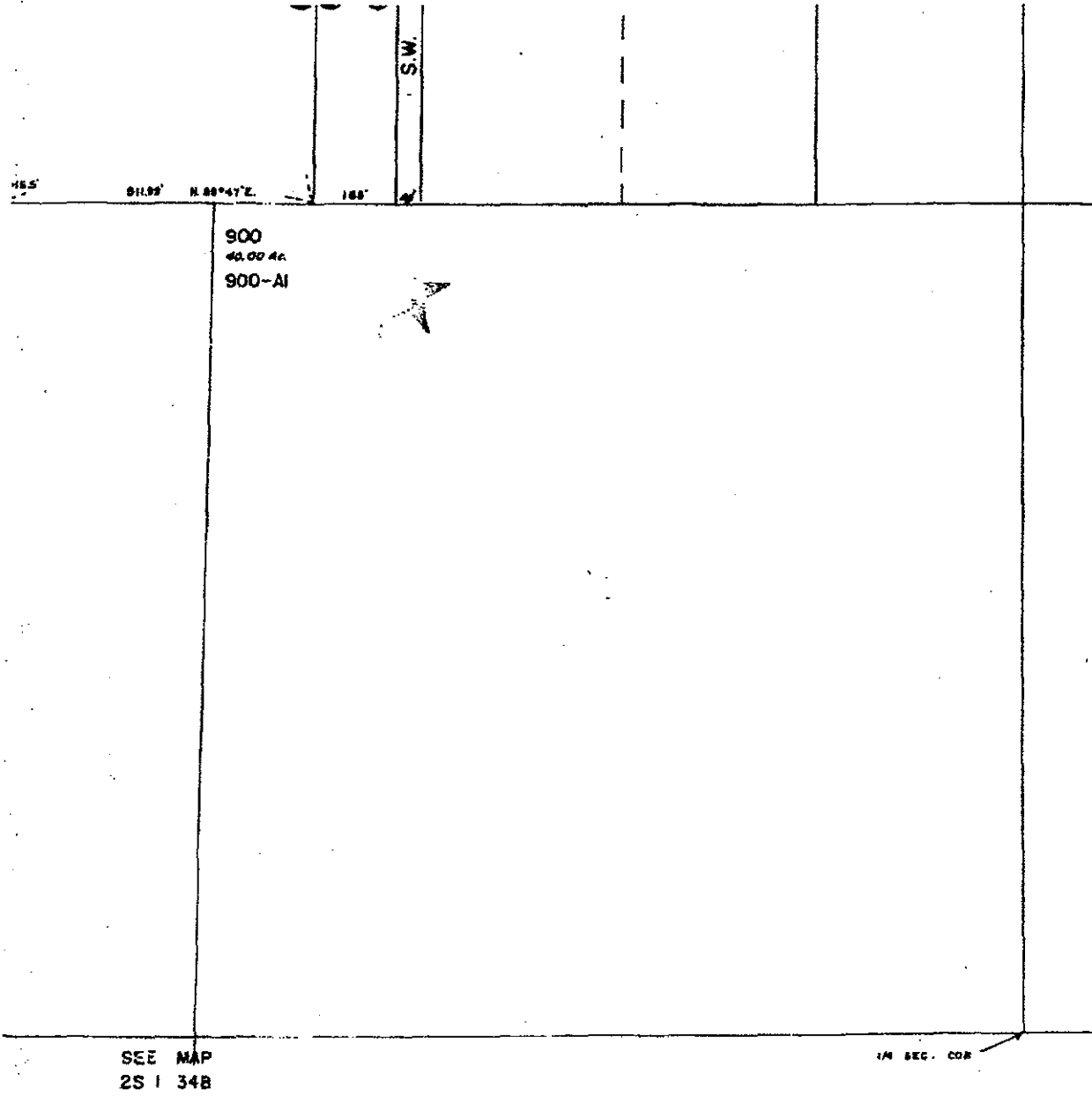


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## Reference Parcel Number 2S127C0 00900



SEE  
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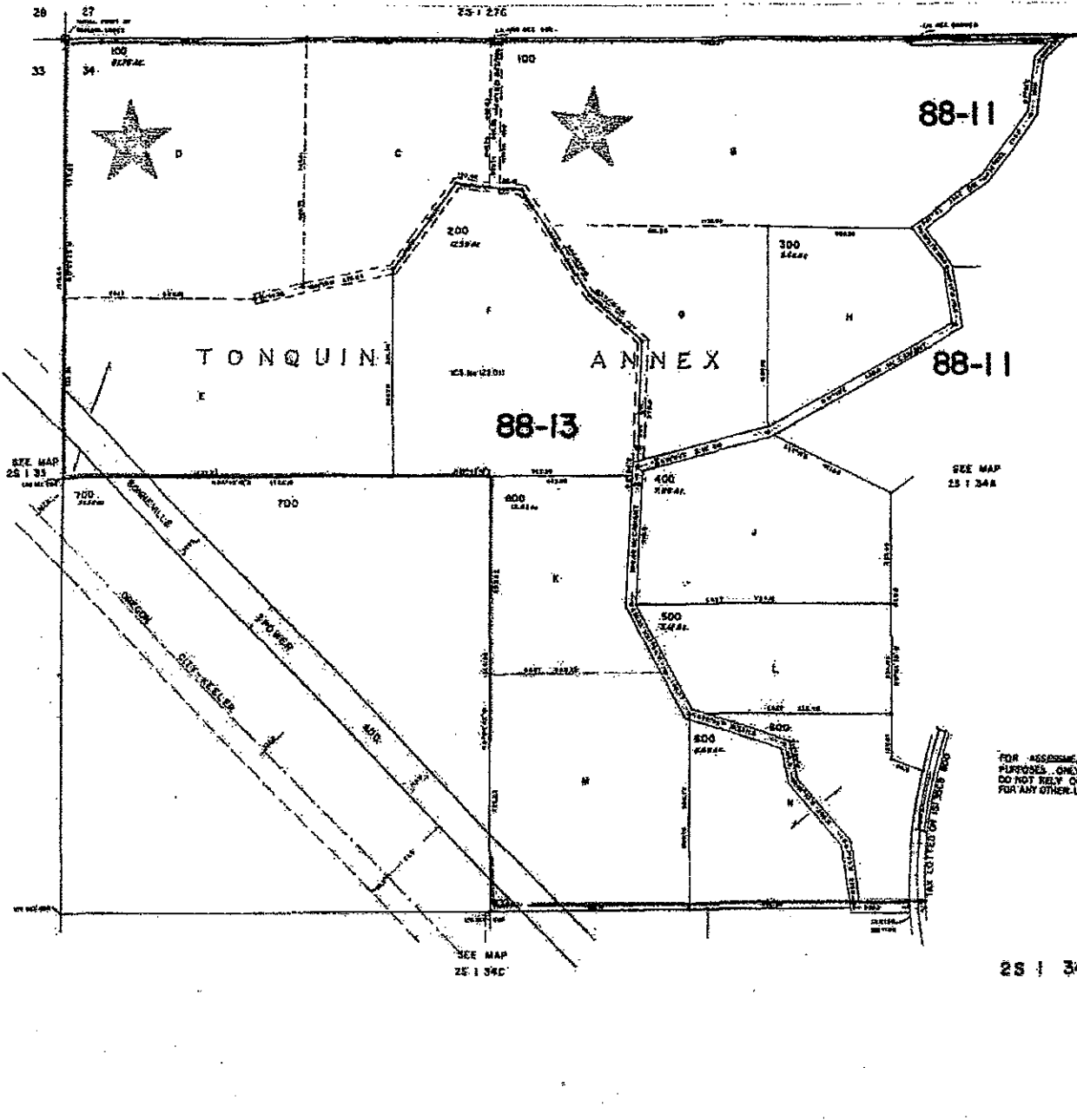


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## Reference Parcel Number 2S134B0 00100





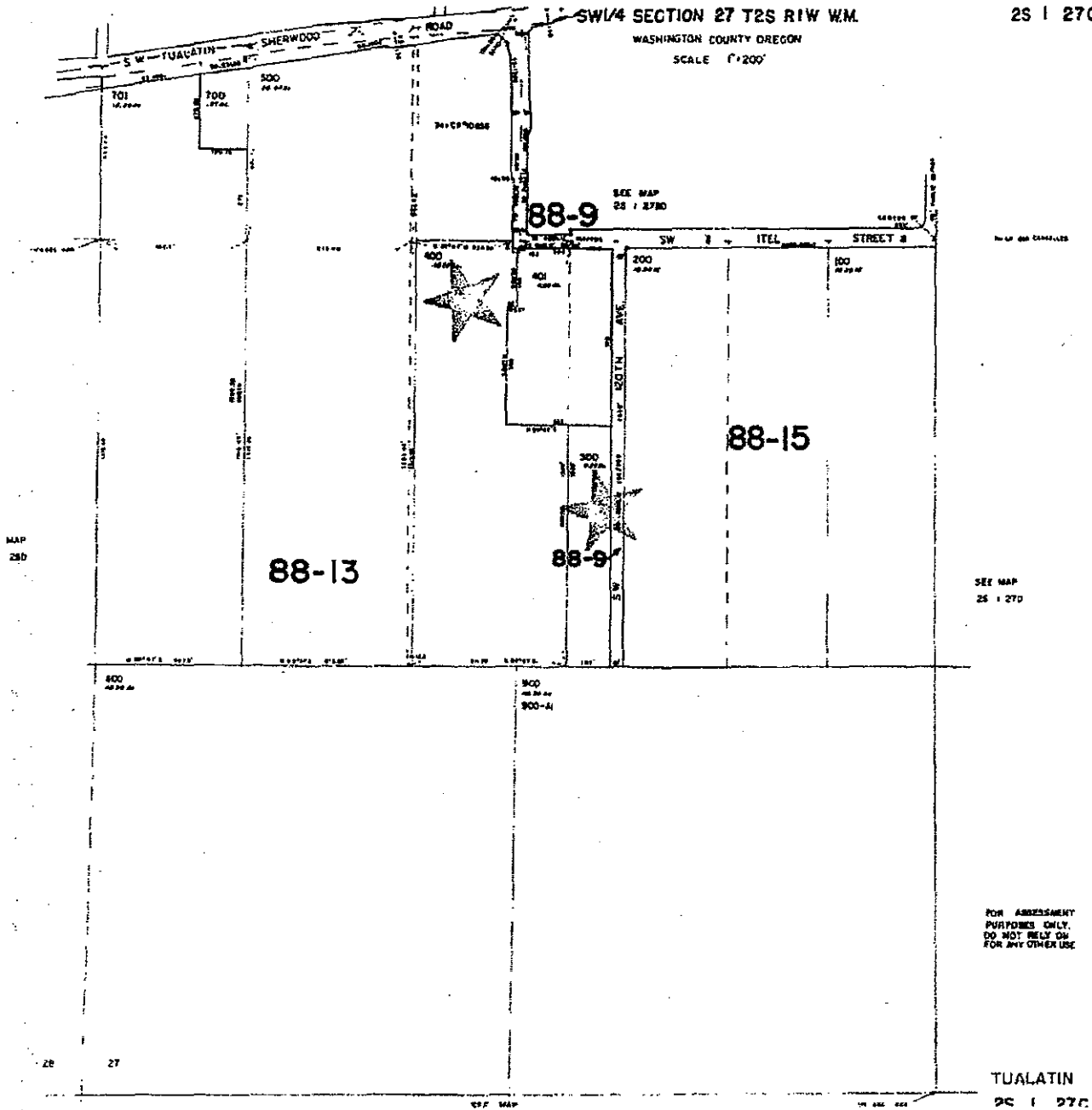
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## Reference Parcel Number 2S127C0 00300

2S | 27C



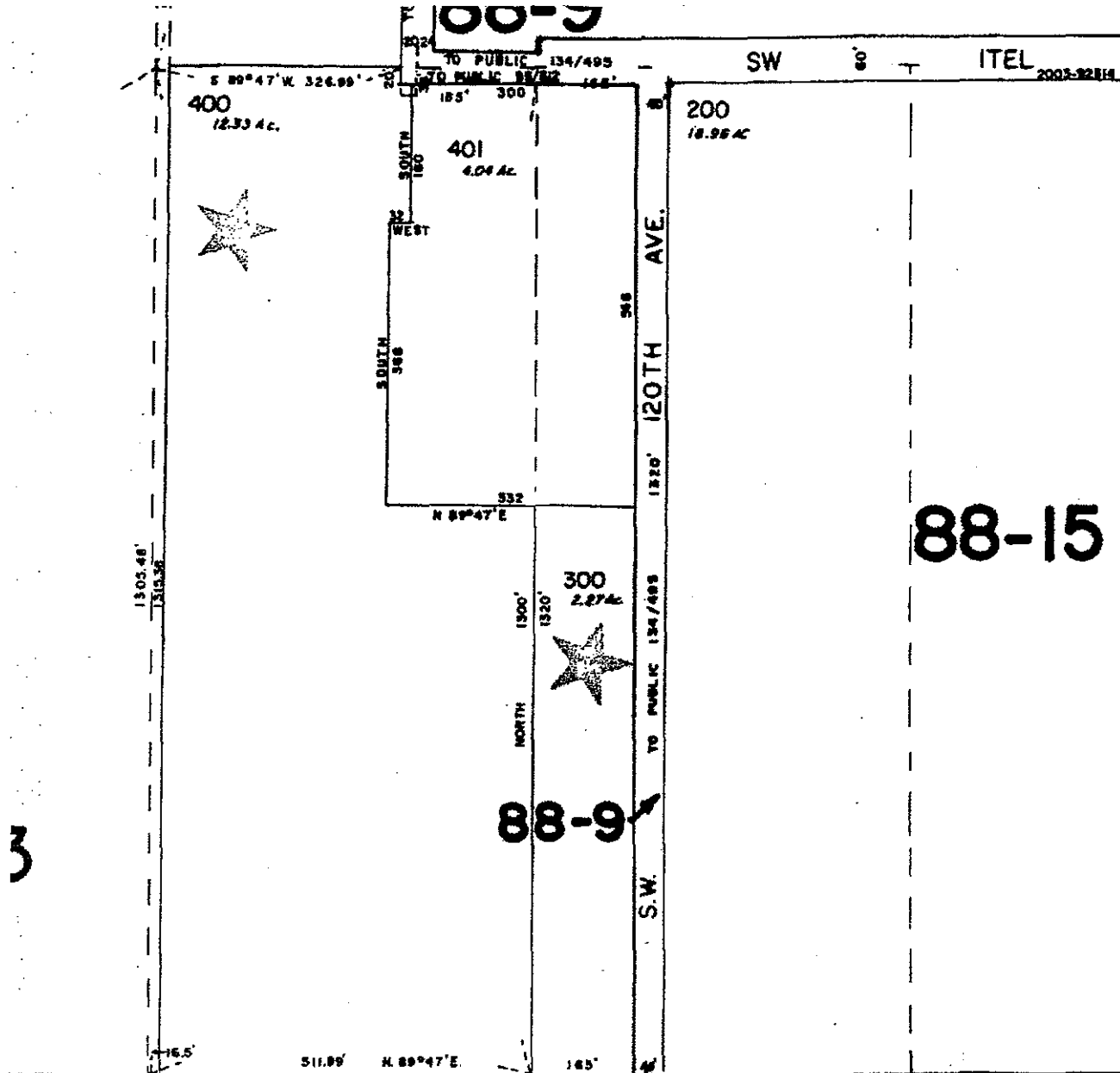


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Reference Parcel Number 2S127C0 00300



## 88-15

## 88-9

# 3

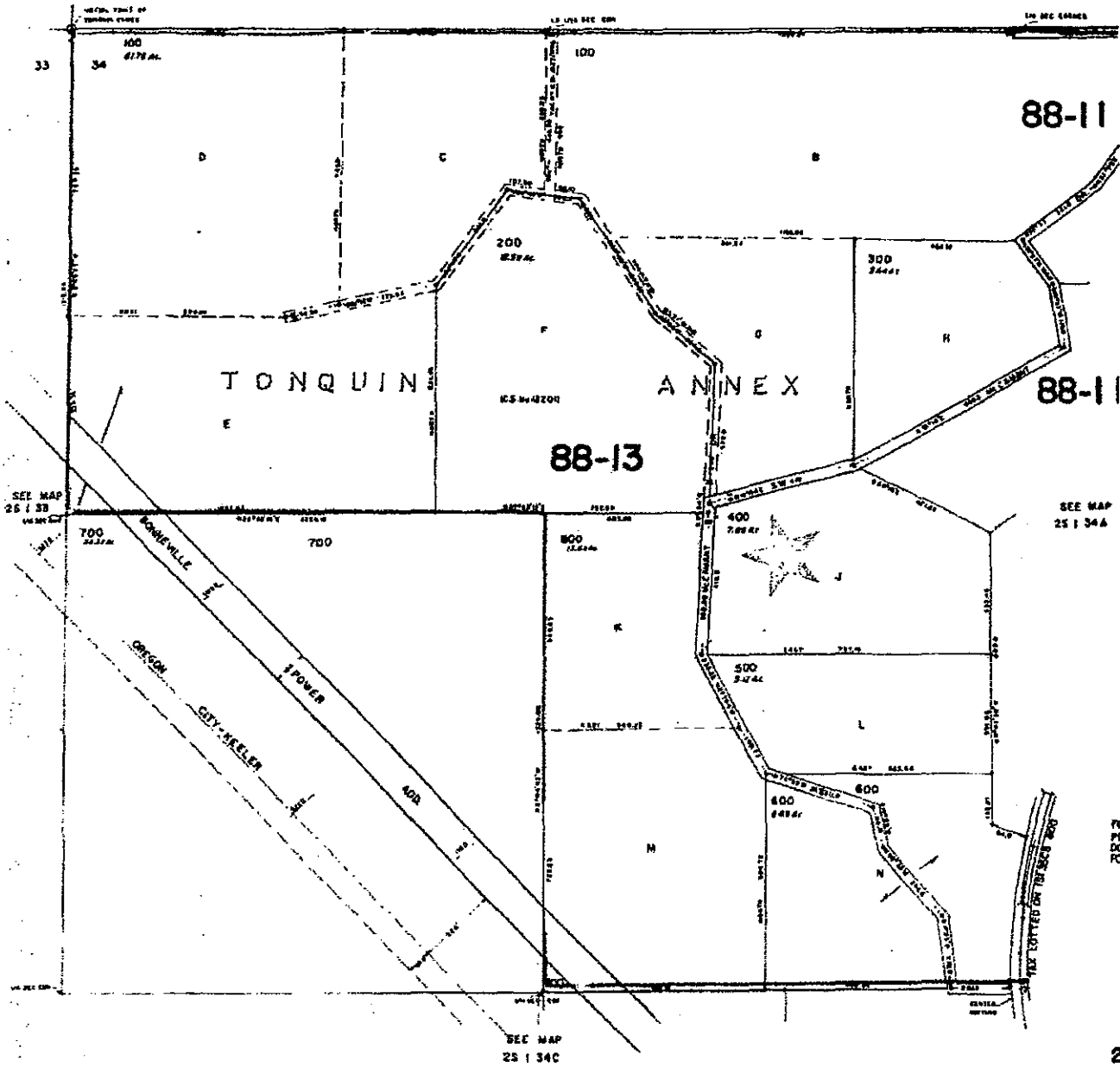


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## Reference Parcel Number 2S134B0 00400



71327

2

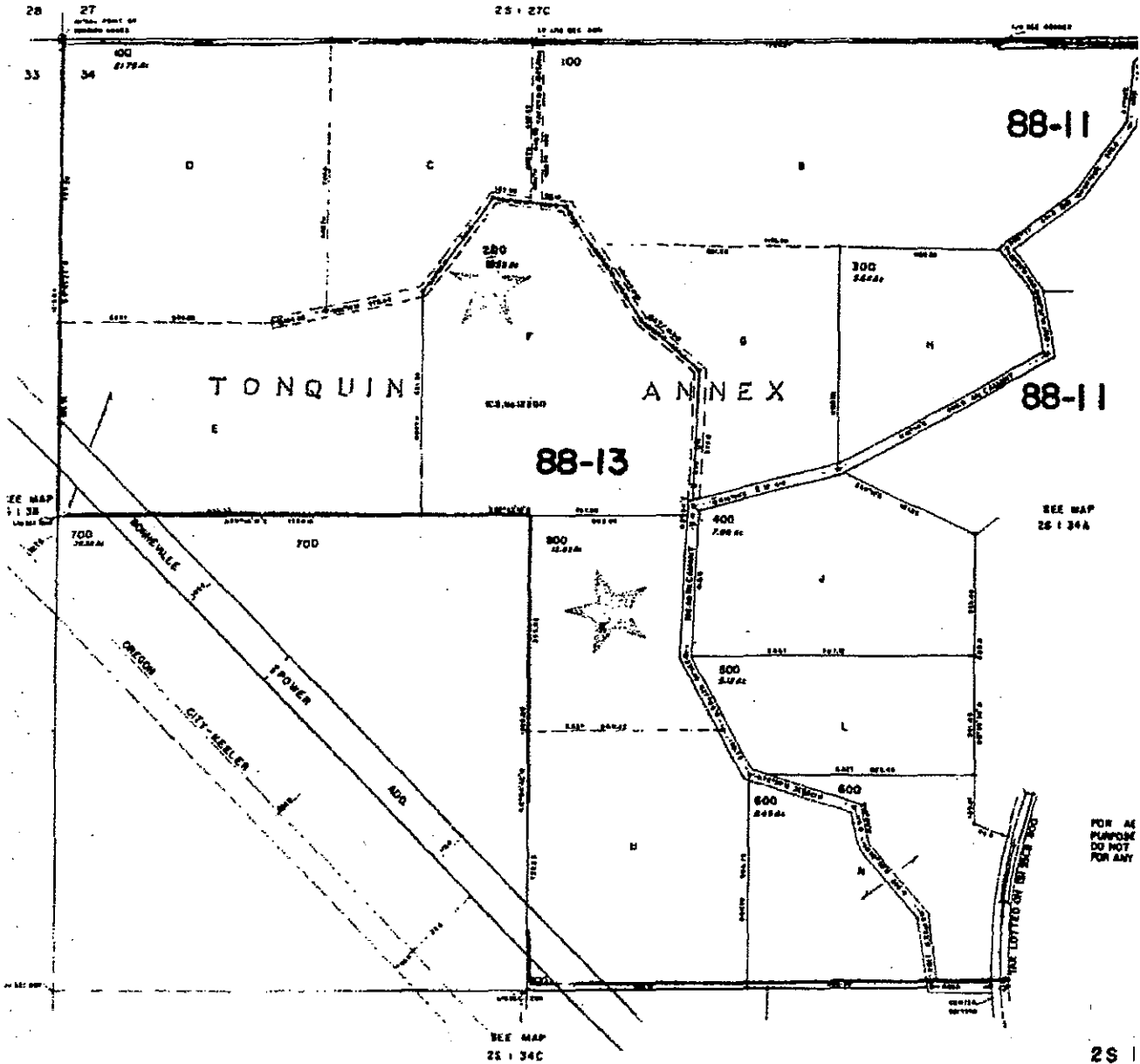


# First American Title Insurance Company of Oregon

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## Reference Parcel Number 2S134B0 00200



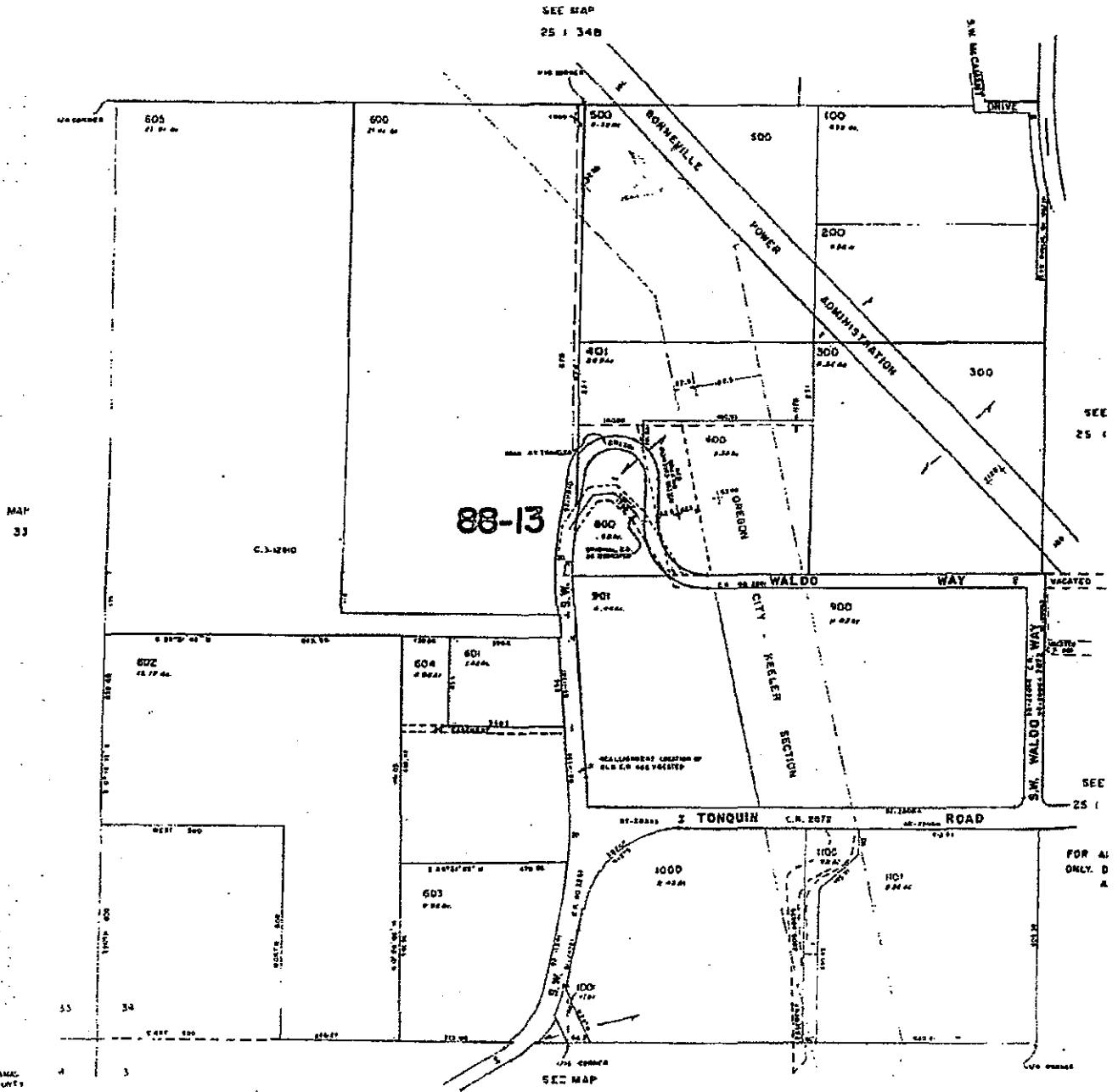


# First American Title Insurance Company of Oregon

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*This map is provided as a convenience in locating property  
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## Reference Parcel Number 2S134C0 00401







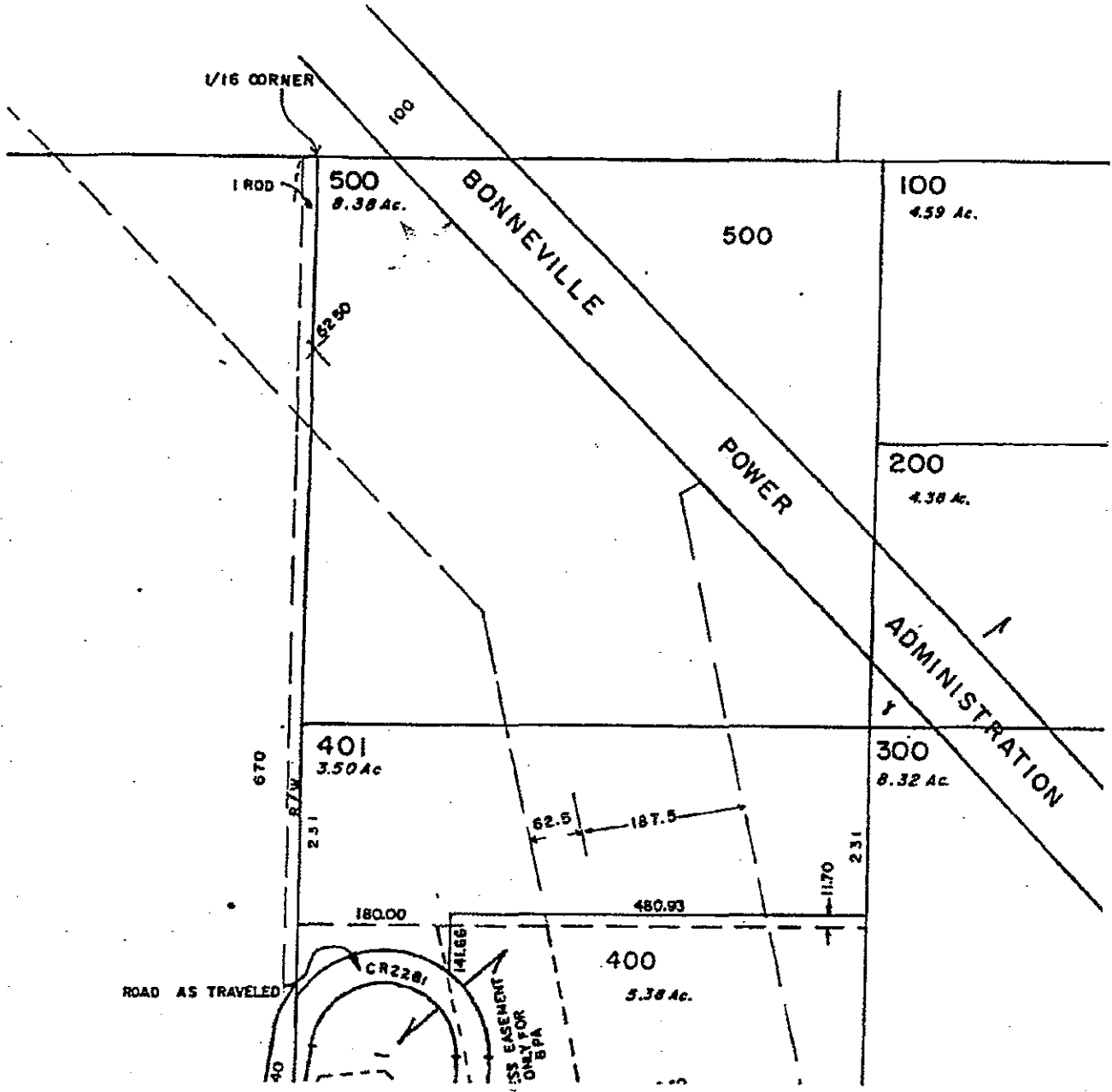
# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

*This map is provided as a convenience in locating property.  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey.*

## Reference Parcel Number 2S134C0 00401

2S 1 34B





**ATTACHMENT B  
EVIDENCE OF OWNERSHIP**

Title Reports for the Property are attached as proof of Claimant's current ownership. Claimant initially acquired the Property in 1965 and 1966 and proof of the dates of acquisition is also attached.



**First American Title Insurance Company of Oregon**

Washington (OR)

<p>Prepared For:</p>	<p>Prepared By: <b>Sherri Michl</b>                  Customer Service Department                  1700 SW Fourth Avenue - Portland, Oregon 97201-5512                  Phone: (503) 222-3651 Fax: (503) 790-7872</p>
----------------------	--

**OWNERSHIP INFORMATION**

<p>Owner : Tigard Sand &amp; Gravel Co Inc                  CoOwner :                  Site Address : *no Site Address*                  Mail Address : 1220 SE 190th Ave Portland Or 97233                  Telephone : Owner:                      Tenant:</p>	<p>Ref Parcel Number : 2S127C0 00300 ✓                  T: 02S    R: 01W    S: 27    Q: 252                  Parcel Number : R0546797                  Map Number :                  County : Washington (OR)</p>
--	---

**SALES AND LOAN INFORMATION**

<p>Transferred :                  Document # : 9540540                  Sale Price :                  Deed Type :                  % Owned :</p>	<p>Loan Amount :                  Lender :                  Loan Type :                  Interest Rate :                  Vesting Type :</p>
--	--

**PROPERTY DESCRIPTION**

<p>Map Page &amp; Grid :                  Census : Tract:                      Block:                  Subdivision/Plat :                  Neighborhood Cd : YRIN                  Land Use : 3002 Vacant, Industrial                  Legal : ACRES 2.27</p>	<p style="text-align: center;"><b>ASSESSMENT AND TAX INFORMATION</b></p> <p>MktLand : \$17,030                  MktStructure :                  MktOther :                  MktTotal : \$17,030                  M50 Assd Total : \$17,030                  % Improved :                  05-06 Taxes : \$213.87                  Exempt Amount :                  Exempt Type :                  Levy Code : 08813                  Millage Rate : 12.8077</p>
---	---

**PROPERTY CHARACTERISTICS**

<p>Bedrooms :                  Bathrooms :                  Heat Method :                  Pool :                  Appliances :                  Dishwasher :                  Hood Fan :                  Deck :                  Garage Type :                  Garage SF :</p>	<p>Lot Acres : 2.27                  Lot SqFt : 98,881                  Bsm Fin SqFt :                  Bsm Unfin SqFt :                  Bsm Low SqFt :                  Bldg SqFt :                  1st Flr SqFt :                  Upper Flr SqFt :                  Porch SqFt :                  Attic SqFt :                  Deck SqFt :</p>	<p>Year Built :                  EffYearBH :                  Floor Cover :                  Foundation :                  Roof Shape :                  Roof Matl :                  Interior Matl :                  Paving Matl :                  Const Type :                  Ext Finish :</p>
---	--	--

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:

Prepared By: Sherri Michl  
Customer Service Department  
1700 SW Fourth Avenue - Portland, Oregon 97201-5512  
Phone: (503) 222-3651 Fax: (503) 790-7872

## OWNERSHIP INFORMATION

<b>Owner</b> :	Tigard Sand & Gravel Co Inc	<b>Ref Parcel Number</b> :	2S127C0 00400 ✓
<b>Co Owner</b> :		<b>T: 02S R: 01W S: 27 Q: 252</b>	
<b>Site Address</b> :	21455 SW 120th	<b>Parcel Number</b> :	R0546804
<b>Mail Address</b> :	1220 SE 190th Ave Portland Or 97233	<b>Map Number</b> :	
<b>Telephone</b> :	<b>Owner:</b> <b>Tenant:</b>	<b>County</b> :	Washington (OR)

## SALES AND LOAN INFORMATION

<b>Transferred</b> :		<b>Loan Amount</b> :	
<b>Document #</b> :	9540540	<b>Lender</b> :	
<b>Sale Price</b> :		<b>Loan Type</b> :	
<b>Deed Type</b> :		<b>Interest Rate</b> :	
<b>% Owned</b> :		<b>Vesting Type</b> :	

## PROPERTY DESCRIPTION

<b>Map Page &amp; Grid</b> :		
<b>Census</b> :	<b>Tract:</b>	<b>Block:</b>
<b>Subdivision/Plat</b> :		
<b>Neighborhood Cd</b> :	YRJN	
<b>Land Use</b> :	3012 Ind, Improved	
<b>Legal</b> :	ACRES 12.33	

## ASSESSMENT AND TAX INFORMATION

<b>Mkt Land</b> :	\$92,480
<b>Mkt Structure</b> :	\$20,370
<b>Mkt Other</b> :	
<b>Mkt Total</b> :	\$112,850
<b>M50 Assd Total</b> :	\$112,850
<b>% Improved</b> :	18
<b>05-06 Taxes</b> :	\$1,417.27
<b>Exempt Amount</b> :	
<b>Exempt Type</b> :	
<b>Levy Code</b> :	08813
<b>Millage Rate</b> :	12.8077

## PROPERTY CHARACTERISTICS

<b>Bedrooms</b> :		<b>Lot Acres</b> :	12.33	<b>Year Built</b> :	
<b>Bathrooms</b> :		<b>Lot SqFt</b> :	537,094	<b>EffYearBlt</b> :	
<b>Heat Method</b> :		<b>Bsm Fin SqFt</b> :		<b>Floor Cover</b> :	
<b>Pool</b> :		<b>Bsm Unfn SqFt</b> :		<b>Foundation</b> :	
<b>Appliances</b> :		<b>Bsm Low SqFt</b> :		<b>Roof Shape</b> :	
<b>Dishwasher</b> :		<b>Bldg SqFt</b> :		<b>Roof Matl</b> :	
<b>Hood Fan</b> :		<b>1st Flr SqFt</b> :		<b>Interior Mat</b> :	
<b>Deck</b> :		<b>Upper Flr SqFt</b> :		<b>Paving Matl</b> :	
<b>Garage Type</b> :		<b>Porch SqFt</b> :		<b>Const Type</b> :	
<b>Garage SF</b> :		<b>Attic SqFt</b> :		<b>Ext Finish</b> :	
		<b>Deck SqFt</b> :			

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8343

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that OREGON ASPHALTIC PAVING CO., a corporation duly existing under the laws of the State of Oregon, Grantor, for valuable consideration, does hereby grant, bargain, sell and convey unto TIGARD SAND & GRAVEL CO., INC., an Oregon corporation, Grantee, and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington, State of Oregon, described as follows, to-wit:

Beginning 10.0 rods East of the Northwest corner of the Northeast quarter of the Southwest quarter of Section 27, Township 2 South of Range 1 West of the Willamette Meridian, Washington County, Oregon, and running thence 10.0 rods; thence South 80.0 rods; thence West 10.0 rods and thence 80.0 rods to the place of beginning, EXCEPTING therefrom the North 20 feet and the East 40.0 feet thereof heretofore conveyed to the public for road purposes; ALSO: Beginning at a point 975.46 feet East of the quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon; running thence South 1315.38 feet; thence North 89°47' East 511.99 feet to a point; thence North 78 rods 13 feet to the South boundary of 20 foot-deeded road; thence West along the Southerly boundary of said deeded road a distance of 10 rods 20 feet to an angle point; thence North 20 feet along the Westerly boundary of said deeded road a distance of 20 feet to a point; thence South 89°47' West 325.99 feet to the place of beginning, EXCEPTING the West 1 rod thereof which was conveyed to Joe Itel, et ux, by deed in Book 178, Page 225, deed records of Washington County, Oregon

EXCEPTING THEREFROM that certain property conveyed by Grantor to Harold B. Stark and Sylvia Stark, husband and wife, and Richard A. Stark and Jan Stark, husband and wife, by Deed dated January 4, 1972, as described on Exhibits "A" and "B" attached hereto,

but including in this conveyance Grantor's right and title to Easement No. 1 and Easement No. 2 described in Exhibit "A" and "B" attached hereto.

To Have and to Hold the same unto the Grantee and Grantee's successors and assigns forever.

The actual consideration consists of other value given which is the whole consideration.

IN WITNESS WHEREOF, Grantor has caused this deed to be

BOOK 954 PAGE 540

8343

executed this 19th day of November, 1973.

OREGON ASPHALTIC PAVING CO.

By Orin W. Adams Pres  
By Jack C. Haerlin Sec.

STATE OF OREGON }  
County of Multnomah }

ss. November 19, 1973

Personally appeared Orin Adams and Jack C. Haerlin the president and secretary of Oregon Asphaltic Paving Co., a corporation, and each of them acknowledged said instrument to be its voluntary act and deed.



Christine J. Worland  
Notary Public for Oregon  
My Commission Expires Nov. 14, 1975

RETURN AFTER RECORDING TO:

Kobin & Meyer  
Suite 800, 610 SW Alder  
Portland, Oregon 97205

8343

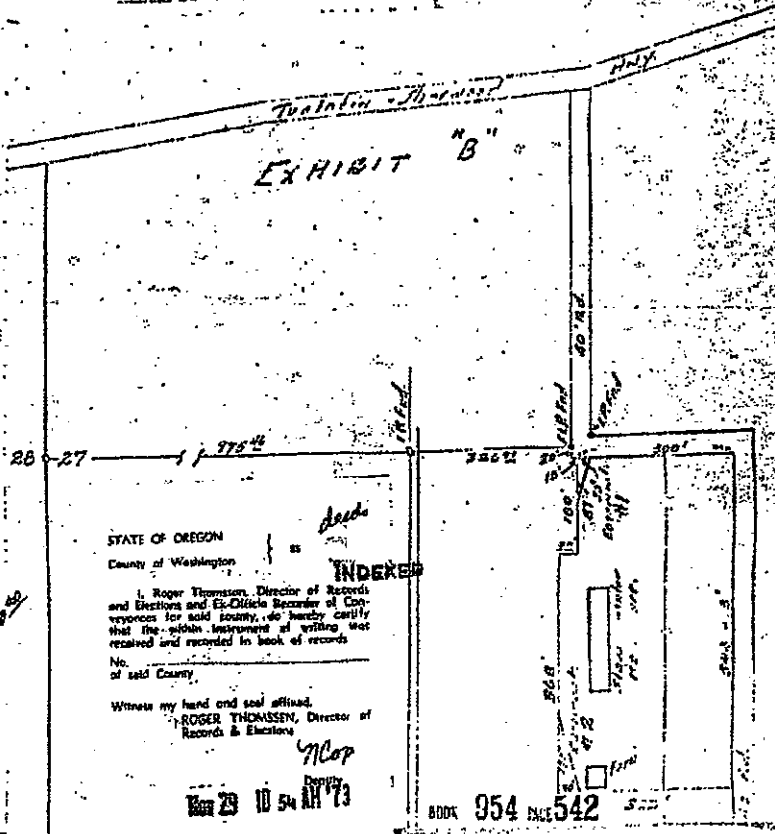
EXHIBIT "A"

Being portions of Tax Lots 25 and 26 in Section 27, T.2 S., R.1 W., W.M., and being more particularly described as follows:

Beginning at a point 975.46 feet East of the Quarter Section corner between Sections 27 and 28, T.2 S., R.1 W., W.M., in Washington County, Oregon; running thence N. 89°47' E., 326.99 feet to an iron pipe on the West line of a 40 foot deeded road; thence South along said West line 20 feet to the Southwest corner of said 40 foot deeded road; thence N. 89°47' E. along the South line of said road 10 feet to the true point of beginning of the parcel herein described; thence South 180 feet to a point; thence N 89°47' E. 32 feet to a point; thence South 358 feet to a point; thence N 89°47' E. 332 feet more or less to a point in the West line of a 40 foot deeded road; thence North along said West line of said deeded road 48 feet to the South line of a 40 foot deeded road; thence S 89°47' W. along said South line of said deeded road 300 feet, more or less, to the point of beginning, and reserving therefrom to the grantor two permanent easements for roadway purposes as shown on Exhibit "B" below and more particularly described as follows:

Easement No. 1: Beginning at the point of beginning above described; thence S. 87°42' W. thence North easterly to a point 30 feet east of the point of beginning along the south line of the road; thence 30 feet West along the south line of the road to the point of beginning; and

Easement No. 2: Beginning at the Southwest corner of the herein described property; thence north 130 feet; thence southeasterly to a point along the south boundary of the above described property which is 40 feet east of said southwest corner; thence west 40 feet to said southwest corner.



FORM NO. 422 - WARRANTY DEED 3917

KNOW ALL MEN BY THESE PRESENTS, That Walter E. Stockman and Audrey A. Stockman, husband and wife, hereinafter called the grantor, in consideration of Ten (\$10) and other valuable consideration to grantor paid by OREGON ASPHALTIC PAVING CO., a corporation, hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: Beginning 10.0 rods East of the Northwest corner of the Northeast quarter of the Southwest quarter of Section 27, Township 2 South of Range 1 West of the Willamette Meridian, Washington County, Oregon, and running thence 10.0 rods; thence South 80.0 rods; thence West 10.0 rods and thence 80.0 rods to the place of beginning, EXCEPTING therefrom the North 20 feet and the East 40.0 feet thereof heretofore conveyed to the public for road purposes, ALSO: Beginning at a point 975.46 feet East of the quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon; running thence South 1315.38 feet; thence North 89°47' East 511.99 feet to a point; thence North 78 rods 13 feet to the South boundary of 20 foot deeded road; thence West along the Southerly boundary of said deeded road a distance of 10 rods 28 feet to an angle point; thence North 20 feet along the Westerly boundary of said deeded road a distance of 20 feet to a point; thence South 89°47' West 326.99 feet to the place of beginning, EXCEPTING the West 1 rod thereof which was conveyed to Job Iteal, et ux, by Deed in Book 178 (\*\*Cont., be on)

To Have and to hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever. The actual consideration paid for this transfer stated in terms of dollars is \$14,989.42.

In witnessing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand and seal this 24th day of AUGUST 1966

Walter E. Stockman (Seal) Audrey A. Stockman (Seal)

\*\*Page 225, dead records Washington County, Oregon

STATE OF OREGON, County of Multnomah, August 24th 1966 Personally appeared the above named Walter E. Stockman and Audrey A. Stockman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon My commission expires MAY 30 70

WARRANTY DEED

WALTER E. STOCKMAN, et ux TO OREGON ASPHALTIC PAVING CO.

Roblin & Meyer 3140 NE Oregon Street Portland, Oregon 97205 Suite 800, 610 S.W. Alder

1967 USE THIS SPACE RESERVED FOR RECORDING LABEL IN EVERY CASE.

INDEXED



AUG 19 9 13 AM '71

BOOK 813 PAGE 392





**First American Title Insurance Company of Oregon**

Washington (OR)

<p>Prepared For:</p>	<p>Prepared By: Sherri Michl                  Customer Service Department                  1700 SW Fourth Avenue - Portland, Oregon 97201-5512                  Phone: (503) 222-3651 Fax: (503) 790-7872</p>
----------------------	---

**OWNERSHIP INFORMATION**

<p>Owner : Tigard Sand &amp; Gravel Co Inc                  CoOwner :                  Site Address : 21455 SW 120th                  Mail Address : 1220 SE 190th Ave Portland Or 97233                  Telephone : Owner: Tenant:</p>	<p>Ref Parcel Number : 2S127C0 00900 ✓                  T: 02S R: 01W S: 27 Q: 252                  Parcel Number : R0546868                  Map Number :                  County : Washington (OR)</p>
--	--

**SALES AND LOAN INFORMATION**

<p>Transferred :                  Document # : 8860002                  Sale Price :                  Deed Type :                  % Owned :</p>	<p>Loan Amount :                  Lender :                  Loan Type :                  Interest Rate :                  Vesting Type :</p>
--	--

PROPERTY DESCRIPTION	ASSESSMENT AND TAX INFORMATION
<p>Map Page &amp; Grid :                  Census : Tract: Block:                  Subdivision/Plat :                  Neighborhood Cd : YRIN                  Land Use : 3012 Ind, Improved                  Legal : ACRES 40.00, SEE A1 ACCOUNT</p>	<p>MktLand : \$300,010                  MktStructure : \$286,780                  MktOther :                  MktTotal : \$586,790                  MSO Assd Total : \$586,790                  % Improved : 49                  05-06 Taxes : \$7,369.38                  Exempt Amount :                  Exempt Type :                  Levy Code : 08813                  Millage Rate : 12.8077</p>

**PROPERTY CHARACTERISTICS**

<p>Bedrooms :                  Bathrooms :                  Heat Method :                  Pool :                  Appliances :                  Dishwasher :                  Hood Fan :                  Deck :                  Garage Type :                  Garage SF :</p>	<p>Lot Acres : 40.00                  Lot SqFt : 1,742,400                  Bsm Fin SqFt :                  Bsm Unfin SqFt :                  Bsm Low SqFt :                  Bldg SqFt : 3,120                  1st Flr SqFt : 3,120                  Upper Flr SqFt :                  Porch SqFt :                  Attic SqFt :                  Deck SqFt :</p>	<p>Year Built :                  EffYearBlt :                  Floor Cover :                  Foundation :                  Roof Shape :                  Roof Matl :                  InteriorMatl :                  Paving Matl :                  Const Type :                  Ext Finish :</p>
---	--	--

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183-189  
185  
660

FORM NO. 432 - WARRANTY DEED

STATIONER-NEW LAW 101-10, PORTLAND, ORE.

3180

KNOW ALL MEN BY THESE PRESENTS, That we, WALTER R. HAWKHURST and ROBERTE A. HAWKHURST, husband and wife, hereinafter called the grantor,

in consideration of Ten and no/100 Dollars, and other valuable consideration to grantor paid by TIGARD SAND AND GRAVEL CO., INC., an Oregon corporation does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

The Southeast Quarter of the Southwest Quarter of Section 27, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon



To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPTING rights of the public in any portion within streets, roads and highways, conditions, restrictions and easements of public record and any encumbrances arising on and after November 29, 1956

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except as above stated.

In construing this deed and where the context so requires, the singular includes the plural, WITNESS grantor's hand and seal this 30th day of December, 1955.

Walter R. Hawkhurst (SEAL)  
Robert A. Hawkhurst (SEAL)  
..... (SEAL)  
..... (SEAL)

FOR CLERK CALIFORNIA  
STATE OF CALIFORNIA, County of Riverside ) ss. December 30, 1955  
Personally appeared the above named WALTER R. HAWKHURST and ROBERTE A. HAWKHURST and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL) WILLARD C. JOY  
NOTARY PUBLIC - CALIFORNIA  
COUNTY OF RIVERSIDE

Before me:  
Willard C. Joy  
Notary Public for Oregon, California  
My commission expires \_\_\_\_\_  
WILLARD C. JOY, NOTARY PUBLIC IN AND FOR RIVERSIDE COUNTY, CALIFORNIA  
My Commission Expires January 17, 1960

183  
3180  
No.

WARRANTY DEED  
Walter R. Hawkhurst et ux.

TO  
Tigard Sand & Gravel Co., Inc.

AFTER RECORDING RETURN TO  
Kobun & Meyer, attys  
Oregon Bank Bldg  
Portland, Ore.

DO NOT USE THIS SPACE RESERVED FOR RECORDING LABEL IN COLOR. THIS SPACE USED.

BOOK 586 PAGE 2

INDEXED  
STATISTICAL SECTION  
County of Washington  
I, Roger Thomesen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book \_\_\_\_\_ of said county of \_\_\_\_\_  
Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_  
ROGER THOMASEN, Director  
Deputy

JAN 26 10 51 AM '56



# First American Title Insurance Company of Oregon

Washington (OR)

<p><b>Prepared For:</b></p>	<p><b>Prepared By: Sherri Michl</b>                  Customer Service Department                  1700 SW Fourth Avenue - Portland, Oregon 97201-5512                  Phone: (503) 222-3651 Fax: (503) 790-7872</p>
-----------------------------	--

**OWNERSHIP INFORMATION**

<p><b>Owner</b> : Tigard Sand &amp; Gravel Co Inc  <b>CoOwner</b> :  <b>Site Address</b> : *no Site Address*  <b>Mail Address</b> : 1220 SE 190th Ave Portland Or 97233  <b>Telephone</b> : Owner:                      Tenant:</p>	<p><b>Ref Parcel Number</b> : 2S134B0 00100 ✓  <b>T: 02S R: 01W S: 34 Q: 250</b>  <b>Parcel Number</b> : R0558596  <b>Map Number</b> :  <b>County</b> : Washington (OR)</p>
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**SALES AND LOAN INFORMATION**

<p><b>Transferred</b> :  <b>Document #</b> : 5680262  <b>Sale Price</b> :  <b>Deed Type</b> :  <b>% Owned</b> :</p>	<p><b>Loan Amount</b> :  <b>Lender</b> :  <b>Loan Type</b> :  <b>Interest Rate</b> :  <b>Vesting Type</b> :</p>
---	---

**PROPERTY DESCRIPTION**

**Map Page & Grid** :  
**Census** : Tract:                      Block:  
**Subdivision/Plat** :  
**Neighborhood Cd** : YRIN  
**Land Use** : 3002 Vacant, Industrial  
**Legal** : ACRES 58.68. CODE SPLIT

**ASSESSMENT AND TAX INFORMATION**

**MktLand** : \$440,100  
**MktStructure** :  
**MktOther** :  
**MktTotal** : \$440,100  
**M50 Assd Total** : \$440,100  
**% Improved** :  
**05-06 Taxes** : \$5,527.13  
**Exempt Amount** :  
**Exempt Type** :  
**Levy Code** : 08813  
**Millage Rate** : 12.8077

**PROPERTY CHARACTERISTICS**

<p><b>Bedrooms</b> :  <b>Bathrooms</b> :  <b>Heat Method</b> :  <b>Pool</b> :  <b>Appliances</b> :  <b>Dishwasher</b> :  <b>Hood Fan</b> :  <b>Deck</b> :  <b>Garage Type</b> :  <b>Garage SF</b> :</p>	<p><b>Lot Acres</b> : 58.68  <b>Lot SqFt</b> : 2,556,100  <b>Bsm Fin SqFt</b> :  <b>Bsm Unfin SqFt</b> :  <b>Bsm Low SqFt</b> :  <b>Bldg SqFt</b> :  <b>1st Flr SqFt</b> :  <b>Upper Flr SqFt</b> :  <b>Porch SqFt</b> :  <b>Attic SqFt</b> :  <b>Deck SqFt</b> :</p>	<p><b>Year Built</b> :  <b>EffYearBlt</b> :  <b>Floor Cover</b> :  <b>Foundation</b> :  <b>Roof Shape</b> :  <b>Roof Mat</b> :  <b>InteriorMat</b> :  <b>Paving Mat</b> :  <b>Const Type</b> :  <b>Ext Finish</b> :</p>
---	---	---

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



**First American Title Insurance Company of Oregon**

Washington (OR)

<p>Prepared For:</p>	<p>Prepared By: <b>Sherri Michl</b>                  Customer Service Department                  1700 SW Fourth Avenue - Portland, Oregon 97201-5512                  Phone: (503) 222-3651 Fax: (503) 790-7872</p>
----------------------	--

**OWNERSHIP INFORMATION**

<p>Owner : Tigard Sand &amp; Gravel Co Inc                  CoOwner :                  Site Address : *no Site Address*                  Mail Address : 1220 SE 190th Ave Portland Or 97233                  Telephone : Owner: Tenant:</p>	<p>Ref Parcel Number : 2S134B0 00100 ✓                  T: 02S R: 01W S: 34 Q: 250                  Parcel Number : R1492236                  Map Number :                  County : Washington (OR)</p>
---	--

**SALES AND LOAN INFORMATION**

<p>Transferred :                  Document # :                  Sale Price :                  Deed Type :                  % Owned :</p>	<p>Loan Amount :                  Lender :                  Loan Type :                  Interest Rate :                  Vesting Type :</p>
--	--

PROPERTY DESCRIPTION	ASSESSMENT AND TAX INFORMATION
<p>Map Page &amp; Grid :                  Census : Tract: Block:                  Subdivision/Plat :                  Neighborhood Cd : YRIN                  Land Use : 3002 Vacant, Industrial                  Legal : ACRES 3.08, CODE SPLIT</p>	<p>MktLand : \$23,100                  MktStructure :                  MktOther :                  MktTotal : \$23,100                  M50 Assd Total : \$23,100                  % Improved :                  05-06 Taxes : \$321.87                  Exempt Amount :                  Exempt Type :                  Levy Code : 08811                  Millage Rate : 14.1833</p>

**PROPERTY CHARACTERISTICS**

<p>Bedrooms :                  Bathrooms :                  Heat Method :                  Pool :                  Appliances :                  Dishwasher :                  Hood Fan :                  Deck :                  Garage Type :                  Garage SF :</p>	<p>Lot Acres : 3.08                  Lot SqFt : 134,164                  Bsm Fin SqFt :                  Bsm Unfin SqFt :                  Bsm Low SqFt :                  Bldg SqFt :                  1st Flr SqFt :                  Upper Flr SqFt :                  Porch SqFt :                  Attic SqFt :                  Deck SqFt :</p>	<p>Year Built :                  EffYearBlt :                  Floor Cover :                  Foundation :                  Roof Shape :                  Roof Matl :                  InteriorMatl :                  Paving Matl :                  Const Type :                  Ext Finish :</p>
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This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

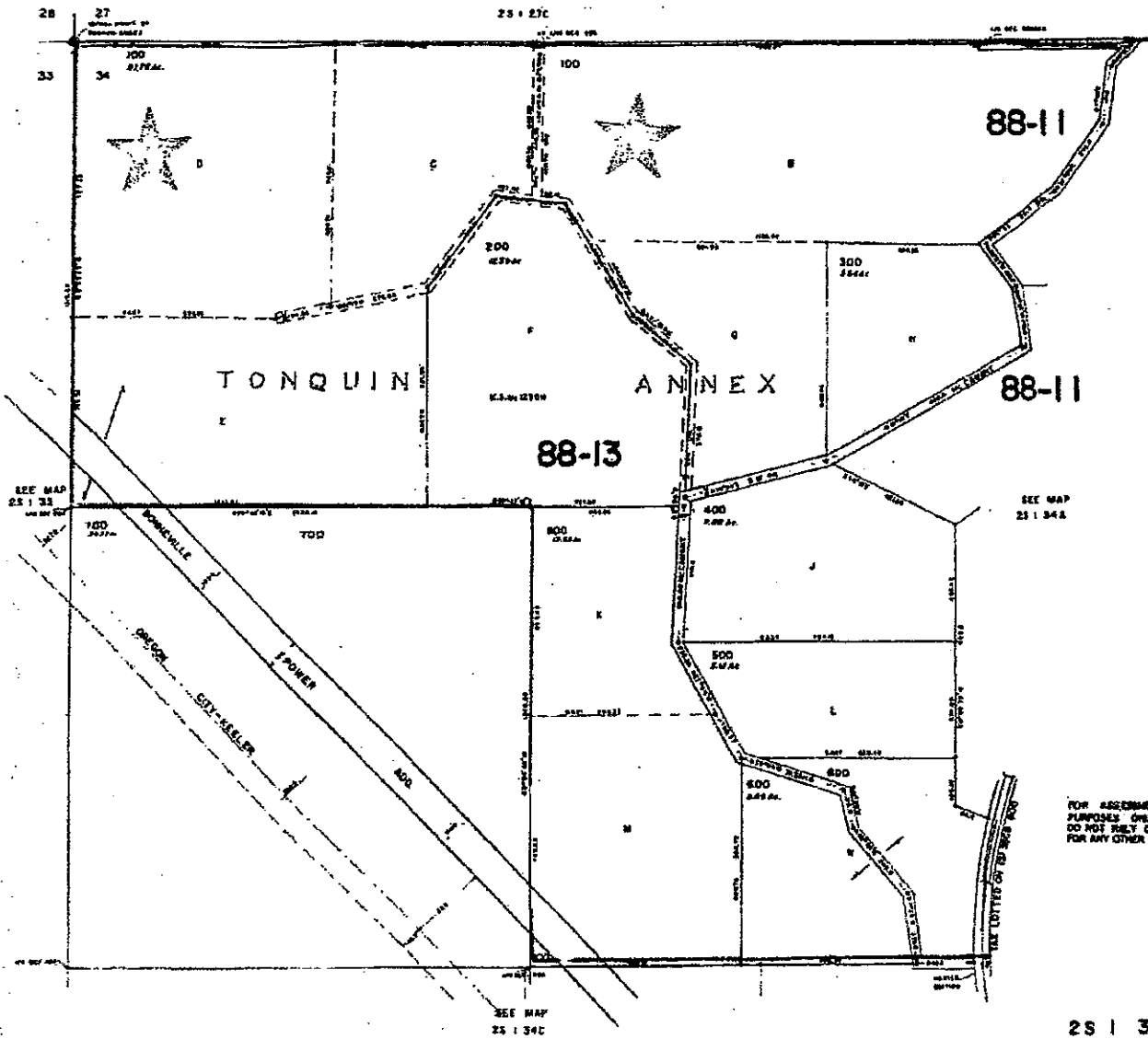


# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

*This map is provided as a convenience in locating property  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey.*

## Reference Parcel Number 2S134B0 00100



1212106

FORM NO. 701 - WARRANTY DEED - CORPORATION

5669

KNOW ALL MEN BY THESE PRESENTS, that DOMDAY, INC., a corporation duly organized and existing under the laws of the State of OREGON, hereinafter called grantor, in consideration of ONE and no/100 Dollars to grantor paid, does hereby grant, bargain, sell and convey unto TIGARD SAND & GRAVEL CO., INC., hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of WASHINGTON, and State of Oregon, described as follows, to-wit:

Tracts C, D, E and G, and all that portion of Tract B, TONGUE ARBEX, except that portion dedicated to the Public by A. S. Pettullo et al, by deed recorded February 8, 1932, in Book 148, page 546, Deed Records, Washington County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT SAME AS SET FORTH IN THE ABOVE GRANTED PREMISES, TRUE FROM ALL ENCUMBRANCES EXCEPT SAME AS SET FORTH IN THE ABOVE GRANTED PREMISES, TRUE FROM ALL ENCUMBRANCES 1932 IN BOOK 148, PAGE 546, DEED RECORDS, AND AGREEMENT TO PORTLAND CANAL ELECTRIC CO. RECORDED APRIL 29, 1983, IN BOOK 456, PAGE 7, DEED RECORDS OF WASHINGTON COUNTY, OREGON

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal attached, this 7 day of September, 1955.

(CORPORATE SEAL) DOMDAY, INC.  
By Frank E. Day President  
By Carlton R. Reiker Secretary

STATE OF OREGON, County of Washington ) ss. September 7, 1955.  
Personally appeared Frank E. Day and Carlton R. Reiker  
who, being sworn, each for himself and not one for the other, stated that the former is the President  
and that the latter is the Secretary of grantor corporation and that the seal attached hereto is  
the seal of said corporation and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its  
Board of Directors.

Before me: Philip Peterson  
Notary Public for Oregon.  
My commission expires 11/9/68

WARRANTY DEED CORPORATION

DOMDAY, INC.  
TO  
TIGARD SAND & GRAVEL  
CO., INC.

AFTER RECORDING RETURN TO  
KOBIN & MEYER  
ATTORNEYS AT LAW  
314 FREEDON BANK BLDG.  
PORTLAND 4, OREGON  
CAPitol 3-1108

761 / 27

5669

BOOK 566 PAGE 262

STATE OF OREGON  
County of Washington  
INDEXED

Witness my hand and seal of office.  
ROGER THOMSEN, Director  
Deputy

SEP 9 3 15 PM '55



# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:

Prepared By: Sherri Michl

Customer Service Department

1700 SW Fourth Avenue - Portland, Oregon 97201-5512

Phone: (503) 222-3651 Fax: (503) 790-7872

## OWNERSHIP INFORMATION

Owner : Tigard Sand & Gravel Co Inc  
 CoOwner :  
 Site Address : \*no Site Address\*  
 Mail Address : 1220 SE 190th Ave Portland Or 97233  
 Telephone : Owner: Tenant:  
 Ref Parcel Number : 2S134B0 00200 ✓  
 T: 02S R: 01W S: 34 Q: 250  
 Parcel Number : R0558603  
 Map Number :  
 County : Washington (OR)

## SALES AND LOAN INFORMATION

Transferred :  
 Document # : 7470828  
 Sale Price :  
 Deed Type :  
 % Owned :  
 Loan Amount :  
 Lender :  
 Loan Type :  
 Interest Rate :  
 Vesting Type :

## PROPERTY DESCRIPTION

Map Page & Grid :  
 Census : Tract: Block:  
 Subdivision/Plat :  
 Neighborhood Cd : YRIN  
 Land Use : 3002 Vacant, Industrial  
 Legal : ACRES 12.59

## ASSESSMENT AND TAX INFORMATION

MktLand : \$94,430  
 MktStructure :  
 MktOther :  
 MktTotal : \$94,430  
 M50 Assd Total : \$94,430  
 % Improved :  
 05-06 Taxes : \$1,185.94  
 Exempt Amount :  
 Exempt Type :  
 Levy Code : 08813  
 Millage Rate : 12.8077

## PROPERTY CHARACTERISTICS

Bedrooms :	Lot Acres : 12.59	Year Built :
Bathrooms :	Lot SqFt : 548,420	EffYearBlt :
Heat Method :	Bsm Fin SqFt :	Floor Cover :
Pool :	Bsm Unfin SqFt :	Foundation :
Appliances :	Bsm Low SqFt :	Roof Shape :
Dishwasher :	Bldg SqFt :	Roof Matl :
Hood Fan :	1st Flr SqFt :	InteriorMatl :
Deck :	Upper Flr SqFt :	Paving Matl :
Garage Type :	Porch SqFt :	Const Type :
Garage SF :	Attic SqFt :	Ext Finish :
	Deck SqFt :	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



**First American Title Insurance Company of Oregon**

Washington (OR)

<p>Prepared For:</p>	<p>Prepared By: Sherri Michl                  Customer Service Department                  1700 SW Fourth Avenue - Portland, Oregon 97201-5512                  Phone: (503) 222-3651 Fax: (503) 790-7872</p>
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**OWNERSHIP INFORMATION**

<p>Owner : Tigard Sand &amp; Gravel Co Inc                  Co-Owner :                  Site Address : *no Site Address*                  Mail Address : 1220 SE 190th Ave Portland Or 97233                  Telephone : Owner: Tenant:</p>	<p>Ref Parcel Number : 2S134B0 00800                  T: Q2S R: O1W S: 34 Q: 250                  Parcel Number : R0558667                  Map Number :                  County : Washington (OR)</p>
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**SALES AND LOAN INFORMATION**

<p>Transferred :                  Document # :                  Sale Price :                  Deed Type :                  % Owned :</p>	<p>Loan Amount :                  Lender :                  Loan Type :                  Interest Rate :                  Vesting Type :</p>
--	--

<b>PROPERTY DESCRIPTION</b>	<b>ASSESSMENT AND TAX INFORMATION</b>
<p>Map Page &amp; Grid :                  Census : Tract: Block:                  Subdivision/Plat :                  Neighborhood Cd : YRIN                  Land Use : 3002 Vacant, Industrial                  Legal : ACRES 15.53</p>	<p>MktLand : \$116,480                  MktStructure :                  MktOther :                  MktTotal : \$116,480                  M50 Assd Total : \$116,480                  % Improved :                  05-06 Taxes : \$1,462.85                  Exempt Amount :                  Exempt Type :                  Levy Code : 08813                  Millage Rate : 12.8077</p>

**PROPERTY CHARACTERISTICS**

<p>Bedrooms :                  Bathrooms :                  Heat Method :                  Pool :                  Appliances :                  Dishwasher :                  Hood Fan :                  Deck :                  Garage Type :                  Garage SF :</p>	<p>Lot Acres : 15.53                  Lot SqFt : 676,486                  Bsm Fin SqFt :                  Bsm Unfin SqFt :                  Bsm Low SqFt :                  Bldg SqFt :                  1st Flr SqFt :                  Upper Flr SqFt :                  Porch SqFt :                  Attic SqFt :                  Deck SqFt :</p>	<p>Year Built :                  EffYearBlt :                  Floor Cover :                  Foundation :                  Roof Shape :                  Roof Matl :                  InteriorMat :                  Paving Matl :                  Const Type :                  Ext Finish :</p>
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This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.





# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:	Prepared By: Sherri Michl Customer Service Department 1700 SW Fourth Avenue - Portland, Oregon 97201-5512 Phone: (503) 222-3651 Fax: (503) 790-7872
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**OWNERSHIP INFORMATION**

Owner	: Tigard Sand & Gravel Co Inc	Ref Parcel Number	: 2S134C0 00500
CoOwner	:	T: 02S	R: 01W S: 34 Q: 252
Site Address	: *no Site Address*	Parcel Number	: R0558729
Mail Address	: 1220 SE 190th Ave Portland Or 97233	Map Number	:
Telephone	: Owner: Tenant:	County	: Washington (OR)

**SALES AND LOAN INFORMATION**

Transferred	:	Loan Amount	:
Document #	:	Lender	:
Sale Price	:	Loan Type	:
Deed Type	:	Interest Rate	:
% Owned	: 100	Vesting Type	:

**PROPERTY DESCRIPTION**

Map Page & Grid :  
 Census : Tract: Black:  
 Subdivision/Plat :  
 Neighborhood Cd : YRIN  
 Land Use : 3002 Vacant, Industrial  
 Legal : ACRES 8.38

**ASSESSMENT AND TAX INFORMATION**

MktLand : \$62,850  
 MktStructure :  
 MktOther :  
 MktTotal : \$62,850  
 M50 Assd Total : \$62,850  
 % Improved :  
 05-06 Taxes : \$789.33  
 Exempt Amount :  
 Exempt Type :  
 Levy Code : 08813  
 Millage Rate : 12.8077

**PROPERTY CHARACTERISTICS**

Bedrooms	:	Lot Acres	: 8.38	Year Built	:
Bathrooms	:	Lot SqFt	: 365,032	EffYearBlt	:
Heat Method	:	Bsm Fin SqFt	:	Floor Cover	:
Pool	:	Bsm Unfin SqFt	:	Foundation	:
Appliances	:	Bsm Low SqFt	:	Roof Shape	:
Dishwasher	:	Bldg SqFt	:	Roof Matl	:
Hood Fan	:	1st Flr SqFt	:	InteriorMatl	:
Deck	:	Upper Flr SqFt	:	Paving Matl	:
Garage Type	:	Porch SqFt	:	Const Type	:
Garage SF	:	Attic SqFt	:	Ext Finish	:
		Deck SqFt	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

FORM NO. 613 - WARRANTY DEED

STATIONER-REGISTERED PUBLIC - PORTLAND, ORE.

613 REG JUL 12 1966

KNOW ALL MEN BY THESE PRESENTS, That J. A. ROBBINS and ANNA MAE ROBBINS, husband and wife, hereinafter called the grantor, in consideration of Ten (\$10) Dollars, and other valuable consideration to grantor paid by TIGARD SAND & GRAVEL CO., INC., a corporation, hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or pertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: Parcel 1: The northwest quarter of the northeast quarter of the southwest quarter of section 34, township 2 south of range 1 west of the Willamette Meridian, Washington County, Oregon, save and except that part thereof lying south and west of the D. C. Harron Road, excepting therefrom the right of way of the United States of America (Bonneville Power).

Parcel 2: Lot M, Tonquin Annex, excepting therefrom the right of way of the United States of America (Bonneville Power), all in Washington County, Oregon.

Parcel 3: Lot K, Tonquin Annex, in Washington County, Oregon.

Parcel 4: Lot F, Tonquin Annex, in Washington County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except access road easements to USA affecting Parcel 1, see 2-2-64, Wash. Co. Deed Rec., bk. 214, p. 482, and affecting Parcel 2, see 7-23-62, Wash. Co. Deed Rec., bk. 202, p. 439; transmission line easement to USA Fed. 1-24-57, Wash. Co. Deed Rec., bk. 194, p. 352; and transmission line easement to PCF Co., see 4-16-61, Wash. Co. Deed Rec., bk. 202, p. 439; and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In testimony whereof and where the contract so requires, the singular includes the plural. WITNESS grantor's hand and seal this 12th day of July, 1966.

J. A. Robbins (Seal)
Anna Mae Robbins (Seal)



Personally appeared the above named J. A. ROBBINS and ANNA MAE ROBBINS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires Feb. 5, 1970

WARRANTY DEED

J. A. ROBBINS, et al. TO TIGARD SAND & GRAVEL CO., INC. AFTER RECORDING RETURN TO Robin & Meyer 314 Oregon Bank Bldg. Portland, Oregon 97204

INDEXED
STATE OF OREGON
County of Washington
I, Roger Thompson, Director of State and Election and County Assessor, do hereby certify that the within and foregoing instrument was recorded and recorded in book of records of said County. Witness my hand and seal this 12th day of July, 1966. R. Thompson, Director of State and Election and County Assessor

613
2234-86
INDEXED

STATE OF OREGON,
JUL 24 9 16 AM '66
Notary Public



# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:

Prepared By: Sherri Michl  
Customer Service Department  
1700 SW Fourth Avenue - Portland, Oregon 97201-5512  
Phone: (503) 222-3651 Fax: (503) 790-7872

## OWNERSHIP INFORMATION

<i>Owner</i>	: Tigard Sand & Gravel Co Inc	<i>Ref Parcel Number</i>	: 2S134B0 00300
<i>Co Owner</i>	:	<i>T: 02S R: 01W S: 34 Q: 250</i>	
<i>Site Address</i>	: *no Site Address*	<i>Parcel Number</i>	: R0558612
<i>Mail Address</i>	: 1220 SE 190th Ave Portland Or 97233	<i>Map Number</i>	:
<i>Telephone</i>	<i>Owner:</i>	<i>Tenant:</i>	<i>County</i>
			: Washington (OR)

## SALES AND LOAN INFORMATION

<i>Transferred</i>	:	<i>Loan Amount</i>	:
<i>Document #</i>	: 80041772	<i>Lender</i>	:
<i>Sale Price</i>	: \$79,520	<i>Loan Type</i>	:
<i>Deed Type</i>	:	<i>Interest Rate</i>	:
<i>% Owned</i>	:	<i>Vesting Type</i>	:

## PROPERTY DESCRIPTION

<i>Map Page &amp; Grid</i>	:	
<i>Census</i>	: Tract:	<i>Block:</i>
<i>Subdivision/Plat</i>	:	
<i>Neighborhood Cd</i>	: YRIN	
<i>Land Use</i>	: 3002 Vacant, Industrial	
<i>Legal</i>	: ACRES 5.07, CODE SPLIT	

## ASSESSMENT AND TAX INFORMATION

<i>MktLand</i>	: \$38,030
<i>MktStructure</i>	:
<i>MktOther</i>	:
<i>MktTotal</i>	: \$38,030
<i>M50 Assd Total</i>	: \$38,030
<i>% Improved</i>	:
<i>05-06 Taxes</i>	: \$477.61
<i>Exempt Amount</i>	:
<i>Exempt Type</i>	:
<i>Levy Code</i>	: 08813
<i>Millage Rate</i>	: 12.8077

## PROPERTY CHARACTERISTICS

<i>Bedrooms</i>	:	<i>Lot Acres</i>	: 5.07	<i>Year Built</i>	:
<i>Bathrooms</i>	:	<i>Lot SqFt</i>	: 220,849	<i>EffYearBlt</i>	:
<i>Heat Method</i>	:	<i>Bsm Fin SqFt</i>	:	<i>Floor Cover</i>	:
<i>Pool</i>	:	<i>Bsm Unfin SqFt</i>	:	<i>Foundation</i>	:
<i>Appliances</i>	:	<i>Bsm Low SqFt</i>	:	<i>Roof Shape</i>	:
<i>Dishwasher</i>	:	<i>Bldg SqFt</i>	:	<i>Roof Matl</i>	:
<i>Hood Fan</i>	:	<i>1st Flr SqFt</i>	:	<i>Interior Matl</i>	:
<i>Deck</i>	:	<i>Upper Flr SqFt</i>	:	<i>Paving Matl</i>	:
<i>Garage Type</i>	:	<i>Porch SqFt</i>	:	<i>Const Type</i>	:
<i>Garage Sl'</i>	:	<i>Attic SqFt</i>	:	<i>Ext Finish</i>	:
		<i>Deck SqFt</i>	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

11 18 80

370  
Insured By  
Home Depot National  
Title Insurance Company

80041772

WARRANTY DEED

KENNETH A. MENG and BARBARA J. MENG hereinafter called Grantor convey to TIGARD SAND & GRAVEL CO., INC. all that real property situated in Washington County, state of Oregon described as:

Lot "H" TORQUIN ANNEX, Washington County, Oregon and covenant that Grantor is the owner of the above described property free of all encumbrances and will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$75,520.

DATED this 12 day of November, 1980.

*Kenneth A. Meng*  
*Barbara J. Meng*

STATE OF OREGON, )  
County of ) ss. November 12, 1980

Personally appeared Kenneth A. Meng and Barbara J. Meng and acknowledged that they executed the foregoing freely and voluntarily.

Before me:  
*Maureen J. Viscardi*  
Notary Public for Oregon  
My Commission Expires: 1-20-84

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO AND AFTER RECORDING RETURN TO:

TIGARD SAND & GRAVEL CO., INC.  
1270 SE. 190th Avenue  
Portland, Oregon 97233

STATE OF OREGON  
County of Washington

I, Roger Thomassen, Director of Assessor and Elections and Es-Or-How Records of Conveyances for said county, do hereby certify that the nature and content of writing was reviewed and recorded in book of records of said county.

ROGER THOMASSEN, Director of Assessor & Elections

MAUREEN CALDWELL, Secretary & SCHOLZ  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
ONE - 110 CENTER STREET  
PORTLAND, OREGON 97201

370

NOV 18 AM 8:50

HILLSBORO

Nov 18, 1980



**First American Title Insurance Company of Oregon**

Washington (OR)

Prepared For:	Prepared By: Sherri Michl Customer Service Department 1700 SW Fourth Avenue - Portland, Oregon 97201-5512 Phone: (503) 222-3651 Fax: (503) 790-7872
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**OWNERSHIP INFORMATION**

Owner	: Tigard Sand & Gravel Co Inc	Ref Parcel Number	: 2S134B0 00400
CoOwner	:	T: 02S	R: 01W S: 34 Q: 250
Site Address	: *no Site Address*	Parcel Number	: R0558621
Mail Address	: 1220 SE 190th Ave Portland Or 97233	Map Number	:
Telephone	Owner: Tenant:	County	: Washington (OR)

**SALES AND LOAN INFORMATION**

Transferred	:	Loan Amount	:
Document #	:	Lender	:
Sale Price	:	Loan Type	:
Deed Type	:	Interest Rate	:
% Owned	:	Vesting Type	:

**PROPERTY DESCRIPTION**

Map Page & Grid	:	
Census	: Tract:	Block:
Subdivision/Plat	:	
Neighborhood Cd	: YRIN	
Land Use	: 3002 Vacant, Industrial	
Legal	: ACRES 7.88	

**ASSESSMENT AND TAX INFORMATION**

MktLand	: \$59,100
MktStructure	:
MktOther	:
MktTotal	: \$59,100
M50 Assd Total	: \$59,100
% Improved	:
05-06 Taxes	: \$742.22
Exempt Amount	:
Exempt Type	:
Levy Code	: 08813
Millage Rate	: 12.8077

**PROPERTY CHARACTERISTICS**

Bedrooms	:	Lot Acres	: 7.88	Year Built	:
Bathrooms	:	Lot SqFt	: 343,252	EffYearBlt	:
Heat Method	:	Bsm Fin SqFt	:	Floor Cover	:
Pool	:	Bsm Unfin SqFt	:	Foundation	:
Appliances	:	Bsm Low SqFt	:	Roof Shape	:
Dishwasher	:	Bldg SqFt	:	Roof Matl	:
Hood Fan	:	1st Flr SqFt	:	InteriorMatl	:
Deck	:	Upper Flr SqFt	:	Paving Matl	:
Garage Type	:	Porch SqFt	:	Const Type	:
Garage SF	:	Attic SqFt	:	Ext Finish	:
		Deck SqFt	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

335257

PACIFIC TITLE INS. CO.  
BOOK No. 11 - DEED - WARRANTY - Corporations

9600

KNOW ALL MEN BY THESE PRESENTS, That J.J. Walker, Inc. an Oregon  
Corporation  
a corporation duly organized and existing under the laws of the State of OREGON  
in consideration of Ten and no/100 Dollars,  
to it paid by Tigard Sand and Gravel Company, an Oregon Corporation

does hereby grant, bargain, sell and convey to said Tigard Sand and Gravel Company,  
and Oregon Corporation, its successors  
heir and assigns forever, the following real property, with the tenements, hereditaments and appur-  
tenances thereunto belonging, or in anywise appertaining; and also all its estate, right, title and interest,  
at law and equity, therein and thereto, situated in the  
County of Washington, and State of Oregon, bounded and described as follows, to-wit:  
Tract "J", TONQUIN ANNEX.



APR 22 1966

TO HAVE AND TO HOLD the same to the said Tigard Sand and Gravel Company,  
an Oregon Corporation, its successors  
heir and assigns forever. And the said J.J. Walker, Inc.,  
Gravel Company, and its legal representatives forever, that it is lawfully  
schoed in fee simple of the above described and granted premises, and has a valid right to convey same;  
that the said real property is free from all encumbrances, except rights of the public in and to  
that portion of the herein described premises lying within the boundaries of roads  
and highways and an easement and right of way, including the terms and provisions  
thereof, granted to Portland General Electric Company, an Oregon corporation,  
recorded May 8, 1963, Fee No. 5131, registered in the Torrens System of Title  
Registration.

and that it will, and its successors shall WARRANT AND DEFEND the same to the said grantees,  
its heirs and assigns forever, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, J.J. Walker, Inc.  
pursuant to a resolution of its Board of Directors, duly and legally adopted,  
has caused these presents to be signed by its President and  
Secretary and its corporate seal to be affixed this 22nd  
day of April 1966.

Executed in the presence of

J.J. Walker, Inc.  
President  
J.J. Walker, Inc.  
Secretary

STATE OF OREGON,

County of Multnomah }  
 before me appeared J.J. Walker and  
Ward E. Walker both to me personally known, who being  
 duly sworn, did say that he, the said J.J. Walker  
 is the President, and he, the said Ward E. Walker  
 is the Secretary of J.J. Walker, Inc.  
 the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation,  
 and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board  
 of Directors, and J.J. Walker and Ward E. Walker  
 acknowledged said instrument to be the free act and deed of said Corporation.

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



*[Signature]*  
 Notary Public for Oregon.  
 My Commission expires Nov 11, 1969

592 9800 Corporation	<b>WARRANTY DEED</b> FROM No. 211 <u>J.J. Walker, Inc.</u> <u>4956 N.E. Union</u> <u>Portland 11, Oregon</u> TO <u>Tillard Sand and Gravel</u> <u>an Oregon corporation</u>	<i>[Signature]</i> STATE OF OREGON County of Multnomah I, <u>Roger Tomlinson</u> , Notary Public for Oregon, do hereby certify that the within and foregoing instrument was signed and sealed in behalf of the within named Corporation by authority of its Board of Directors, and that the seal affixed to said instrument is the corporate seal of said Corporation. Witness my hand and seal affixed <u>Roger Tomlinson</u> , Notary Public for Oregon. <u>Apr 27 2 57 PM '66</u> Duwamish	AFTER RECORDING RETURN TO: <u>Kobin &amp; Meyer</u> <u>314 Oregon Bank Bldg.</u> <u>Portland, Oregon</u> <u>97204</u>
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**ATTACHMENT C  
INTENDED USE OF THE PROPERTY**

In lieu of compensation, Claimant will accept the ability at Claimant's option to develop the Property with any of the uses allowable at the time it acquired the Property, which include, but are not limited to, the right to develop the Property for any housing use allowed at the time Claimant acquired the Property in 1965 and 1966. Specifically, Claimant envisions developing single-family residential housing on 10,000 square foot, 20,000 square foot, or 40,000 square foot lots, or on some combination of those lot sizes, to the maximum extent allowed.





**ATTACHMENT D**  
**LAND USE REGULATIONS THAT RESTRICT USE OF THE PROPERTY**

On December 12, 2002, Metro Council expanded the Urban Growth Boundary ("UGB") by adopting Ordinance No. 022-990A, including the Property in the UGB expansion area. The Property was incorporated into the UGB upon several conditions, one of which required that the Property be designated Regionally Significant Industrial Area ("RSIA") on the 2040 Growth Concept Map and be subject to Title 4 of Metro's Urban Growth Management Functional Plan. Ordinance No. 022-990A and Title 4 restrict the development potential of the Property by requiring, among other things, that any lot or parcel reconfiguration plan must result in (1) at least one parcel that is 100 acres or larger, and (2) at least one parcel 50 acres or larger. Metro Code 3.07.420. The imposition of the RSIA designation also restricts the use of the Property to industrial uses and limited non-industrial uses that primarily serve the needs of the workers in the area. Metro Code 3.07.420.

The imposition of the RSIA designation on the Property restricts Claimant's ability to develop the Property for uses which were allowable at the time Claimant acquired the Property, which include, but are not limited to, the right to develop the Property for any housing use allowed at the time Claimant acquired the Property in 1965 and 1966.



Vertical text or barcode along the right edge of the page.

**ATTACHMENT E**  
**EFFECT ON FAIR MARKET VALUE**

Following consideration of (a) the characteristics of the Property including, but not limited to, parcel size, views, proximity to roads, topography, adjacent uses, and natural beauty (b) comparable sales of properties with similar qualities and proximity, and (c) the expert opinions of Peter Kusyk, President of Beacon Homes Northwest, Claimant estimates that the net decrease in value to the Property is not less than \$35,753,520, which reflects the difference between the potential value and the actual market value and which is the claim amount required. *See following documentation.*



November 30, 2006

Metro Regional Government  
Attn: Chief Operating Officer Michael Jordan 600 NE Grand Ave.  
Portland, Oregon 97232-2736

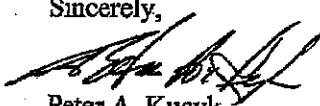
Dear Mr. Jordan:

I am Peter Kusyk, and I am the President of Beacon Homes Northwest, a Portland area business engaged in the development of rural residential properties. I have been asked to evaluate the development potential of property belonging to Tigard Sand and Gravel, LLC, and Oregon Asphaltic Paving, LLC, located generally to the southwest of the City of Tualatin, between SW Tualatin-Sherwood Road and SW Boones Ferry Road.

I am familiar with the property and with the surrounding area. In my professional judgment, this property could be developed with single family residential homes on lots from one-quarter-acre to multi-acre in size. Following reclamation of the property, lots of one-quarter-acre would be worth approximately \$175,000 to \$200,000. One-half-acre lots would be worth approximately \$200,000 to \$250,000, and one-acre lots would be worth approximately \$300,000 to \$375,000. Any lots larger than one acre would be valued at proportionally higher rates.

There are approximately 153 acres on this property. If ten percent of that property is left as open space, and another ten percent is set aside for public roads and services, 123 acres would remain available for development. Conservatively estimating that 123 one-acre lots are developed and sold at the lowest potential price of \$300,000, the ultimate value of this property would be estimated at \$36,900,000.

Sincerely,



Peter A. Kusyk  
President

**NAI** Norris, Beggs & Simpson

Commercial Real Estate Services, Worldwide.

tel 503 223 7181  
fax 503 273 0266  
www.nai-nbs.com

121 SW Morrison St.  
Suite 200  
Portland OR 97204

December 4, 2006

VIA E-MAIL [JRBUSCH@STOEL.COM](mailto:JRBUSCH@STOEL.COM)

Mr. Jason Busch  
Attorney at Law  
Stoel Rives, LLP  
900 SW Fifth Avenue, Suite 2600  
Portland, OR 97204

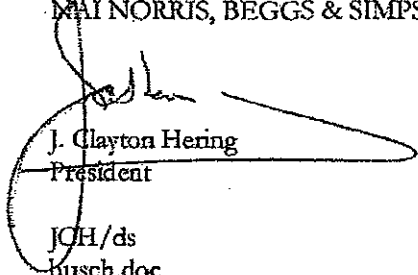
Dear Mr. Busch:

At the request of Roger Metcalf, of Rogers Construction/Tigard Sand & Gravel, I have asked the residential land expert at NAI Norris, Beggs & Simpson to review the letter stating the opinion of Mr. Peter Kusyk, President of Beacon Homes Northwest, regarding valuation of property owned by Tigard Sand & Gravel and Oregon Asphalt Paving, LLC, within the City of Tualatin. We are very familiar with both the property and Beacon Homes as a highly qualified developer of residential lots. We find their opinions as stated in their letter to be well within current market conditions.

Mr. Mike Tharp has had in excess of 25 years in the business selling residential zoned properties to residential lot sub-dividers and builders. Mr. Tharp is well qualified and well respected for his expertise in residential property transactions and value.

Yours very truly,

NAI NORRIS, BEGGS & SIMPSON

  
J. Clayton Hering  
President

JCH/ds  
busch.doc

cc: Mr. Roger Metcalf  
Mr. Mike Tharp



**TIGARD SAND & GRAVEL, LLC**Physical Location: 21455 SW 120<sup>th</sup> Ave. Tualatin, OR

Mailing Address: P. O. Box 4810 Tualatin, OR 97062

Telephone (503) 254-5517

Facsimile (503) 255-6147

**2006-2007 PROPERTY TAXES**

<b>Account #</b>	<b>Description</b>	<b>Tax Lot #</b>	<b>Assessed Market Value</b>	<b>Taxable Value</b>
546797	2.27AC	2S127C 00300	17,030.00	17,030.00
546804	12.33A	2S127C 00400	92,480.00	92,480.00
546868	40AC	2S127C 00900	300,010.00	300,010.00
558596	58.68AC	2S134B 00100	440,100.00	440,100.00
558603	12.59AC	2S134B 00200	94,430.00	94,430.00
558667	15.53AC	2S134B 00800	116,480.00	116,480.00
558729	8.38AC	2S134C 00500	62,850.00	62,850.00
1492236	3.08AC	2S134B 00100 01	23,100.00	23,100.00
		<b>TOTALS</b>	<b>\$1,146,480.00</b>	<b>\$1,146,480.00</b>

**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON CO OREGON 155 N FIRST AVE, RM 190, HILLSBORO OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25127C-00300**

**ACCOUNT NO: R546797**

**SITUS: 0**  
**ACRES 2.27**

**CODE AREA: 088.13**

**TIGARD SAND & GRAVEL CO, INC**  
**1220 SE 190TH AVE**  
**PORTLAND, OR 97233**

VALUES:	LAST YEAR	THIS YEAR
<b>MARKET VALUES:</b>		
LAND	17,030	17,030
STRUCTURE	0	0
TOTAL RMV VALUE	17,030	17,030
<b>TAXABLE VALUES:</b>		
ASSESSED VALUE	17,030	17,030
<b>PROPERTY TAXES:</b>	<b>\$213.87</b>	<b>\$207.37</b>

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8741
Other Questions	Call 503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See back of Statement for payment instructions.)			
Pay	Due	Discount	Net Amount Due
In Full	11/15/06	6.22	\$201.15
2/3	11/15/06	2.77	\$135.48
1/3	11/15/06	NONE	\$69.13

PLEASE MAKE PAYMENT TO: Washington County Tax

2006-2007 CURRENT TAX BY DISTRICT:	
COIL-PORTLAND	4.59
ESD-MN REGIONAL	2.50
SCH-SHERWOOD	78.06
EDUCATION TAXES:	\$85.15
WASHINGTON COUNTY	38.29
REG-METRO SERVICE	1.65
BOND-PORTLAND	1.19
WIRE-TV FIRE & RESCUE	25.97
TV FIRE & RESCUE LCL	4.26
GENERAL GOVERNMENT TAXES:	\$71.36
BOND-WASHINGTON COUNTY	3.42
BOND-METRO SERVICE DIST	3.09
BOND-PCC	3.51
BOND-SD #88-SHERWOOD	38.43
BOND-TV FIRE & RESCUE	0.75
BOND-TRI-MET	1.66
BOND AND MISC TAX:	\$50.86
<b>2006-07 TAX (Before Discount)</b>	<b>\$207.37</b>

**RECEIVED**  
**OCT 24 2006**  
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**DELINQUENT TAXES:** NO DELINQUENT TAXES DUE  
(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent tax total is included in payment options to the left.)  
**TOTAL (After Discount): \$201.15**  
All Payments Processed Upon Receipt

Make Online Payments at:  
<https://ecomm.co.washington.or.us/propertytax>  
Pay by Phone at: (888) 510-9274



**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON CO OREGON 166 N FIRST AVE, RM 380 HILLSBOR OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25127C-00400**

**ACCOUNT NO: R545804**

**SITUS: 21455 SW 120TH AVE,  
ACRES 12.33**

**CODE AREA: 088-13**

**TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233**

**VALUES: LAST YEAR THIS YEAR**

MARKET VALUES:	LAST YEAR	THIS YEAR
LAND	92,480	92,480
STRUCTURE	20,370	20,370
TOTAL RMV VALUE	112,850	112,850
TAXABLE VALUES:		
ASSESSED VALUE	112,850	112,850

**PROPERTY TAXES: \$1,417.27 \$1,374.18**

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8741
Other Questions	Call 503-846-8741

**PROPERTY TAX PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay In Full	Due	Discount	Net Amount Due
11/15/06	11/15/06	41.23	\$1,332.95
2/3	11/15/06	18.32	\$897.80
1/3	11/15/06	NONE	\$458.06

**PLEASE MAKE PAYMENT TO: Washington County Tax**

Make Online Payments at:

<https://ecomm.co.washington.or.us/propertytax>

Pay by Phone at: (888) 510-9374

**2006-2007 CURRENT TAX BY DISTRICT:**

COLL - PORTLAND	30.40
ESD - NW REGIONAL	16.54
SCH - SHERWOOD	517.31
EDUCATION TAXES:	\$564.25
WASHINGTON COUNTY	253.72
REG - METRO SERVICE	10.90
PORT - PORTLAND	7.91
FIRE - TV FIRE & RESCUE	172.12
TV FIRE & RESCUE LOL	28.21
GENERAL GOVERNMENT TAXES:	\$472.86
BOND - WASHINGTON COUNTY	22.68
BOND - METRO SERVICE DIST	20.49
BOND - FCC	23.26
BOND - SD #88 - SHERWOOD	254.67
BOND - TV FIRE & RESCUE	4.99
BOND - TRI-MET	10.98
BOND AND MISC TAX:	\$339.07
<b>2006-07 TAX (Before Discount)</b>	<b>\$1,374.18</b>

**RECEIVED**

**OCT 24 2006**

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**DELINQUENT TAXES:**

**NO DELINQUENT TAXES DUE**

(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Total is included in payment options to the left.)

**TOTAL (After Discount): \$1,332.95**

**All Payments Processed Upon Receipt**

**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON CO OREGON 155 N FIRST AVE, RM 130 HILLSBORO OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25127C-00900**

**ACCOUNT NO: R546868**

**SITUS: 21455 SW 120TH AVE,  
ACRES 40.00, SEE A1 ACCOUNT**

**CODE AREA: 08013**

**2006-2007 CURRENT TAX BY DISTRICT:**

COLL - PORTLAND	203.01
ESD - NW REGIONAL	110.40
SCH - SHERWOOD	3,454.54
EDUCATION TAXES:	\$3,767.95
WASHINGTON COUNTY	1,694.30
REG - METRO SERVICE	72.80
PORT - PORTLAND	52.83
FIRE - TV FIRE & RESCUE	1,149.38
TV FIRE & RESCUE LOL	188.40
GENERAL GOVERNMENT TAXES:	\$3,157.71
BOND - WASHINGTON COUNTY	151.47
BOND - METRO SERVICE DIST	136.85
BOND - FCC	155.31
BOND - SD #88 - SHERWOOD	1,700.63
BOND - TV FIRE & RESCUE	33.31
BOND - TRF - MET	73.32
BOND AND MISC TAX:	\$2,250.89
<b>2006-07 TAX (Before Discount)</b>	<b>\$9,176.55</b>

**TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233**

**VALUES: LAST YEAR THIS YEAR**

<b>MARKET VALUES:</b>		
LAND	300,010	300,010
STRUCTURE	286,780	453,580
<b>TOTAL RMV VALUE</b>	<b>586,790</b>	<b>753,590</b>
<b>TAXABLE VALUES:</b>		
ASSESSED VALUE	586,790	753,590

**PROPERTY TAXES: \$7,369.38 \$9,176.55**

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8741
Other Questions	Call 503-846-8741

**PROPERTY TAX PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/06	275.30	\$8,901.25
2/3	11/15/06	122.35	\$5,995.35
1/3	11/15/06	NONE	\$3,056.85

**PLEASE MAKE PAYMENT TO: Washington County Tax**

**RECEIVED  
OCT 24 2006  
Rusd.....**

**DELINQUENT TAXES:**

**NO DELINQUENT TAXES DUE**

(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Total is included in payment options to the left.)

**TOTAL (After Discount): \$8,901.25**

**All Payments Processed Upon Receipt**

**Make Online Payments at:**

<https://ecomm.co.washington.or.us/propertytax>

**Pay by Phone at: (888) 510-9174**

**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON CO. OREGON 155 N FIRST AVE, RM 130, HILLSBORO, OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 2S134B-00100**

**ACCOUNT NO: R558596**

**SITUS: 0**

**CODE AREA: 088.13**

ACRES 58.68, CODE SPLIT

**2006-2007 CURRENT TAX BY DISTRICT:**

TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233

COLL-PORTLAND	118.56
ESD-METRO REGIONAL	64.48
SCH-SHERWOOD	2,017.46
EDUCATION TAXES:	\$2,200.50
WASHINGTON COUNTY	989.48
REG-METRO SERVICE	42.51
PORT-PORTLAND	30.85
FIRE-TV FIRE & RESCUE	671.24
TV FIRE & RESCUE LOL	110.03
GENERAL GOVERNMENT TAXES:	\$1,844.11
BOND-WASHINGTON COUNTY	88.46
BOND-METRO SERVICE DIST	79.92
BOND-PCC	30.70
BOND-SD #88-SHERWOOD	993.17
BOND-TV FIRE & RESCUE	19.45
BOND-TRT-MET	42.82
BOND AND MISC TAX:	\$1,314.52

**VALUES: LAST YEAR THIS YEAR**

<b>MARKET VALUES:</b>		
LAND	440,100	440,100
STRUCTURE	0	0
TOTAL RMV VALUE	440,100	440,100
<b>TAXABLE VALUES:</b>		
ASSESSED VALUE	440,100	440,100

**PROPERTY TAXES: \$5,527.13 \$5,359.13**

**2006-07 TAX (Before Discount) \$5,359.13**

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8741
Other Questions	Call 503-846-8741

**PROPERTY TAX PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay In Full	Due	Discount	Net Amount Due
11/15/06	11/15/06	160.77	\$5,198.36
2/3	11/15/06	71.46	\$3,501.30
1/3	11/15/06	NONE	\$1,786.38

PLEASE MAKE PAYMENT TO: Washington County Tax

RECEIVED  
OCT 24 2006  
RSD

Make Online Payments at:  
<https://ecomm.co.washington.or.us/propertytax>  
Pay by Phone at: (888) 510-9274

**DELINQUENT TAXES: NO DELINQUENT TAXES DUE**  
(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Totals included in payment options to the left.)  
**TOTAL (After Discount): \$5,198.36**  
All Payments Processed Upon Receipt

**7/1/06 TO 6/1/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON CO. OREGON 155 N FIRST AVE RM 130 HILLSBORO OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25134B-00200**

**ACCOUNT NO: R558603**

**SITUS: 0**

**CODE AREA: 088.13**

ACRES 12.59

TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233

**2006-2007 CURRENT TAX BY DISTRICT:**

COLL-PORTLAND	25.43
ESD-NW REGIONAL	13.83
SCH-SHERWOOD	432.89
EDUCATION TAXES:	\$472.15
WASHINGTON COUNTY	212.31
REG-METRO SERVICE	9.12
PORT-PORTLAND	6.62
FIRE-TV FIRE & RESCUE	144.02
TV FIRE & RESCUE LOL	23.61
GENERAL GOVERNMENT TAXES:	\$395.68
BOND-WASHINGTON COUNTY	18.98
BOND-METRO SERVICE DIST	17.15
BOND-POC	19.46
BOND-SD #88-SHERWOOD	213.10
BOND-TV FIRE & RESCUE	4.17
BOND-TRI-MET	9.19
BOND AND MISC TAX:	\$282.05

**VALUES: LAST YEAR THIS YEAR**

<b>MARKET VALUES:</b>		
LAND	94,430	94,430
STRUCTURE	0	0
TOTAL RMV VALUE	94,430	94,430
<b>TAXABLE VALUES:</b>		
ASSESSED VALUE	94,430	94,430

**PROPERTY TAXES: \$1,185.94 \$1,149.88**

**2006-07 TAX (Before Discount) \$1,149.88**

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8741
Other Questions	Call 503-846-8741

**PROPERTY TAX PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/06	34.50	\$1,115.38
2/3	11/15/06	15.33	\$751.26
1/3	11/15/06	NONE	\$383.30

PLEASE MAKE PAYMENT TO: Washington County Tax

**RECEIVED**  
**OCT 24 2006**

Ans'd.....

**DELINQUENT TAXES:**

**NO DELINQUENT TAXES DUE**

(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Total is included in payment options to the left.)

**TOTAL (After Discount): \$1,115.38**

All Payments Processed Upon Receipt

Make Online Payments at:

<https://ecomn.co.washington.or.us/propertytax>

Pay by Phone at: (888) 510-9274

For  
see have

**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON CO OREGON 155 N FIRST AVE, RM 130 HILLSBORO OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25134B-00800**

**ACCOUNT NO: R558667**

**SITUS: 0**

**CODE AREA: 088.13**

**ACRES 15.53**

**2006-2007 CURRENT TAX BY DISTRICT:**

TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233

COIL - PORTLAND	31.38
ESD - NW REGIONAL	17.06
SCH - SHERWOOD	533.96
EDUCATION TAXES:	\$582.40
WASHINGTON COUNTY	261.88
REG - METRO SERVICE	11.25
PORT - PORTLAND	8.17
FIRE - TV FIRE & RESCUE	177.66
TV FIRE & RESCUE LOT	29.12
GENERAL GOVERNMENT TAXES:	\$488.08
BOND - WASHINGTON COUNTY	23.41
BOND - METRO SERVICE DIST	21.15
BOND - FCC	24.01
BOND - SD #88 - SHERWOOD	262.86
BOND - TV FIRE & RESCUE	5.15
BOND - TRI - MET	11.33
BOND AND MISC TAX:	\$347.91

**VALUES: LAST YEAR THIS YEAR**

<b>MARKET VALUES:</b>		
LAND	116,480	116,480
STRUCTURE	0	0
TOTAL RMV VALUE	116,480	116,480
<b>TAXABLE VALUES:</b>		
ASSESSED VALUE	116,480	116,480

**PROPERTY TAXES: \$1,462.95 \$1,418.39**

**2006-07 TAX (Before Discount) \$1,418.39**

<b>APPEAL DEADLINE</b>	January 2nd, 2007
<b>Value Questions</b>	Call 503-846-8826
<b>Tax Questions</b>	Call 503-846-8801
<b>Personal Property Questions</b>	Call 503-846-8741
<b>Other Questions</b>	Call 503-846-8741

**RECEIVED**  
**OCT 24 2006**  
Ans d.....

**PROPERTY TAX PAYMENT OPTIONS**  
(See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/06	42.55	\$1,375.84
2/3	11/15/06	18.91	\$926.59
1/3	11/15/06	NONE	\$472.80

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**DELINQUENT TAXES: NO DELINQUENT TAXES DUE**  
(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Total is included in payment options to the left.)  
**TOTAL (After Discount): \$1,375.84**  
All Payments Processed Upon Receipt

Make Online Payments at:  
<https://ecomm.co.washington.or.us/propertytax>  
Pay by Phone at: (888) 510-9274

15. 10/15/06

**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON COUNTY OREGON \* 155 N FIRST AVE., RM 130 \* HILLSBORO, OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25134C-00500**

**ACCOUNT NO: R558729**

**SITUS: 0**  
ACRES 8.38

**CODE AREA: 088.13**

TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233

**2006-2007 CURRENT TAX BY DISTRICT:**

COLL-PORTLAND	16.93
ESD-NW REGIONAL	9.21
SCH-SHERWOOD	288.11
EDUCATION TAXES:	\$314.25
WASHINGTON COUNTY	141.31
REG-METRO SERVICE	6.07
PORT-PORTLAND	4.41
FIRE-TV FIRE & RESCUE	95.86
TV FIRE & RESCUE LOL	15.71
GENERAL GOVERNMENT TAXES:	\$263.36
BOND-WASHINGTON COUNTY	12.63
BOND-METRO SERVICE DIST	11.41
BOND-PCC	12.95
BOND-SD #88-SHERWOOD	141.83
BOND-TV FIRE & RESCUE	2.78
BOND-TRI-MET	6.12
BOND AND MISC TAX:	\$187.72

**VALUES: LAST YEAR THIS YEAR**

<b>MARKET VALUES:</b>		
LAND	62,850	62,850
STRUCTURE	0	0
TOTAL RMV VALUE	62,850	62,850
<b>TAXABLE VALUES:</b>		
ASSESSED VALUE	62,850	62,850

**PROPERTY TAXES: \$789.33 \$765.33**

**2006-07 TAX (Before Discount) \$765.33**

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8741
Other Questions	Call 503-846-8741

**PROPERTY TAX PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/06	22.96	\$742.37
2/3	11/15/06	10.20	\$500.02
1/3	11/15/06	NONE	\$255.11

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**DELINQUENT TAXES:**

**NO DELINQUENT TAXES DUE**

(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Total is included in payment options to the left.)

**TOTAL (After Discount): \$742.37**

All Payments Processed Upon Receipt

Make Online Payments at:

<https://ecom.wa.washington.or.us/propertytax>

Pay by Phone at: (888) 510-9274

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**7/1/06 TO 6/30/07 REAL PROPERTY TAX STATEMENT**

WASHINGTON COUNTY OREGON 155 N. FIRST AVE. RM 130 HILL SEBRO, OREGON 97124

**PROPERTY DESCRIPTION**

**MAP: 25134B-00100**

**ACCOUNT NO: R1492236**

**STATUS: 0**

**CODE AREA: 088 11**

ACRES 3.08, CODE SPLIT

**2006-2007 CURRENT TAX BY DISTRICT:**

COLL-PORTLAND 6.22  
ESD-NW REGIONAL 3.38  
SCH-SHERWOOD 105.90  
EDUCATION TAXES: \$115.50

TIGARD SAND & GRAVEL CO, INC  
1220 SE 190TH AVE  
PORTLAND, OR 97233

WASHINGTON COUNTY 51.94  
REG-METRO SERVICE 2.23  
PORT-PORTLAND 1.62  
FIRE-TV FIRE & RESCUE 35.23  
ENHANCED SHERIFF PATROL 14.70  
ENHANCED SHERIFF PATROL LOL 10.99  
URBAN ROAD MAINT DIST 5.67  
TV FIRE & RESCUE LOL 5.78  
GENERAL GOVERNMENT TAXES: \$128.15

**VALUES: LAST YEAR THIS YEAR**

MARKET VALUES:	LAST YEAR	THIS YEAR
LAND	23,100	23,100
STRUCTURE	0	0
TOTAL RMV VALUE	23,100	23,100
TAXABLE VALUES:		
ASSESSED VALUE	23,100	23,100

BOND-WASHINGTON COUNTY 4.64  
BOND-METRO SERVICE DIST 4.20  
BOND-PCC 4.76  
BOND-SD #88-SHERWOOD 52.13  
BOND-TV FIRE & RESCUE 1.02  
BOND-TRI-MET 2.25  
BOND ANB MISC TAX- \$69.00

**PROPERTY TAXES: \$321.87 \$312.65**

2006-07 TAX (Before Discount) \$312.65

<b>APPEAL DEADLINE</b>	January 2nd, 2007
Value Questions	Call 503-846-8826
Tax Questions	Call 503-846-8801
Personal Property Questions	Call 503-846-8744
Other Questions	Call 503-846-8744

**PROPERTY TAX-PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/06	9.38	\$303.27
2/3	11/15/06	4.17	\$204.27
1/3	11/15/06	NONE	\$104.22

PLEASE MAKE PAYMENT TO: Washington County Tax

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**OCT 24 2006**  
AND.....

**DELINQUENT TAXES:**

**NO DELINQUENT TAXES DUE**

(See back for explanation of taxes marked with an asterisk (\*).  
Delinquent Tax Total is included in payment options to the left.)

**TOTAL (After Discount): \$303.27**

All Payments Processed Upon Receipt

Make Online Payments at:

<https://e.com.washington.or.us/propertytax>

Pay by Phone at: (888) 510-9274