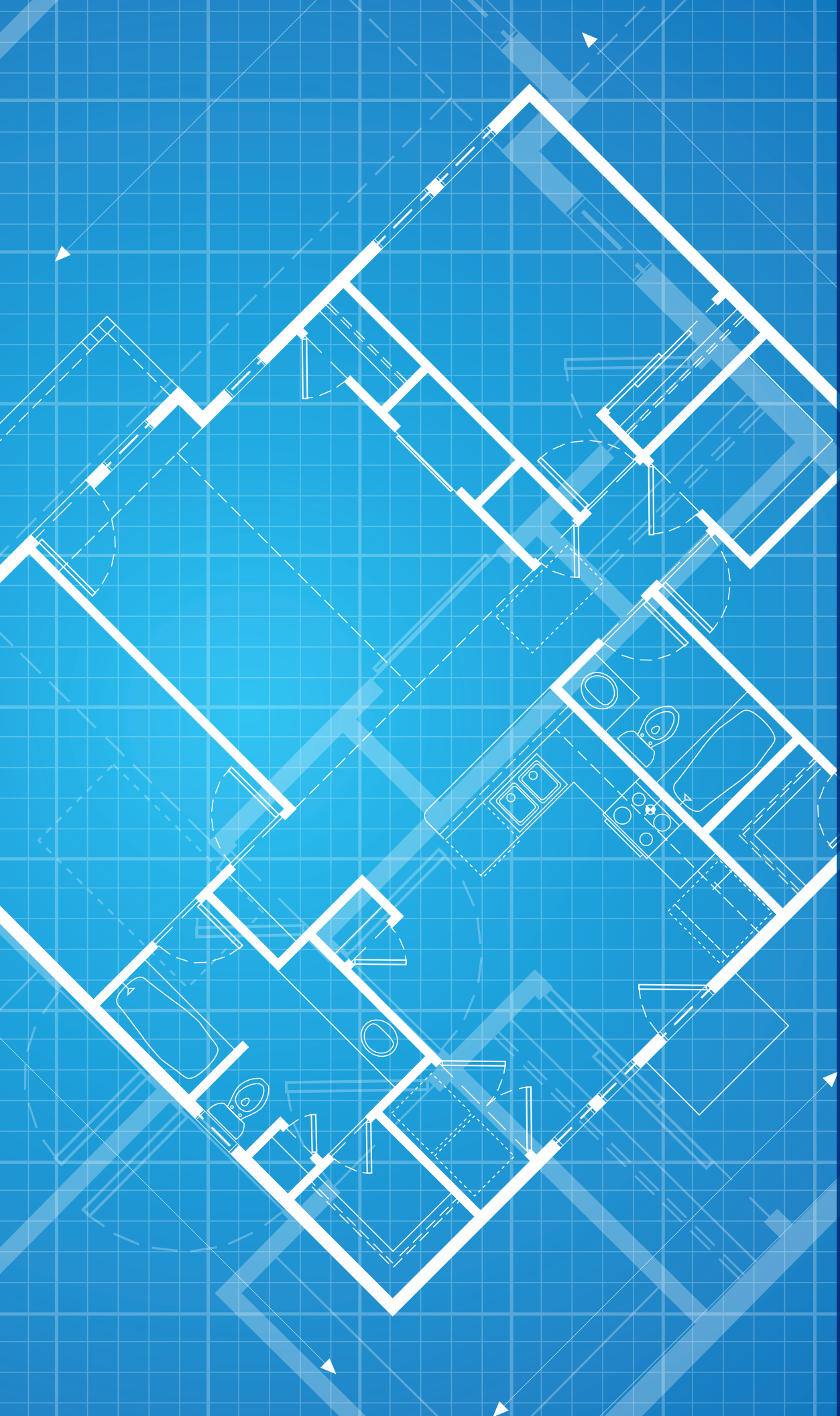




Welcome **Home**

PROPERTY INFORMATION



Property Detail Report

5293 NE Elam Young Pkwy #110, Hillsboro, OR 97124-7558

APN: R2162597

Washington County Data as of: 09/17/2025

Owner Information

Owner Name:	White Cedar Properties LLC		
Vesting:	Corporation		
Mailing Address:	1359 SE 38th Ave, Hillsboro, OR 97123-7728	Occupancy:	Absentee Owner

Location Information

Legal Description:	Hawthorn Business Park Condo, Lot 28	County:	Washington, OR
APN:	R2162597	Alternate APN:	1N233DA90028
Munic / Twnshp:	Hillsboro	Twtnshp-Rng-Sec:	01N-02W-33
Subdivision:	Hawthorn Business...	Tract #:	
Neighborhood:	Hillsboro / Orenco	School District:	Hillsboro School District 1J
Elementary School:	Quatama Elementary...	Middle School:	J W Poynter Middle...
Latitude:	45.52688	Longitude:	-122.93163
		High School:	Liberty High Schoo...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/22/2010 / 12/23/2010	Price:	\$140,000	Transfer Doc #:	2010.103774
Buyer Name:	White Cedar Properties LLC	Seller Name:	Sfp Hawthorn LLC	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	12/22/2010 / 12/23/2010	Sale Price / Type:	\$140,000 / Confirmed	Deed Type:	Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:	\$138	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2010.103774
Seller Name:	Sfp Hawthorn LLC			Title Company:	First American Tit...
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	1,012 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	
Living Area:	1,012 Sq. Ft.	Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	1,012 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Commercial Condominium	Lot Area:	1,011 Sq. Ft.	Zoning:	SC-BP
State Use:	2320 - 2320	Lot Width / Depth:		# of Buildings:	1
County Use:	2320 - Commercial...	Usable Lot:		Res / Comm Units:	/ 25
Site Influence:		Acres:	0.023	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	41067C0343E	Flood Map Date:	11/04/2016
Community Name:	City Of Hillsboro	Flood Panel #:	0343E	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$90,420	Market Total Value:	\$234,360
Tax Year:	2024	Land Value:		Market Land Value:	
Tax Area:	007.01	Improvement Value:		Market Imprv Value:	\$234,360
Property Tax:	\$1,478.00	Improved %:	100%	Market Imprv %:	100%
Exemption:		Delinquent Year:			

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

Property Page:

Property Details

▼

2025 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Industrial	Property Group ID	-
Legal Description	HAWTHORN BUSINESS PARK CONDO, LOT 28	Grouped Properties	-
Alternate Account Number	-	Split / Merge Date	-
Neighborhood	YSCR SUNSET CORRIDOR	Split / Merge Accounts	-
Map Number	1N233DA90028	Split / Merge Message	-
Property Use	2320: COMMERCIAL CONDOMINIUM IN INDUSTRIAL ZONE		
Levy Code Area	007.01		
2024 Certified Tax Rate	16.8358		

2025 OWNER INFORMATION

Owner Name	WHITE CEDAR PROPERTIES LLC
Mailing Address	1718 SILVERSTONE DR FOREST GROVE, OR 97116

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
ICE	INTEREST IN COMMON ELEMENT

2025 IMPROVEMENTS


⌵ Expand/Collapse All

☐ Improvement #1

Improvement Type

-

I: Industrial

 Sketch

ID	SECTION TYPE	YEAR BUILT	AREA
1	(453) - Industrial Flex Building	1980	1,008

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025 (In Process)	\$234,360	\$0	\$234,360	\$0	\$90,420
2024	\$226,670	\$0	\$226,670	\$0	\$87,790

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
12/22/2010	SFP HAWTHORN LLC	WHITE CEDAR PROPERTIES LLC	2010103774	\$140,000	DW

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

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

TAX SUMMARY

Effective Date: 9/24/2025 [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2024	\$1,478.00	\$0	\$1,478.00	\$0.00	\$0.00	11-22-2024	\$0.00
2023	\$1,436.09	\$0	\$1,436.09	\$0.00	\$0.00	11-14-2023	\$0.00
2022	\$1,397.16	\$0	\$1,397.16	\$0.00	\$0.00	11-8-2022	\$0.00
2021	\$1,369.05	\$0	\$1,369.05	\$0.00	\$0.00	11-10-2021	\$0.00
2020	\$1,339.59	\$0	\$1,339.59	\$0.00	\$0.00	11-5-2020	\$0.00
2019	\$1,301.06	\$0	\$1,301.06	\$0.00	\$0.00	11-5-2019	\$0.00
2018	\$1,245.52	\$0	\$1,245.52	\$0.00	\$0.00	10-30-2018	\$0.00
2017	\$1,200.38	\$0	\$1,200.38	\$0.00	\$0.00	10-31-2017	\$0.00
2016	\$1,167.61	\$0	\$1,167.61	\$0.00	\$0.00	10-31-2016	\$0.00
2015	\$1,105.74	\$0	\$1,105.74	\$0.00	\$0.00	10-27-2015	\$0.00
2014	\$1,099.53	\$0	\$1,099.53	\$0.00	\$0.00	10-27-2014	\$0.00
2013	\$1,075.83	\$0	\$1,075.83	\$0.00	\$0.00	10-23-2013	\$0.00
2012	\$0.00	\$0	\$1,042.58	\$0.00	\$0.00	10-26-2012	\$0.00
2011	\$0.00	\$0	\$1,004.87	\$0.00	\$0.00	10-26-2011	\$0.00
2010	\$0.00	\$0	\$992.07	\$0.00	\$0.00	12-27-2010	\$0.00
2009	\$0.00	\$0	\$957.92	\$0.00	\$0.00	5-13-2010	\$0.00
2008	\$0.00	\$0	\$815.45	\$0.00	\$0.00	5-14-2009	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2024	WASH- 2024- 218012	11-22-2024	No	\$1,433.66
2023	WASH- 2023- 172764	11-14-2023	No	\$1,393.01
2022	WASH- 2022-65291	11-8-2022	No	\$1,355.24
2021	WASH- 2021- 169450	11-10-2021	No	\$1,327.98
2020	WASH- 2020-43561	11-5-2020	No	\$1,299.40
2019	5998390	11-5-2019	No	\$1,262.03
2018	5772190	10-30-2018	No	\$1,208.15
2017	5564649	10-31-2017	No	\$1,164.37
2016	5349014	10-31-2016	Yes	\$1,132.58
2016	5349014	10-31-2016	No	(\$1,132.58)
2016	5355954	10-31-2016	No	\$1,132.58
2015	5127550	10-27-2015	No	\$1,072.57
2014	4914425	10-27-2014	No	\$1,066.54
2013	4690243	10-23-2013	No	\$1,043.56
2012	4484085	10-26-2012	No	\$1,011.30
2011	4261406	10-26-2011	No	\$974.72
2010	4208738	12-27-2010	No	\$661.38
2010	4106914	11-10-2010	No	\$330.69
2009	4017520	5-13-2010	No	\$319.30
2009	3996447	2-16-2010	No	\$319.31
2009	3836875	11-3-2009	No	\$319.31
2008	3798693	5-14-2009	No	\$271.81
2008	3774390	2-12-2009	No	\$271.82
2008	3609831	10-30-2008	No	\$271.82



0155611201001037740060064

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

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:
White Cedar Properties LLC
1359 Southeast 38th Avenue
Hillsboro, OR 97123

Until a change is requested all tax statements shall be sent to the following address:
White Cedar Properties LLC
1359 Southeast 38th Avenue
Hillsboro, OR 97123

File No.: NCS-494771-OR1 (mk)
Date: December 20, 2010

THIS SPACE RESERVED



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$140.00 12-23-10
FEE PAID DATE

STATUTORY SPECIAL WARRANTY DEED

SFP Hawthorn LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to White Cedar Properties LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This property is free from liens and encumbrances, EXCEPT: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

FATCO. NO. NCS - 494771

6 PP
30
26
5
61
140

APN:

Statutory Special Warranty Deed
- continued

File No.: **NCS-494771-OR1 (mk)**
Date: **12/20/2010**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22 day of December, 2011.

SFP Hawthorn LLC, an Oregon limited
liability company

By: Specht BC, Inc., an Oregon
corporation, its manager


By: Gregory L. Specht, President

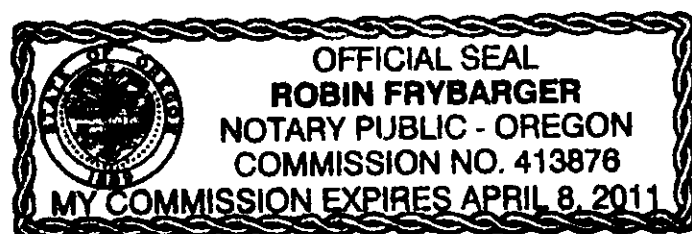
APN:

Statutory Special Warranty Deed
- continued

File No.: **NCS-494771-OR1 (mk)**
Date: **12/20/2010**

STATE OF Oregon)
County of Washington) ss.

This instrument was acknowledged before me on this 22ND day of December, 2010
by Gregory L. Specht, president of Specht BC, Inc., an Oregon corporation as Manager of SFP Hawthorn
LLC, on behalf of the limited liability company.



Robin Frybarger
Notary Public for Oregon
My commission expires: April 08, 2011

APN:

Statutory Special Warranty Deed
- continued

File No.: **NCS-494771-OR1 (mk)**
Date: **12/20/2010**

Exhibit "A"

UNIT 28 AND PARKING UNITS P135, P136, P137 AND P138, HAWTHORN BUSINESS PARK CONDOMINIUMS, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON AND STATE OF OREGON.

TOGETHER WITH THOSE RIGHTS IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HAWTHORN BUSINESS PARK CONDOMINIUMS RECORDED MAY 30, 2008 AS FEE NO. 2008-049187.

Exhibit "B"

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims or easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments thereof.
7. Easements for utilities purposes as shown on the recorded plat of Hawthorn Farm Industrial Park No. 2.
8. Restrictions shown on the recorded plat of Hawthorn Farm Industrial Park No. 2.
9. Covenants, conditions, restrictions and easements in the document recorded September 20, 1978 as Fee No. 78041914, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Document(s) declaring modifications thereof recorded June 25, 1979 as Fee No. 79024445.

Document(s) declaring modifications thereof recorded August 14, 1979 as Fee No. 79032447.

Document(s) declaring modifications thereof recorded July 06, 1983 as Fee No. 83024056.

Document(s) declaring modifications thereof recorded July 17, 1985 as Fee No. 85026783.

Document(s) declaring modifications thereof recorded August 29, 1985 as Fee No. 85035052.

Document(s) declaring modifications thereof recorded May 12, 1986 as Fee No. 86019576.

Document(s) declaring modifications thereof recorded March 19, 2010 as Fee No. 2010-021207 of Official Records.



Utilities

5293 NE ELAM YOUNG PKWY, STE #110,
HILLSBORO, OR 97124

ELECTRICITY

Portland General Electric 800-542-8818 <https://portlandgeneral.com>

NATURAL GAS

NW Natural Gas 800-422-4012 <https://www.nwnatural.com/>

GARBAGE/RECYCLING

Hillsboro Garbage Disposal 503-648-4219 <https://www.hillsborogarbage.com/>

WATER SERVICE

City of Hillsboro 503-681-6163 <https://www.hillsboro-oregon.gov>

SEWER SERVICE

Clean Water Services 503-681-3600 <https://cleanwaterservices.org>

Utilities

Electricity

PGE

Customer Service

800-542-8818

portlandgeneral.com

Outages & Emergencies

800-544-1795

Pacific Power

Customer Service

888-221-7070

www.pacificpower.net

Outages & Emergencies

800-544-1795

Phone Services

AT & T

Customer Service

800-222-0300

www.att.com

CenturyLink

Customer Service

866-963-6665

www.centurylink.com

T-Mobile

Customer Service

844-970-3172

www.t-mobile.com

Natural Gas

NW Natural Gas

Customer Service

800-422-4012

nwnatural.com

Outages & Emergencies

800-544-1795

Cable | Internet

Xfinity

Customer Service

888-824-8264

www.xfinity.com/support

Dish

Customer Service

800-523-4929

my.dish.com/support

Frontier

Customer Service

877-529-3319

frontier.com/

Verizon

Customer Service

800-837-4966

www.verizon.com

DirectTV

Customer Service

866-461-5215

www.directv.com/support



Utilities (cont.)

Water | Sewer Services

Alder Creek-Barlow	503-668-5533	https://www.ci.sandy.or.us/finance/page/utility-billing
Beaverton	503-526-2257	https://www.beavertonoregon.gov/828/Utilities
Canby	503-266-1156	https://www.canbyutility.org
Clackamas	503-742-4567	https://crwater.com
Clean Water Svcs	503-681-3600	https://cleanwaterservices.org
Cornelius	503-357-9112	https://www.corneliusor.gov/ub
Estacada	503-630-8270	https://www.cityofestacada.org/publicworks
Fairview	503-665-7929	https://fairvieworegon.gov/Directory.aspx?DID=8
Forest Grove	503-992-3221	https://www.forestgrove-or.gov/utilitybilling
Gladstone	503-557-2771	https://www.ci.gladstone.or.us/finance/page/utility-billing
Gresham	503-618-2373	https://you.greshamoregon.gov/css/JSP/login.jsp
Hillsboro	503-681-6163	https://www.hillsboro-oregon.gov
Lake Oswego	503-635-0265	https://www.ci.oswego.or.us/finance/utility-bill-information
Milwaukie	503-786-7525	https://www.milwaukieoregon.gov/utilitybilling
Molalla	503-829-6855	https://www.cityofmolalla.com/utilities
North Plains	503-647-5555	https://www.northplains.org/finance/page/water-billing
Oak Lodge	503-654-7765	https://www.oaklodgewaterservices.org/services
Oregon City	503-657-8151	https://www.orcity.org/349/Utility-Customer-Service
Portland	503-823-7770	https://www.portlandoregon.gov/64410
Sandy	503-668-5533	https://www.ci.sandy.or.us/finance/page/utility-billing
Sherwood	503-925-2315	https://www.sherwoodoregon.gov/utilitybilling
Sunrise Water	503-761-0220	https://www.sunrisewater.com/
Tigard	503-639-4171	https://www.tigard-or.gov
Troutdale	503-665-5175	https://www.troutdaleoregon.gov/finance
Tualatin (City)	503-691-3056	https://www.tualatinoregon.gov/finance/utility-billing
Tualatin Valley Water	503-848-3000	https://www.tvwd.org
West Linn	503-656-4261	https://westlinnoregon.gov/finance/paying-your-utility-bill
West Slope Water Dist.	503-292-2777	https://www.wswd.org
Wilsonville	503-570-1610	https://www.ci.wilsonville.or.us/utility-billing
WoodVillage	503-667-6211	https://www.woodvillageor.gov/departments/utilities

Directory of Services

Assessors

Clackamas County	503-655-8671	https://www.clackamas.us/at
Multnomah County	503-988-3326	www.multco.us/assessment-taxation
Washington County	503-846-8741	https://www.washingtoncountyor.gov/at

Animal Services

Clackamas County	503-655-8628	www.clackamas.us/dogst
Multnomah County	503-988-7387	www.multcopets.org
Washington County	503-846-7041	www.washingtoncountyor.gov/animal-services

Transportation

C-Tran	360-695-0123	www.c-tran.com/ trimet.org
Tri-Met	503-238-7433	https://trimet.org/home

Major Airlines Serving PDX Airport

Alaska	800-252-7522	alaskaair.com
American	800-433-7300	aa.com
United	800-525-0280	united.com
Delta	800-221-1212	delta.com
Hawaiian	800-367-5320	hawaiianairlines.com
Jet Blue	800-538-2583	jetblue.com
Southwest	800-435-9792	southwest.com

Malls & Shopping Centers

Beaverton Cedar Hills	503-643-6563	cedarhillscrossing.com
Clackamas Town Center	503-653-6613	www.clackamastowncenter.co
Lloyd Center	503-282-2511	m.lloydcenter.com
Nike Town	503-221-6453	nike.com
Pioneer Place	503-228-5800	pioneerplace.com
Vancouver Mall Shopping Center	360-892-6255	shopvancouvermall.com
Washington Square	503-639-8860	shopwashingtonsquare.com

Post Office	800-ASK-USPS	https://moversguide.usps.com/mgo
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Directory of Services (cont.)

Major Hospitals & Medical Centers

Legacy Health	503-346-0640	legacyhealth.org healthy.kaiserpermanente.org
Kaiser Permanente	1-800-813-2000	Kaiser
OHSU	503-494-8311	OHSU
Portland Adventist	503-257-2500	adventishealth.org
Portland VA Medical Center	503-215-1111	va.gov/portland-health-care
Providence Portland	503-215-1111	providence.org

Major Area Attractions

Bonneville Dam	541-374-8442	nwp.usace.army.mil/bonneville
City of Portland Information	503-823-4000	portlandoregon.gov/article/15472
Columbia Gorge Interpretive Ctr	800-991-2338	columbiagorgemuseum.org
The Grotto Sanctuary	503-254-7371	thegrotto.org
Portland Japanese Gardens	503-223-1321	japanesegarden.org
Mt St Helens Visitor's Center	360-274-0962	parks.wa.gov/245/Mount-St-Helens
Mt. Hood Meadows	503-337-2222	skihood.com
Mt. Hood Ski Bowl	800-754-2695	skibowl.com
Oregon Historical Society Museum	503-222-1741	museum.cfm
Oregon Symphony Orchestra	503-228-1353	orsymphony.org
Pearson Air Museum	360-816-6230	pearsonairmuseum.htm
Pittock Mansion	503-823-3623	pittockmansion.org
Portland Art Museum	503-226-2811	portlandartmuseum.org
Portland Ctr for the Performing Arts	503-248-4335	portland5.com/about-portland5-centers
Portland Saturday Market	503-222-6072	arts.portlandsaturdaymarket.com
Rose Quarter Arena	503-235-8771	rosequarter.com
Portland Spirit	503-224-3900	https://portlandspirit.com
Timberline Lodge & Ski Area	503-272-3158	timberlinelodge.com
World Forestry Center	503-228-1367	worldforestry.org
The Oregon Zoo	503-226-1561	oregonzoo.org

Public Golf Courses & Ranges

Eastmoreland	503-775-2900	eastmorelandgolfcourse.com
Rose City	503-253-4744	https://www.portland.gov/parks/rose-city-golf-course
Colwood	503-254-5515	https://www.portland.gov/parks/colwood-golf-center
Heron Lakes	503-289-1818	https://portlandparksgolf.com/
Glendover	503-253-7507	https://www.playglendoveer.com/contact

Directory of Services (cont.)

School Districts

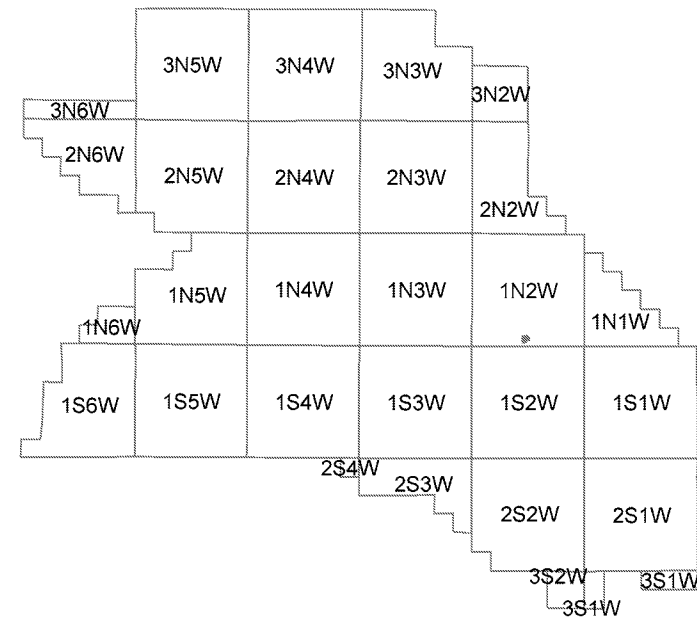
Banks	503-324-8591	https://www.banks.k12.or.us/
Beaverton	503-356-4500	https://www.beaverton.k12.or.us/
Canby	503-266-7891	https://www.canby.k12.or.us/en-US
Centennial	503-760-7990	https://csd28j.org/
Colton	503-824-3535	https://www.colton.k12.or.us/
Corbett	503-695-3641	https://corbett.k12.or.us/
David Douglas	503-252-2900	https://www.ddouglas.k12.or.us/
Estacada	503-630-6871	https://www.estacadaschools.org/
Forest Grove	503-357-6171	https://www.fgsdk12.org/
Gaston	503-985-0210	https://www.gastonk12.org/
Gladstone	503-655-2777	https://www.gladstone.k12.or.us/
Gresham-Barlow	503-261-4500	https://www.gresham.k12.or.us/
Hillsboro	503-844-1500	https://www.hsd.k12.or.us/
Lake Oswego	503-534-2000	https://www.losdschools.org/
Molalla River	503-829-2359	https://www.molallariv.k12.or.us/
North Clackamas	503-353-6000	https://www.nclack.k12.or.us/
Oregon City	503-785-8000	https://www.ocsd62.org/
Oregon Trail	503-668-5541	https://www.oregontrailschools.com/
Parkrose	503-408-2100	https://www.parkrose.k12.or.us/
Portland	503-916-2000	https://www.pps.net/
Reynolds	503-661-7200	https://www.reynolds.k12.or.us/
Riverdale	503-262-4840	https://www.riverdaleschool.com/
Sherwood	503-825-5000	https://sherwood.k12.or.us/
Tigard-Tualatin	503-431-4051	https://www.ttsdschools.org/
West Linn-Wilsonville	503-673-7000	https://www.wlww.k12.or.us/

Voter Registration

Clackamas County	503-655-8570	Clackamas County Voter Registration
Multnomah County	503-988-3720	Multnomah County Voter Registration
Washington County	503-846-5800	Washington County Voter Registration

ASSESSOR MAPS

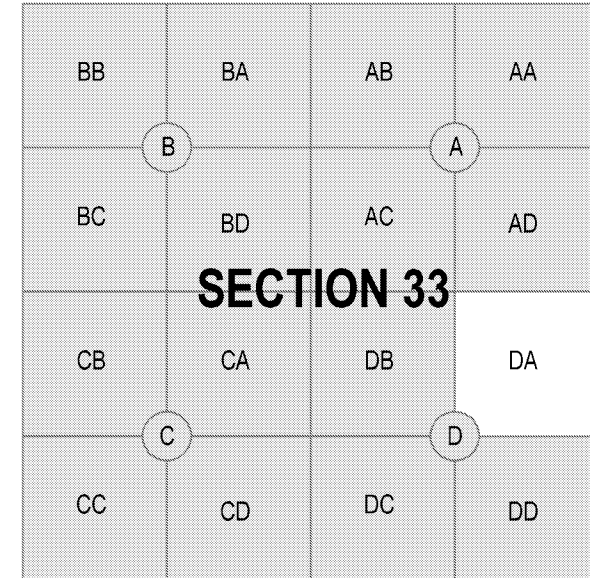




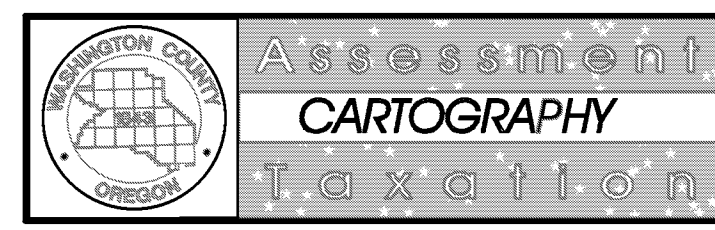
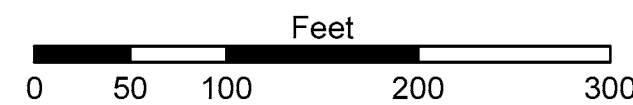
WASHINGTON COUNTY OREGON
NE 1/4 SE 1/4 SECTION 33 T1N R2W W.M.
SCALE 1"= 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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



Cancelled Taxlots For: 1N233DA
2300,500,300,4100,200,3300,700,



PLOT DATE: 8/6/2020
Rotation: 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

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

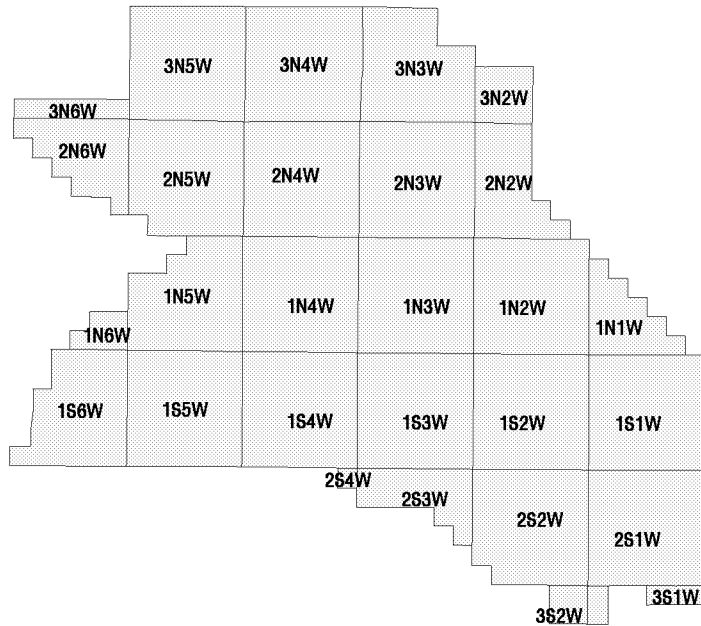


RECORDED AS DOCUMENT NO. 2008049186

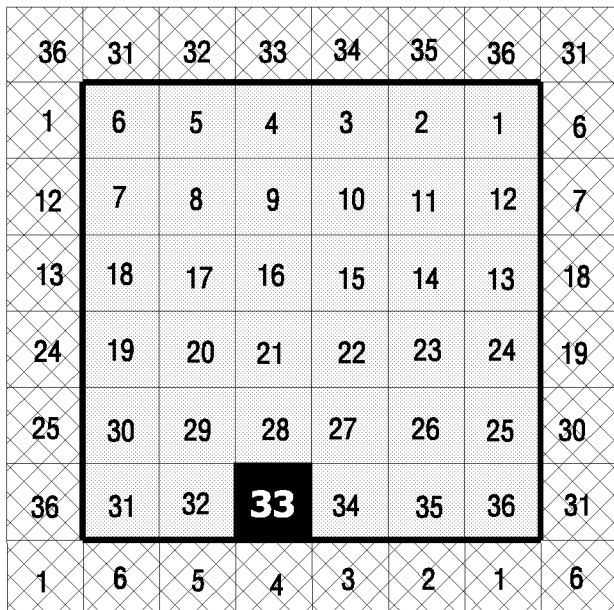
**HAWTHORN BUSINESS
PARK CONDOMINIUMS**

A PORTION OF LOT 17, 'HAWTHORN FARM INDUSTRIAL PARK NO. 2'
NE1/4 AND SE1/4 SECTION 33, T.1N., R.2W., W.M.

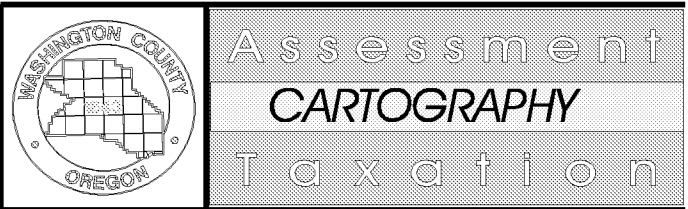
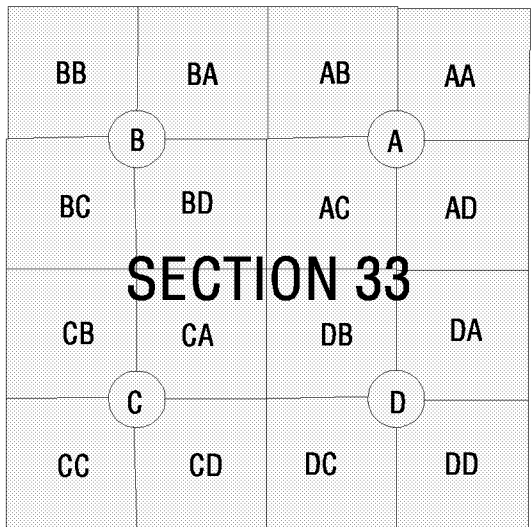
CITY OF HILLSBORO
WASHINGTON COUNTY, OREGON



SUPPLEMENTAL MAP NO. 1
IN
NE1/4 SE1/4 SECTION 33 T1N R2W W.M.
WASHINGTON COUNTY OREGON
NOT TO SCALE



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

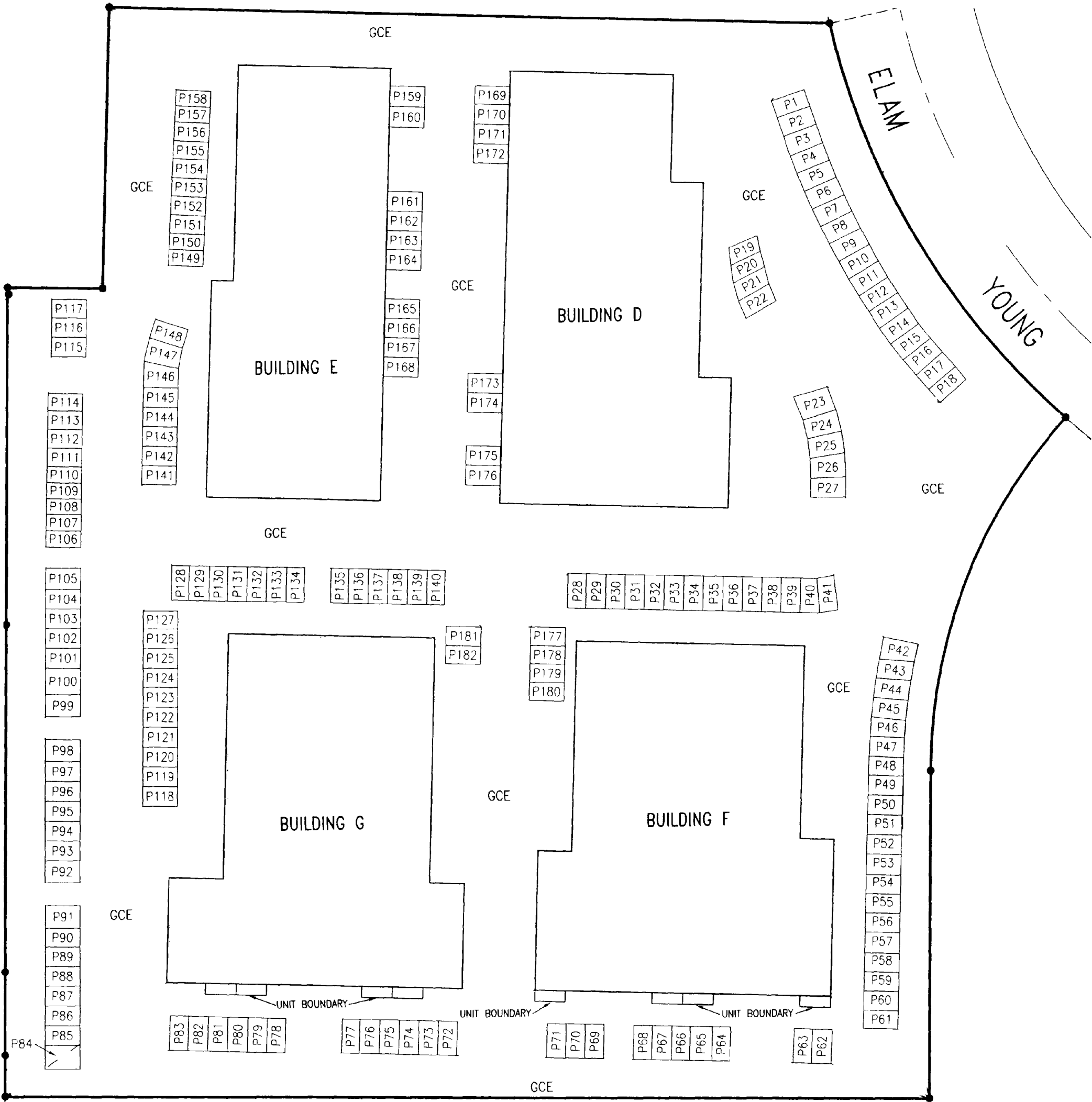


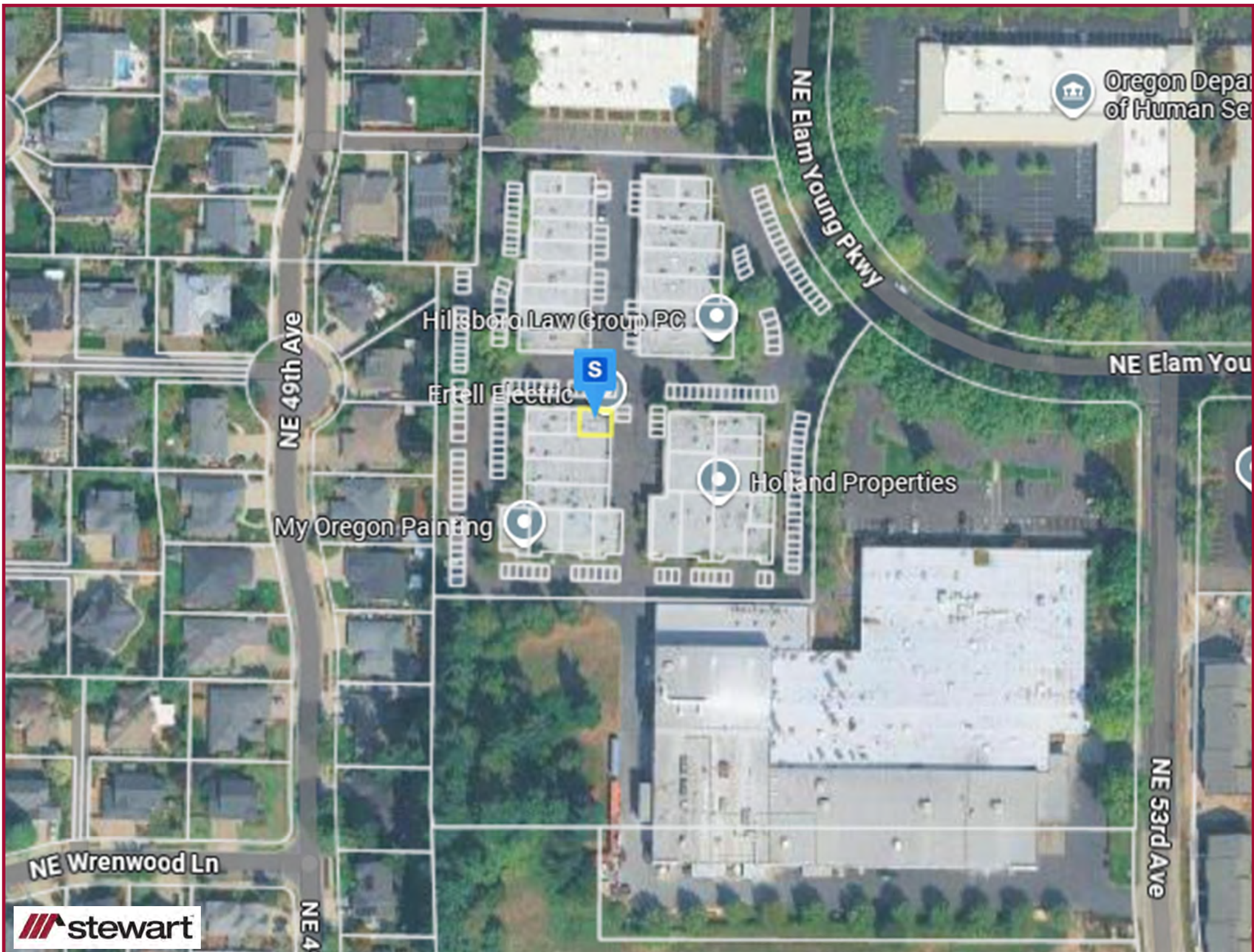
PLOT DATE: July 29, 2008
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

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

**SUPPLEMENTAL
MAP NO. 1**

MAP	TAXLOT	BLDG	UNIT	MAP	TAXLOT	BLDG	UNIT	MAP	TAXLOT	BLDG	UNIT
1N233DA	90000		GCE	1N233DA	99039		P39	1N233DA	99115		P115
1N233DA	90001	D	1	1N233DA	99040		P40	1N233DA	99116		P116
1N233DA	90002	D	2	1N233DA	99041		P41	1N233DA	99117		P117
1N233DA	90003	D	3	1N233DA	99042		P42	1N233DA	99118		P118
1N233DA	90004	D	4	1N233DA	99043		P43	1N233DA	99119		P119
1N233DA	90005	D	5	1N233DA	99044		P44	1N233DA	99120		P120
1N233DA	90006	D	6	1N233DA	99045		P45	1N233DA	99121		P121
1N233DA	90007	D	7	1N233DA	99046		P46	1N233DA	99122		P122
1N233DA	90008	D	8	1N233DA	99047		P47	1N233DA	99123		P123
1N233DA	90009	E	9	1N233DA	99048		P48	1N233DA	99124		P124
1N233DA	90010	E	10	1N233DA	99049		P49	1N233DA	99125		P125
1N233DA	90011	E	11	1N233DA	99050		P50	1N233DA	99126		P126
1N233DA	90012	E	12	1N233DA	99051		P51	1N233DA	99127		P127
1N233DA	90013	E	13	1N233DA	99052		P52	1N233DA	99128		P128
1N233DA	90014	E	14	1N233DA	99053		P53	1N233DA	99129		P129
1N233DA	90015	E	15	1N233DA	99054		P54	1N233DA	99130		P130
1N233DA	90016	E	16	1N233DA	99055		P55	1N233DA	99131		P131
1N233DA	90017	E	17	1N233DA	99056		P56	1N233DA	99132		P132
1N233DA	90018	F	18	1N233DA	99057		P57	1N233DA	99133		P133
1N233DA	90019	F	19	1N233DA	99058		P58	1N233DA	99134		P134
1N233DA	90020	F	20	1N233DA	99059		P59	1N233DA	99135		P135
1N233DA	90021	F	21	1N233DA	99060		P60	1N233DA	99136		P136
1N233DA	90022	F	22	1N233DA	99061		P61	1N233DA	99137		P137
1N233DA	90023	F	23	1N233DA	99062		P62	1N233DA	99138		P138
1N233DA	90024	F	24	1N233DA	99063		P63	1N233DA	99139		P139
1N233DA	90025	F	25	1N233DA	99064		P64	1N233DA	99140		P140
1N233DA	90026	F	26	1N233DA	99065		P65	1N233DA	99141		P141
1N233DA	90027	F	27	1N233DA	99066		P66	1N233DA	99142		P142
1N233DA	90028	F	28	1N233DA	99067		P67	1N233DA	99143		P143
1N233DA	90029	G	29	1N233DA	99068		P68	1N233DA	99144		P144
1N233DA	90030	G	30	1N233DA	99069		P69	1N233DA	99145		P145
1N233DA	90031	G	31	1N233DA	99070		P70	1N233DA	99146		P146
1N233DA	90032	G	32	1N233DA	99071		P71	1N233DA	99147		P147
1N233DA	90033	G	33	1N233DA	99072		P72	1N233DA	99148		P148
1N233DA	90034	G	34	1N233DA	99073		P73	1N233DA	99149		P149
1N233DA	90035	G	35	1N233DA	99074		P74	1N233DA	99150		P150
1N233DA	90036	G	36	1N233DA	99075		P75	1N233DA	99151		P151
1N233DA	90037	G	37	1N233DA	99076		P76	1N233DA	99152		P152
1N233DA	99001	P1		1N233DA	99077		P77	1N233DA	99153		P153
1N233DA	99002	P2		1N233DA	99078		P78	1N233DA	99154		P154
1N233DA	99003	P3		1N233DA	99079		P79	1N233DA	99155		P155
1N233DA	99004	P4		1N233DA	99080		P80	1N233DA	99156		P156
1N233DA	99005	P5		1N233DA	99081		P81	1N233DA	99157		P157
1N233DA	99006	P6		1N233DA	99082		P82	1N233DA	99158		P158
1N233DA	99007	P7		1N233DA	99083		P83	1N233DA	99159		P159
1N233DA	99008	P8		1N233DA	99084		P84	1N233DA	99160		P160
1N233DA	99009	P9		1N233DA	99085		P85	1N233DA	99161		P161
1N233DA	99010	P10		1N233DA	99086		P86	1N233DA	99162		P162
1N233DA	99011	P11		1N233DA	99087		P87	1N233DA	99163		P163
1N233DA	99012	P12		1N233DA	99088		P88	1N233DA	99164		P164
1N233DA	99013	P13		1N233DA	99089		P89	1N233DA	99165		P165
1N233DA	99014	P14		1N233DA	99090		P90	1N233DA	99166		P166
1N233DA	99015	P15		1N233DA	99091		P91	1N233DA	99167		P167
1N233DA	99016	P16		1N233DA	99092		P92	1N233DA	99168		P168
1N233DA	99017	P17		1N233DA	99093		P93	1N233DA	99169		P169
1N233DA	99018	P18		1N233DA	99094		P94	1N233DA	99170		P170
1N233DA	99019	P19		1N233DA	99095		P95	1N233DA	99171		P171
1N233DA	99020	P20		1N233DA	99096		P96	1N233DA	99172		P172
1N233DA	99021	P21		1N233DA	99097		P97	1N233DA	99173		P173
1N233DA	99022	P22		1N233DA	99098		P98	1N233DA	99174		P174
1N233DA	99023	P23		1N233DA	99099		P99	1N233DA	99175		P175
1N233DA	99024	P24		1N233DA	99100		P100	1N233DA	99176		P176
1N233DA	99025	P25		1N233DA	99101		P101	1N233DA	99177		P177
1N233DA	99026	P26		1N233DA	99102		P102	1N233DA	99178		P178
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1N233DA	99029	P29		1N233DA	99105		P105	1N233DA	99181		P181
1N233DA	99030	P30		1N233DA	99106		P106	1N233DA	99182		P182
1N233DA	99031	P31		1N233DA	99107		P107				
1N233DA	99032	P32		1N233DA	99108		P108				
1N233DA	99033	P33		1N233DA	99109		P109				
1N233DA	99034	P34		1N233DA	99110		P110				
1N233DA	99035	P35		1N233DA	99111		P111				
1N233DA	99036	P36		1N233DA	99112		P112				
1N233DA	99037	P37		1N233DA	99113		P113				
1N233DA	99038	P38		1N233DA	99114		P114				





Oregon Department of Human Services

Hillsboro Law Group PC

Errell Electric

My Oregon Painting

Holland Properties

NE Wrenwood Ln

NE Elam Young Pkwy

NE Elam Young Pkwy

NE 53rd Ave

NE 49th Ave

stewart

COMPARABLE SALES



SALES COMPARABLES

Washington County Data as of: 09/17/2025

Number of Properties: 3

1	Owner Name:	Rodriguez, Veronica Alvarez	Year Built / Eff:	2005 / 2005
	Site Address:	1190 SW 170th Ave #100, Beaverton, OR 97003	Living Area:	740
	Mailing Address:	485 SW Salix Pl, Beaverton, OR 97006	Lot Area / Acres:	2,178 / 0.05
	Legal Description:	Elmonica Station Condo, Supp No.3: Annex Stg 4, Lot 1190-100	Res / Comm Units:	
	APN:	R2136183	Bedrooms:	1
	Sale / Rec Date:	03/26/2024 / 04/01/2024	Baths (F / H):	1 /
	Assessed Value:	\$118,430	Improvement Value:	\$118,430
2	Owner Name:	Clifford Zeifman	Year Built / Eff:	
	Site Address:	2955 NE Cornell Rd, Hillsboro, OR 97124	Living Area:	1,073
	Mailing Address:	5120 State Highway 6, Riesel, TX 76682	Lot Area / Acres:	6,970 / 0.16
	Legal Description:	Tower Park Condo Hangars, Lot C-15	Res / Comm Units:	
	APN:	R1130190	Bedrooms:	
	Sale / Rec Date:	04/15/2024 / 05/16/2024	Baths (F / H):	
	Assessed Value:	\$18,870	Improvement Value:	\$18,870
3	Owner Name:	Quality Loan Service Corp	Year Built / Eff:	1980 /
	Site Address:	2955 NE Cornell Rd, Hillsboro, OR 97124	Living Area:	1,232
	Mailing Address:		Lot Area / Acres:	7,841 / 0.18
	Legal Description:	Tower Park Condo Hangars No.2, Lot B-5	Res / Comm Units:	
	APN:	R1153995	Bedrooms:	
	Sale / Rec Date:	12/20/2023 / 12/21/2023	Baths (F / H):	
	Assessed Value:	\$35,030	Improvement Value:	

SCHOOL INFORMATION



Public School Assignment

Hillsboro School District 1J	Elementary School:	Quatama Elementary School
Hillsboro School District 1J	Middle School:	J W Poynter Middle School
Hillsboro School District 1J	High School:	Liberty High School

Quatama Elementary School

6905 Northeast Campus Way, Hillsboro, OR 97124 - 1.18 Miles

Grades

Students

Students:Teachers

State Percentile

PK-6

502

16:1

90

State Rank:

Blue Ribbon School:

Int'l Baccalaureate:

Advanced Placement:

102

No

No

No

Free Lunch:

Reduced Lunch:

Title I:

33%

33%

No

Student Ethnicity

Caucasian

44%

Hispanic

28%

Asian

22%

African-American

5%

Pacific Islander

1%

Native American

1%

Math Proficient (%)

2025

34.8

2024

46.2

2023

42.9

Reading Proficient (%)

2025

37.6

2024

47.4

2023

47.8

Grades

Students

Students:Teachers

State Percentile

7-8

654

20:1

50

State Rank:

Blue Ribbon School:

Int'l Baccalaureate:

Advanced Placement:

190

No

No

No

Free Lunch:

Reduced Lunch:

Title I:

62%

62%

No

Student Ethnicity

Hispanic

46%

Caucasian

42%

Asian

6%

African-American

3%

Pacific Islander

1%

Native American

1%

Math Proficient (%)

2025

24.4

2024

30.3

2023

24

Reading Proficient (%)

2025

39.8

2024

43.6

2023

38.5

Grades

Students

Students:Teachers

State Percentile

9-12

1,454

23:1

50

State Rank:

Blue Ribbon School:

Int'l Baccalaureate:

Advanced Placement:

121

No

No

Yes

Free Lunch:

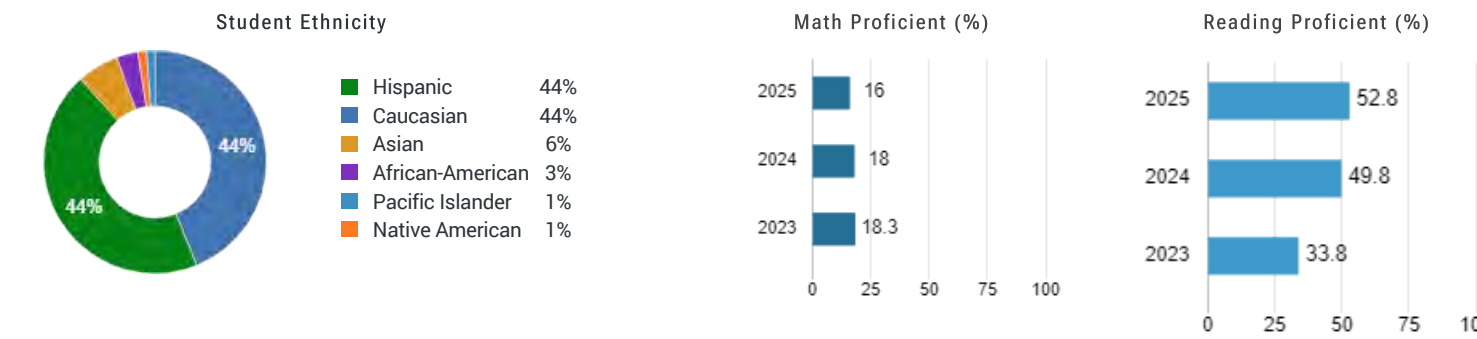
Reduced Lunch:

Title 1:

46%

46%

No



Nearby Private Schools

School	Address	Distance
The Goddard School - Hillsboro	5530 Northeast Elam Young Parkway Hillsboro, OR 97124	0.29 miles
Tualatin Valley Jr Academy	7405 East Main Street Hillsboro, OR 97123	1.53 miles
Knowledge Beginnings - Hillsboro 0601	3585 Northeast 79Th Avenue Hillsboro, OR 97124	2.08 miles
Heritage Christian School	1679 Se Enterprise Cir Hillsboro, OR 97123	2.18 miles
Faith Baptist Christian School	8975 Northeast Walker Road Hillsboro, OR 97006	2.24 miles
Carden Cascade Academy	770 Ne Rogahn Street Hillsboro, OR 97124	2.50 miles
Renaissance Alternative School	125 Se 3Rd Avenue Hillsboro, OR 97123	2.67 miles
St Matthew Catholic School	221 Southeast Walnut Street Hillsboro, OR 97123	2.77 miles
Kids Incorporated Learning Center	18425 Northwest Walker Road Beaverton, OR 97006	3.16 miles
Little Stars Montessori At The Fantastic Umbrella	3258 Northwest 185Th Avenue Portland, OR 97229	3.34 miles

BUSINESSES

WELCOME

WE ARE

OPEN

PLEASE COME IN



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Tecnica Jiu Jitsu Academy Llc	5520 Ne Hidden Creek Dr A Hillsboro Or	(541) 231-3495	0.35
Cork & Board Diy Art Studio	5240 Ne Schoeler Cir Hillsboro Or	(503) 705-4203	0.44
Nw Power Volleyball Club	411 Ne 37th Ave Hillsboro Or	(503) 706-7312	0.63
Three Graces Fine Art	3823 Ne Lincoln St Hillsboro Or	(503) 320-4193	0.65
Sabre Entertainment Inc.	253 Se 41st Ave Hillsboro Or	(503) 475-3126	0.7
Lines Dance Studio	326 Se 41st Ave Hillsboro Or	(503) 547-4872	0.72
John Reed Racing	3580 Ne Lincoln St Hillsboro Or	(503) 453-7455	0.79
Camel Creations Llc	1030 Ne Orenco Station Pk Hillsboro Or	(503) 473-3783	0.8
Cs JiuJitsu Self Defense	1096 Ne Orenco Station Pk Hillsboro Or	(503) 746-5654	0.82
Ether & Stone Llc	1106 Ne Orenco Station Pk Hillsboro Or	(505) 610-4152	0.82
Masters Yoo's World Champion Taekwondo	921 Ne Orenco Station Loo Hillsboro Or	(503) 352-5597	0.84
Answers By Tonya Somers	6380 Ne Cherry Dr Hillsboro Or	(971) 864-6991	0.84
The Portland Shockwave Llc	3668 Se Ide St Hillsboro Or	(503) 693-4844	0.88
Oregon International Airshow, Inc.	3355 Ne Cornell Rd Ste T2 Hillsboro Or	(503) 629-0706	0.89
Club 1201 Condo Community	1201 Ne Horizon Loop Hillsboro Or	(503) 629-7607	0.93

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Barry Chris Home Loans	5704 Ne Daventry St Hillsboro Or	(503) 515-3087	0.44
Minuteman Mortgage	5635 Ne Elam Young Pkwy S Hillsboro Or	(971) 226-9750	0.55
American Pacific Mortgage Corporation	1088 Ne Orenco Station Pk Hillsboro Or	(503) 356-2241	0.81
Evergreen Moneysource Mortgage Company	6125 Ne Cornell Rd Ste 20 Hillsboro Or	(971) 238-5012	0.84
First Technology Federal Credit Union	5100 Ne Dawson Creek Dr Hillsboro Or	(503) 644-4034	1.09



Local Business

Vw Credit, Inc.	22823 Northwest Bennett R Hillsboro Or	(503) 615-7000	1.16
U.s. Bank National Association	7090 Ne Cornell Rd Hillsboro Or	(503) 844-9493	1.37
F & C Barnes Inc	7279 Ne Shaleen St Hillsboro Or	(503) 531-3164	1.44
Onpoint Community Credit Union	7300 Ne Butler St Hillsboro Or	(503) 273-1720	1.45
Onpoint Community Credit Union	7300 Ne Butler St Hillsboro Or	(503) 228-7077	1.45
Jpmorgan Chase Bank, National Association	7320 Ne Butler St Hillsboro Or	(503) 844-3700	1.52
Bank Of America, National Association	7350 Ne Cornell Rd Hillsboro Or	(503) 640-9679	1.57
Keybank National Association	7345 Ne Butler St Hillsboro Or	(503) 214-2140	1.58
U.s. Bank National Association	1661 Ne Cornell Rd Hillsboro Or	(503) 640-5654	1.63
First Technology Federal Credit Union	2501 Ne Century Blvd Bldg Hillsboro Or	(503) 469-7610	1.77

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Lalibema Ethiopian Cafe	5289 Ne Elam Young Pkwy S Hillsboro Or	(503) 640-5678	0.05
Curry & Crust Indian Cuisine	4950 Ne Belknap Ct Ste 10 Hillsboro Or	(503) 992-6363	0.21
Yahoo Music	5240 Ne Elam Young Pkwy Hillsboro Or	(503) 716-2268	0.22
Richard & Neoma June Lovell	4069 Ne Olympic Ct Hillsboro Or	(503) 640-4454	0.41
Awestruck Lacrosse Llc	5732 Ne Canard Ct Hillsboro Or	(503) 806-6969	0.42
Chipotle Mexican Grill, Inc.	4530 Ne Cornell Rd Hillsboro Or	(503) 681-8692	0.44
H & R Restaurants-oregon, Llc	4544 Ne Cornell Rd Hillsboro Or	(503) 716-8161	0.45
Mod Pizza	4554 Ne Cornell Rd Hillsboro Or	(503) 372-5834	0.45
K&k Corporation	5301 E Main St Hillsboro Or	(503) 640-7225	0.48
Insomnia Coffee Company, Inc.	5389 E Main St Hillsboro Or	(503) 601-4314	0.49
Hero Sushi Express	5309 E Main St Hillsboro Or	(503) 547-1800	0.49
Utb Enterprises, Llc	1215 Ne 48th Ave Hillsboro Or	(503) 844-8621	0.5
Starbucks Corporation	1221 Ne 48th Ave Hillsboro Or	(503) 693-1239	0.5
40 Lbs	597 Ne 58th Ave Hillsboro Or	(503) 329-5782	0.55
El Perico Y Taqueria	5998 Ne Skipton St Hillsboro Or	(503) 807-4588	0.56

Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/24/2025



Local Business

Health Care Services

Name	Address	Telephone	Distance (Miles)
Michael P Hicken Md	5295 Ne Elam Young Pkwy S Hillsboro Or	(503) 615-0960	0.03
Weiss Scientific Medical Devices	5295 Ne Elam Young Pkwy Hillsboro Or	(503) 648-6480	0.03
Active Living Chiropractic	5289 Ne Elam Young Pkwy S Hillsboro Or	(503) 530-8405	0.03
Jennifer R Martens	5289 Ne Elam Young Pkwy S Hillsboro Or	(503) 718-7991	0.03

Hospitality

Name	Address	Telephone	Distance (Miles)
High Tech Inn.com Llc	5900 Ne Ray Cir Hillsboro Or	(503) 844-9696	0.67
High Tech Inn.com Llc	5900 Ne Ray Cir Hillsboro Or	(503) 783-5222	0.67
Comfort Inn-hillsboro	3500 Ne Cornell Rd Hillsboro Or	(503) 648-0759	0.75
The Orenco Hotel	1457 Ne Orenco Station Pk Hillsboro Or	(503) 208-5708	0.9

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
India International Church, Inc	5293 Ne Elam Young Pkwy S Hillsboro Or	(408) 406-0286	0.02
East River Fellowship, Inc.	5350 Ne Elam Young Pkwy S Hillsboro Or	(503) 439-0535	0.19
Touch Stones To Truth	4230 Ne Azalea St Hillsboro Or	(503) 758-5994	0.48
Resound Church	1400 Ne 48th Ave Ste 100 Hillsboro Or	(503) 894-2497	0.6

Personal Services

Name	Address	Telephone	Distance (Miles)
Hawthorn Farm Athletic, Llc	4800 Ne Belknap Ct Hillsboro Or	(503) 640-6404	0.24
Tnt Fitness	5663 Ne Canard Dr Hillsboro Or	(503) 372-5199	0.37
Crossfit T9000	1300 Ne 48th Ave Ste 1400 Hillsboro Or	(503) 715-6079	0.54
Crossfit Alacrity	1300 Ne 48th Ave Ste 1400 Hillsboro Or	(971) 238-9348	0.54

Customer Name : Customer Resources
Customer Company Name : Stewart Title
Prepared On : 09/24/2025

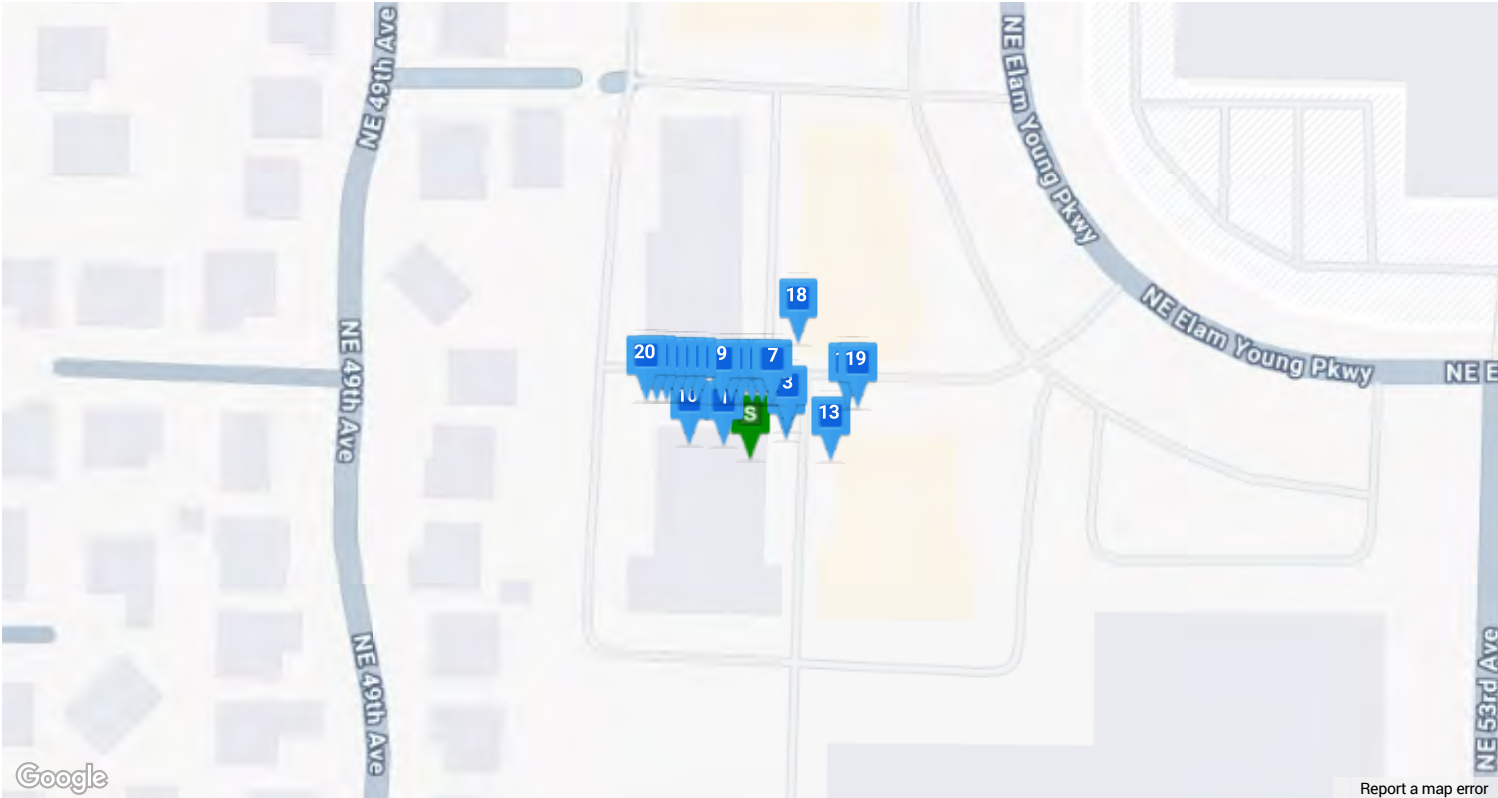


Shopping

Name	Address	Telephone	Distance (Miles)
Rose Rock Inc	5293 Ne Elam Young Park W Hillsboro Or	(517) 898-9663	0.02
Xocai	5685 Ne Canard Dr Hillsboro Or	(503) 693-2588	0.39
Plaid Pantry 216 Smart St	101 Ne 43rd Ave Hillsboro Or	(503) 726-0550	0.57
Finer Lines, Inc.	1260 Independence Ave Woodburn Or	(503) 848-6456	0.57
Top Gun Pressure Washing	3586 Ne Olympic St Hillsboro Or	(503) 475-6401	0.67
Costco Wholesale Corporation	1255 Ne 48th Ave Hillsboro Or	(503) 681-2800	0.67
Lucille's Z Tool Store	569 Ne 63rd Ave Hillsboro Or	(503) 844-5868	0.74
New Seasons Market Llc	1453 Ne 61st Ave Hillsboro Or	(503) 648-6968	0.79
Decking Solutions Llc	554 Se 39th Ave Hillsboro Or	(503) 844-8867	0.86
Grandpas Barn/grandmas Attic	155 Ne 34th Ct Hillsboro Or	(503) 640-1580	0.87
Orenco Sash & Door, Inc.	965 Ne 66th Ave Hillsboro Or	(503) 702-1030	0.87
Franco Ramz Construction	3325 E Main St Hillsboro Or	(503) 516-1174	0.94
Royal Rye Llc	6372 Ne Rosebay Dr Hillsboro Or	(503) 516-7822	1.06
Sonic Archives	3379 Se Cedar St Hillsboro Or	(260) 338-1320	1.08
New Albertsons L.p.	888 Ne 25th Ave Hillsboro Or	(503) 681-8927	1.15
Brookside Garden Center	22600 Nw Elm Street Hillsboro Or	(612) 701-8904	1.16
Goal Nutrition Llc	6844 Ne Aldercreek Pl Hillsboro Or	(503) 504-0605	1.17
Naturale Produce Usa, Llc	7072 Ne Stonewater St Hillsboro Or	(503) 641-1676	1.21
Dollar Tree Stores, Inc.	865 Ne 25th Ave Hillsboro Or	(503) 547-0254	1.22
Ace Hillsboro Hardware	879 Ne 25th Ave Hillsboro Or	(503) 596-2453	1.26

NEIGHBORS





 Subject Property

 Neighbors



Subject Property
5293 NE Elam Young Pkwy #110, Hillsboro, OR 97124-7558
Occupancy: Absentee Owner

Owner Name:	White Cedar Properties LLC	Sale / Rec Date:	12/22/2010 / 12/23/2010	Lot Area:	1,011 Sq. Ft.
Mailing Address:	1359 SE 38th Ave, Hillsboro, OR 97123-7728	Sale Price / Type:	\$140,000 / Confirmed	Bedrooms:	
APN:	R2162597	Land Use:	Commercial Condominium	Baths (F / H):	



Neighbor 1 - 0.00 Miles From Subject
5293 NE Elam Young Pkwy #120a, Hillsboro, OR 97124-7558
Occupancy: Absentee Owner

Owner Name:	Brown 164th LLC	Sale / Rec Date:	01/29/2025 / 01/31/2025	Lot Area:	5,227 Sq. Ft.
Mailing Address:	5291 NE Elam Young Pkwy #190, Hillsboro, OR 97124-7561	Sale Price / Type:	\$400,000 / Confirmed	Bedrooms:	
APN:	R2162598	Land Use:	Commercial Condominium	Baths (F / H):	



Neighbor 2 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Assoc / Holly Thompson	Sale / Rec Date:	Lot Area:	132 Sq. Ft.
Mailing Address:	Po Box 23099, Portland, OR 97281-3099	Sale Price / Type:	Bedrooms:	
APN:	R2162788	Land Use: Commercial Condominium	Baths (F / H):	



Neighbor 3 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Assoc / Holly Thompson	Sale / Rec Date:	Lot Area:	6,970 Sq. Ft.
Mailing Address:	Po Box 23099, Portland, OR 97281-3099	Sale Price / Type:	Bedrooms:	
APN:	R2162787	Land Use: Commercial Condominium	Baths (F / H):	



Neighbor 4 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Absentee Owner

Year Built / Eff: 1980 /
Living Area:

Owner Name:	White Cedar Properties LLC	Sale / Rec Date:	12/22/2010 / 12/23/2010	Lot Area:	871 Sq. Ft.
Mailing Address:	1359 SE 38th Ave, Hillsboro, OR 97123-7728	Sale Price / Type:	\$140,000 / Confirmed	Bedrooms:	
APN:	R2162744	Land Use:	Commercial Condominium	Baths (F / H):	



Neighbor 5 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Assoc / Holly Thompson	Sale / Rec Date:	Lot Area:	1,307 Sq. Ft.
Mailing Address:	Po Box 23099, Portland, OR 97281-3099	Sale Price / Type:	Bedrooms:	
APN:	R2162745	Land Use: Commercial Condominium	Baths (F / H):	



Neighbor 6 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Absentee Owner

Year Built / Eff: 1980 /
Living Area:

Owner Name:	White Cedar Properties LLC	Sale / Rec Date:	12/22/2010 / 12/23/2010	Lot Area:	871 Sq. Ft.
Mailing Address:	1359 SE 38th Ave, Hillsboro, OR 97123-7728	Sale Price / Type:	\$140,000 / Confirmed	Bedrooms:	
APN:	R2162743	Land Use:	Commercial Condominium	Baths (F / H):	



Neighbor 7 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Assoc / Holly Thompson	Sale / Rec Date:	Lot Area:	1,307 Sq. Ft.
Mailing Address:	Po Box 23099, Portland, OR 97281-3099	Sale Price / Type:	Bedrooms:	
APN:	R2162746	Land Use: Commercial Condominium	Baths (F / H):	



Neighbor 8 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Absentee Owner

Year Built / Eff: 1980 /
Living Area:

Owner Name: White Cedar Properties LLC
Mailing Address: 1359 SE 38th Ave, Hillsboro, OR 97123-7728
APN: R2162742

Sale / Rec Date: 12/22/2010 / 12/23/2010
Sale Price / Type: \$140,000 / Confirmed
Land Use: Commercial Condominium

Lot Area: 1,307 Sq. Ft.
Bedrooms:
Baths (F / H):



Neighbor 9 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Absentee Owner

Year Built / Eff: 1980 / 1980
Living Area:

Owner Name: White Cedar Properties LLC
Mailing Address: 1359 SE 38th Ave, Hillsboro, OR 97123-7728
APN: R2162741

Sale / Rec Date: 12/22/2010 / 12/23/2010
Sale Price / Type: \$140,000 / Confirmed
Land Use: Commercial Condominium

Lot Area: 1,307 Sq. Ft.
Bedrooms:
Baths (F / H):



Neighbor 10 - 0.01 Miles From Subject
5293 NE Elam Young Pkwy #120, Hillsboro, OR 97124-7558
Occupancy: Unknown

Year Built / Eff:
Living Area: 1,342 Sq. Ft.

Owner Name: Brown 164th LLC
Mailing Address: Po Box 219, Hillsboro, OR 97123-219
APN: R2162599

Sale / Rec Date: 06/27/2011 / 06/30/2011
Sale Price / Type: \$200,750 / Confirmed
Land Use: Commercial Condominium

Lot Area: 5,227 Sq. Ft.
Bedrooms:
Baths (F / H):



Neighbor 11 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name: Hawthorn Business Park Condo Owners Assoc / Holly Thompson
Mailing Address: Po Box 23099, Portland, OR 97281-3099
APN: R2162740

Sale / Rec Date:
Sale Price / Type:
Land Use: Commercial Condominium

Lot Area: 871 Sq. Ft.
Bedrooms:
Baths (F / H):



Neighbor 12 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name: Hawthorn Business Park Condo Owners Assoc / Holly Thompson
Mailing Address: Po Box 23099, Portland, OR 97281-3099
APN: R2162739

Sale / Rec Date:
Sale Price / Type:
Land Use: Commercial Condominium

Lot Area: 871 Sq. Ft.
Bedrooms:
Baths (F / H):



Neighbor 13 - 0.01 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name: Hawthorn Business Park Condo Owners Assoc / Holly Thompson
Mailing Address: Po Box 23099, Portland, OR 97281-3099
APN: R2162786

Sale / Rec Date:
Sale Price / Type:
Land Use: Commercial Condominium

Lot Area: 7,405 Sq. Ft.
Bedrooms:
Baths (F / H):

**Neighbor 14 - 0.01 Miles From Subject****Ns #Ns #Ns, Hillsboro, OR**

Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Asso	Sale / Rec Date:	Lot Area:	1,742 Sq. Ft.
	/ The Management Trust			
Mailing Address:	Po Box 4398, Santa Ana, CA 92702-4398	Sale Price / Type:	Bedrooms:	
APN:	R2162738	Land Use: Commercial Condominium	Baths (F / H):	

**Neighbor 15 - 0.02 Miles From Subject****Ns #Ns #Ns, Hillsboro, OR**

Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Assoc	Sale / Rec Date:	Lot Area:	2,178 Sq. Ft.
	/ Holly Thompson			
Mailing Address:	Po Box 23099, Portland, OR 97281-3099	Sale Price / Type:	Bedrooms:	
APN:	R2162737	Land Use: Commercial Condominium	Baths (F / H):	

**Neighbor 16 - 0.02 Miles From Subject****Ns #Ns #Ns, Hillsboro, OR**

Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorn Business Park Condo Owners Assoc	Sale / Rec Date:	Lot Area:	871 Sq. Ft.
	/ Holly Thompson			
Mailing Address:	Po Box 23099, Portland, OR 97281-3099	Sale Price / Type:	Bedrooms:	
APN:	R2162736	Land Use: Commercial Condominium	Baths (F / H):	

**Neighbor 17 - 0.02 Miles From Subject****Ns #Ns #Ns, Hillsboro, OR**

Occupancy: Absentee Owner

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hicken Properties LLC	Sale / Rec Date:	Lot Area:	5,227 Sq. Ft.
Mailing Address:	5295 NE Elam Young Pkwy #180, Hillsboro, OR	Sale Price / Type:	Bedrooms:	
	97124-7575			
APN:	R2162634	Land Use: Commercial Condominium	Baths (F / H):	

**Neighbor 18 - 0.02 Miles From Subject****Ns #Ns #Ns, Hillsboro, OR**

Occupancy: Absentee Owner

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hawthorne Farms Realty LLC	Sale / Rec Date:	Lot Area:	8,276 Sq. Ft.
Mailing Address:	5289 NE Elam Young Pkwy #110, Hillsboro, OR	Sale Price / Type:	Bedrooms:	
	97124-7551			
APN:	R2162782	Land Use: Commercial Condominium	Baths (F / H):	

**Neighbor 19 - 0.02 Miles From Subject****Ns #Ns #Ns, Hillsboro, OR**

Occupancy: Absentee Owner

Year Built / Eff: 1980 /
Living Area:

Owner Name:	Hicken Properties LLC	Sale / Rec Date:	Lot Area:	5,227 Sq. Ft.
Mailing Address:	5295 NE Elam Young Pkwy #180, Hillsboro, OR	Sale Price / Type:	Bedrooms:	
	97124-7575			
APN:	R2162635	Land Use: Commercial Condominium	Baths (F / H):	



Neighbor 20 - 0.02 Miles From Subject
Ns #Ns #Ns, Hillsboro, OR
Occupancy: Unknown

Year Built / Eff: 1980 /
Living Area:

Owner Name: Hawthorn Business Park Condo Owners Assoc / Holly Thompson

Lot Area: 871 Sq. Ft.

Mailing Address: Po Box 23099, Portland, OR 97281-3099

Sale Price / Type: Bedrooms:

APN: R2162735

Land Use: Commercial Condominium Baths (F / H):

COMMUNITY





Census Tract / block: 324.14 / 1 Year: 2020

Household

Population		Population by Age	
Count:	5,030	0 - 11	
Estimate Current Year:	5,030	12 - 17	
Estimate in 5 Years:	5,030	18 - 24	8.73%
Growth Last 5 Years:		25 - 64	65.96%
Growth Last 10 Years:		65 - 74	5.01%
		75+	
Household Size		Household Income	
Current Year:	1,929	0 - \$25,000	5.91%
Average Current Year:	2.61	\$25,000 - \$35,000	4.46%
Estimate in 5 Years:	1,929	\$35,000 - \$50,000	1.19%
Growth Last 5 Years:		\$50,000 - \$75,000	5.5%
Growth Last 10 Years:		\$75,000 - \$100,000	6.74%
Male Population:	51.33%	Above \$100,000	76.21%
Female Population:	48.67%	Average Household Income:	\$172,109
Married People:	62.94%		
Unmarried People:	37.06%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	1.16%
\$300 - \$799:	12.03%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	29.58%	\$150,000 - \$200,000:	0%
Over \$2,000:	58.39%	\$200,000 - \$300,000:	0%
Median Home Value:	\$594,000	\$300,000 - \$500,000:	23.28%
Unit Occupied Owner:	53.45%	Above \$500,000:	75.56%
Median Mortgage:	\$1,867		



Rent Payments		Year Built	
Unit Occupied Renter:	46.55%	1999 - 2000	
Median Gross Rent:	\$2,172	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	0.73%
\$750 - \$999	4.09%	1970 - 1979	2.95%
\$1000 and Over	95.91%	1900 - 1969	2.38%

Education

Enrollment			
Public Pre-Primary School:	1.03%	Not Enrolled in School:	76.49%
Private Pre-Primary School:	2.52%	Not A High School Graduate:	4.2%
Public School:	16.71%	Graduate Of High School:	8.24%
Private School:	6.8%	Attended Some College:	10.47%
Public College:	5.25%	College Graduate:	34.72%
Private College:	1.91%	Graduate Degree:	42.38%

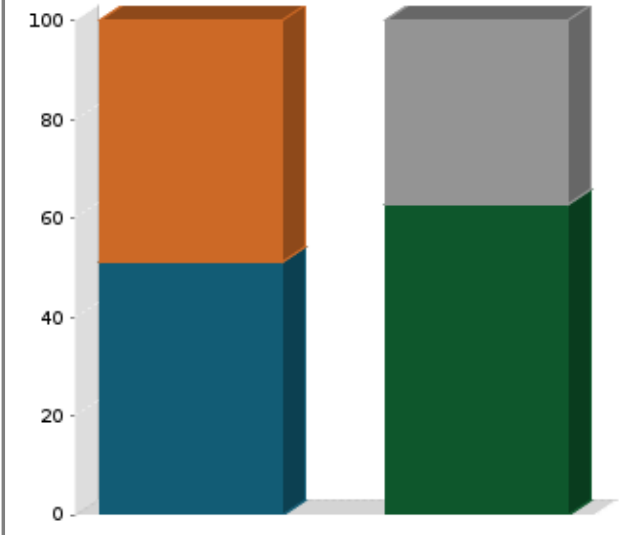
Workforce

Occupation:			
Manager/Prof:	71.78%	Private Worker:	85.39%
Technical:		Government Worker:	6.27%
Sales:	10.36%	Self Employed Worker:	0.35%
Administrative:		Unpaid Family Worker:	2.68%
Private House Hold:		Farming:	3.78%
Service:	5.8%	Skilled:	
Protective Services:		Blue-Collar:	12.06%
Commute Time			
Less Than 15 Min:	50.95%		
15 min - 28 min:	20.5%		
30 min - 57 min:	24.26%		
Over 60 min:	4.29%		

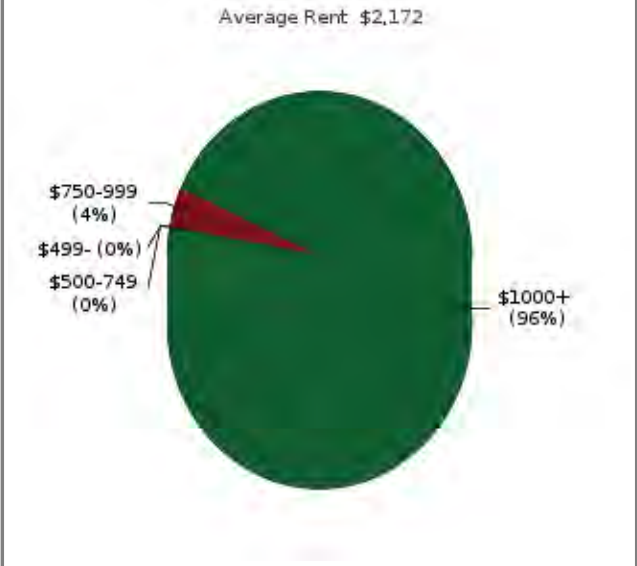


Demographics

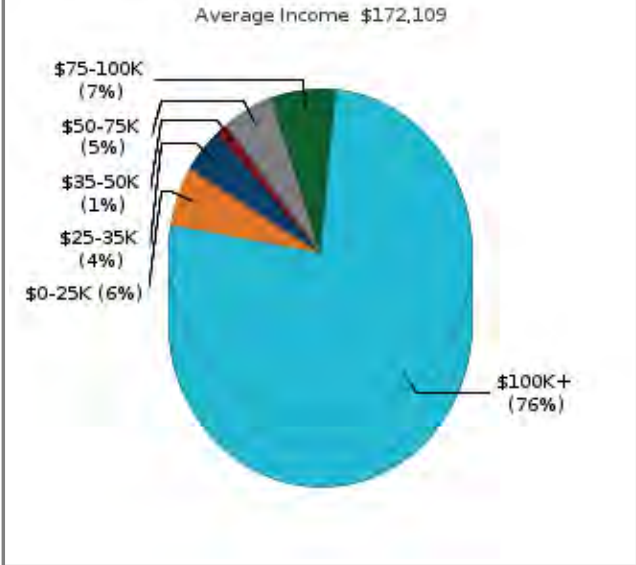
Population



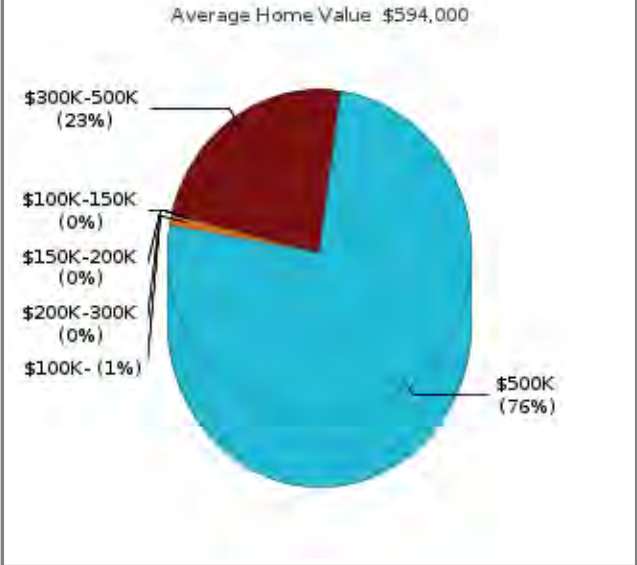
Rent



Household Income



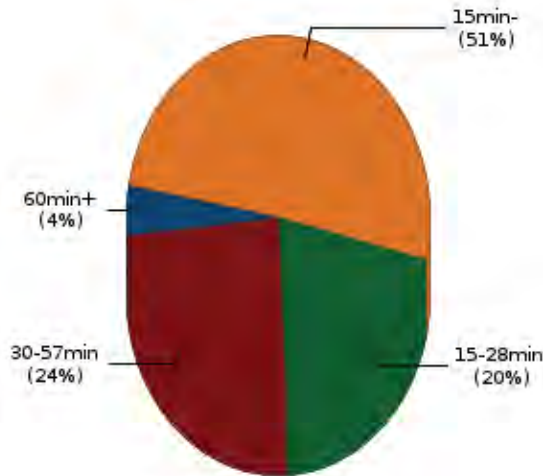
Home Value



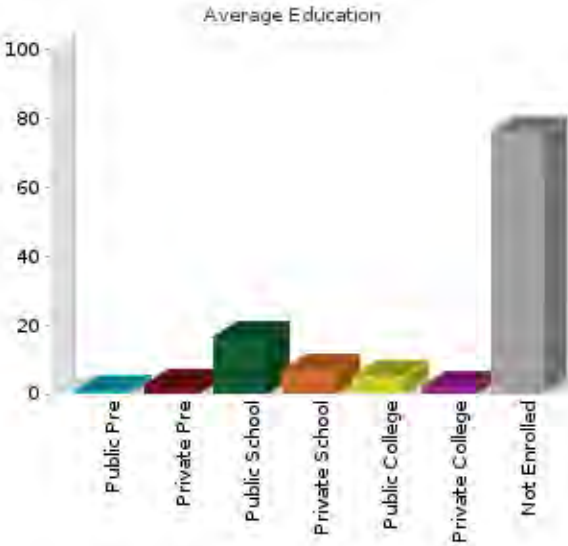


Demographics

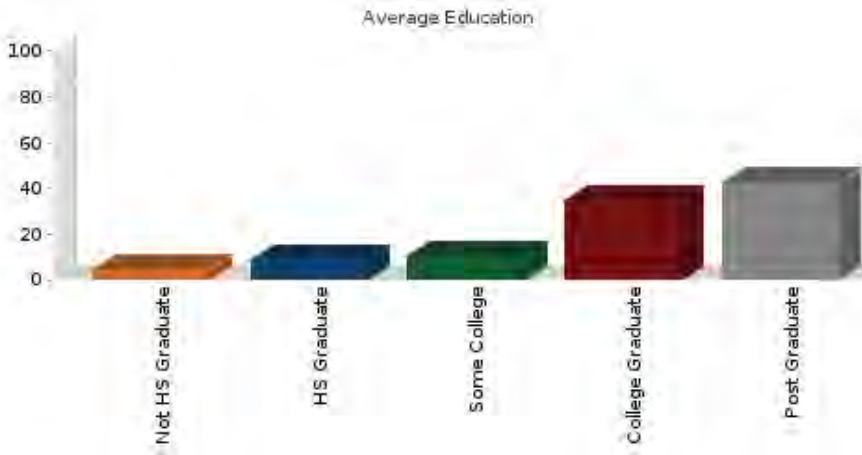
Commute Time



Education 1

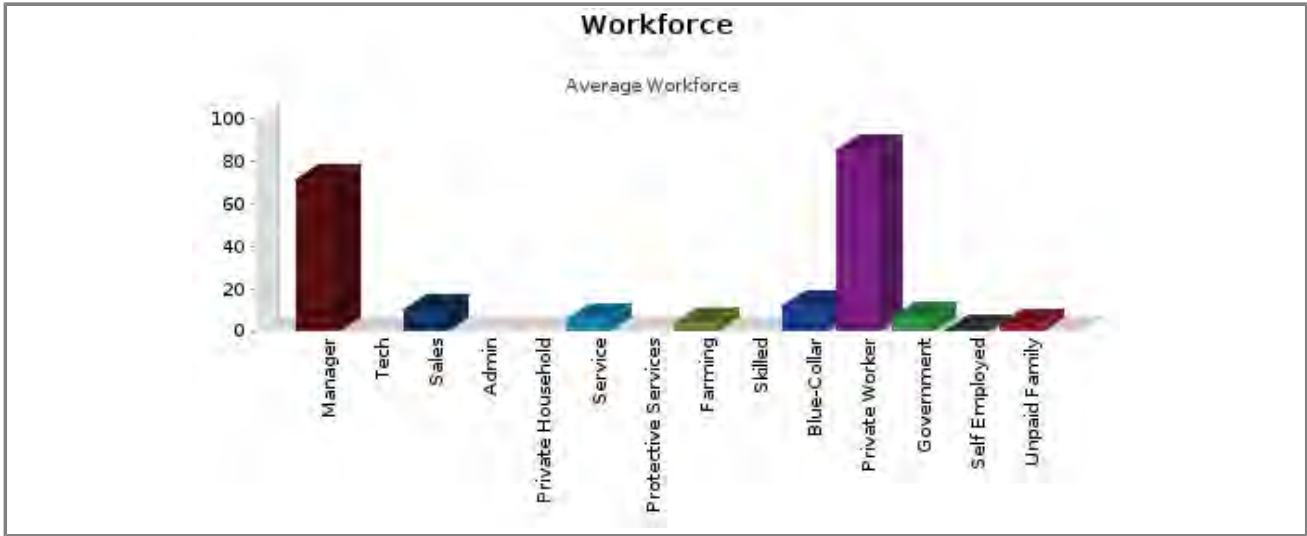


Education 2





Demographics



An aerial photograph of a suburban neighborhood featuring numerous single-story houses with grey roofs and green lawns. A curved road runs through the center of the image. The right half of the image is overlaid with a semi-transparent purple filter. The text 'CCRS' is written vertically in white on the purple background.

CCRS



MISCELLANEOUS

Chapter 12. Community Development Code

Subchapter 12.25. INDUSTRIAL ZONES

§ 12.25.400. SCBP Station Community Business Park.

The SCBP zone includes the following sections:

12.25.410	Purpose
12.25.420	Housing Types
12.25.430	Uses
12.25.440	Accessory Uses and Structures Permitted by Right
12.25.450	Special Provisions Regarding Uses
12.25.460	Development Standards
12.25.470	Variances and Adjustments
12.25.480	Other Pertinent Regulations

(Ord. 6401 § 1, 2022)

§ 12.25.410. Purpose.

- A. Provide a Range of Industrial Activities. The SCBP zone implements the Station Community Planning Area Plan designation, providing opportunities for light industrial and industrial service uses, and limited opportunities for convenient service and office commercial uses, up to 5,200 feet from an LRT Station.
- B. Create High-Quality, Attractive Industrial Parks. The standards of the SCBP zone are intended to create high-quality industrial neighborhoods incorporating development and design elements to create transit-supportive and pedestrian-friendly yet automobile-accommodating developments.
- C. Reduce Vehicle Miles Traveled. The SCBP zone allows light industrial uses and limited commercial uses in light rail zones, thereby reducing vehicle miles travelled by industrial employees for commuting and convenience trips.

(Ord. 6401 § 1, 2022)

§ 12.25.420. Housing Types.

Table 12.25.420-1 lists Housing Types permitted in the SCBP zone. Housing Types are defined in Section **12.01.500**.

Table 12.25.420-1: Housing Types Permitted in the SCBP Zone		
Housing Type	Status	Clarifications
Single detached dwelling	L/N	On-site dwelling for caretaker only; expansion of existing dwellings subject to Subchapter 12.30; all other uses Not Permitted
Duplex	N	
Triplex	N	
Quadplex	N	
Townhouse	N	
Cottage Cluster	N	
Multiple-dwelling structure	N	
Manufactured dwelling	N	
Manufactured dwelling project	N	
Live-work dwelling	N	

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted
(Ord. 6401 § 1, 2022)

§ 12.25.430. Uses.

Table 12.25.430-1 lists uses permitted, conditionally permitted, limited or not permitted in the SCBP zone.

Table 12.25.430-1: Use Categories in the SCBP Zone		
Use	Status	Clarifications
Residential Use Categories		
Household Living	L/N	See Housing Types Table 12.25.420-1.
Group Living	N	
Residential Service	L	Subject to limitations in Section 12.25.450 .
Residential Business	N	
Commercial Use Categories		
Commercial Lodging	C	Permitted with Conditional Use approval. Bed and breakfast inns subject to additional standards in Section 12.40.130 .
Commercial Recreation	P/N	Indoor facilities permitted; outdoor facilities not permitted.
Commercial Parking	N	
Durable Goods Sales	N	
Eating and Drinking Establishments	L	Subject to limitations in Section 12.25.450 .
Educational Services	C/N	Trade and technical schools permitted with Conditional Use approval. All other uses not permitted.

**Table 12.25.430-1:
Use Categories in the SCBP Zone**

Use	Status	Clarifications
Office	P	Psilocybin facilities permitted, subject to additional standards in Section 12.40.215 .
Retail Products and Services	L/C/N	Subject to limitations in Section 12.25.450 . Day care facilities subject to additional standards in Section 12.40.150 . Minor assembly facilities subject to additional standards in Section 12.40.210 . Retail sales of marijuana not permitted.
Self-Service Storage	L	Permitted farther than 2,600 feet from an LRT station.
Vehicle Service and Repair	N	
Industrial Use Categories		
Industrial Service	L	Marijuana testing laboratories permitted, subject to additional standards in Section 12.40.194 . Subject to limitations in Section 12.25.450 .
Manufacturing and Production	L	Subject to limitations in Section 12.25.450 . Marijuana processing permitted, subject to additional standards in Section 12.40.194 .
Solid Waste Treatment and Recycling	N	
Vehicle Storage	N	
Warehouse and Freight Movement	L	Permitted farther than 2,600 feet from an LRT station.
Wholesale Sales	L	Marijuana wholesale sales permitted, subject to additional standards in Section 12.40.194 . Subject to limitations in Section 12.25.450 .
Institutional Use Categories		
Colleges and Universities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.210 .
Community Services	C	Permitted with Conditional Use approval.
Detention Facilities	N	
Hospitals	N	
Major Assembly Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.210 .
Schools	N	
Infrastructure and Utilities Use Categories		
Aviation Uses	C/N	Helicopter landing pads permitted with Conditional Use approval. All other uses not permitted.
Parks and Open Space	C	Permitted with Conditional Use approval. Cemeteries subject to additional standards in Section 12.40.140 .

**Table 12.25.430-1:
Use Categories in the SCBP Zone**

Use	Status	Clarifications
Public Safety Facilities	P	
Surface Alternative Transportation Facilities	P/C	Transit facilities and transit vehicle storage and maintenance facilities permitted. Park-and-ride facilities permitted with Conditional Use approval.
Telecommunications Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.240 .
Utility Facilities	L	Subject to additional standards in Section 12.40.260 .

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted

(Ord. 6149 § 1, 2015; Ord. 6160 § 1, 2016; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6393 § 1, 2021; Ord. 6401 § 1, 2022; Ord. 6408 § 1, 2022; Ord. 6417 § 1, 2022)

§ 12.25.440. Accessory Uses and Structures Permitted by Right.

Accessory uses vary based on the use categories contained in Subchapter 12.10. Accessory uses are permitted in conjunction with the primary industrial use on the site and are subject to the same regulations as the primary use unless stated otherwise in the Code. Accessory structures as defined in Section **12.01.500** are permitted subject to the additional requirements in Section **12.40.104**.

(Ord. 6149 § 1, 2015; Ord. 6322 § 1, 2019; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.25.450. Special Provisions Regarding Uses.

- A. Eating and Drinking Establishments and Retail Products and Service Uses. In the SCBP zone, commercial uses are limited in size and intensity to promote a local orientation and to limit adverse impacts on nearby residential areas. Eating and drinking establishments and retail products and service uses shall not exceed 6,000 sq. ft. per use. Multi-tenant commercial buildings in the SCBP zone are permitted with a footprint up to 20,000 sq. ft.
- B. Animal Service Facilities. Animal services facilities, with or without outdoor exercise areas and/or overnight boarding, are permitted with Conditional Use approval, and subject to additional standards in Section **12.40.120**.
- C. Industrial Use Limitations. Industrial service, manufacturing and production, and wholesale sales uses must be wholly contained within a building, with no unscreened outdoor storage of materials, products or vehicles, and shall not include external heavy industrial equipment such as upright tanks, stacks or exhaust pipes.
- D. Residential Service. Residential Service uses are permitted in the SCBP and SCI zones if in compliance with the following standards:

1. The facility has received a Certificate of Need from the State of Oregon.

2. The maximum size of the facility is 100 beds.

(Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022; Ord. 6408 § 1, 2022)

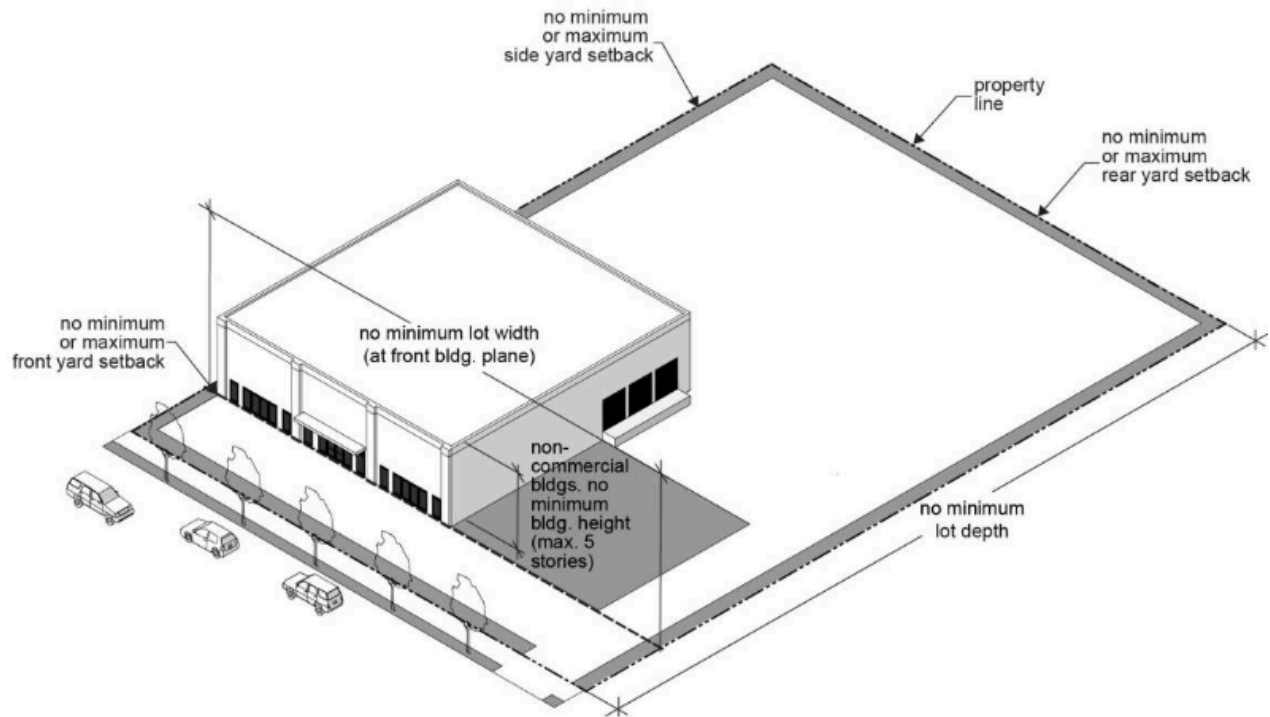
§ 12.25.460. Development Standards.

Development standards in the SCBP zone are listed in Table 12.25.460-1. Certain standards are illustrated in Figure 12.25.460-A.

Table 12.25.460-1: Development Standards in the SCBP Zone		
Standard	Requirement	Clarifications
Minimum Lot Size	None	
Maximum Lot Size	None	
Minimum Density	Not applicable	
Maximum Density	Not applicable	
Minimum FAR		
• Office and industrial uses <ul style="list-style-type: none">◦ Within 2,600 feet of an LRT station◦ Beyond 2,600 feet from an LRT station	.35 None	
• Commercial uses (as permitted) <ul style="list-style-type: none">◦ Within 2,600 feet of an LRT station◦ Beyond 2,600 feet from an LRT station	0.50 None	
Minimum Lot Dimensions		
• Width	None	
• Depth	None	
• Frontage	30 feet	
Minimum Setbacks	None	Setbacks subordinate to public utility easements and OSSC requirements.
Maximum Setbacks	None	
Minimum Building Height*		
• Within 800 feet of an LRT station <ul style="list-style-type: none">◦ Commercial buildings◦ All other buildings	2 stories None	
• Beyond 800 feet from an LRT station	None	
Maximum Building Height*	5 stories	
Maximum Lot Coverage	None	
Minimum Useable Open Space	Variable	See Section 12.50.210.
Minimum Landscaping	15%	See Section 12.50.220.

* Standards illustrated in Figure 12.25.460-A

Figure 12.25.460-A: Minimum Lot Dimensions, Setbacks and Height Requirements in the SCBP Zone



(Ord. 6120 § 1, 2015; Ord. 6401 § 1, 2022)

§ 12.25.470. Variances and Adjustments.

Applications for Variances and Adjustments to other base zone standards in the SCBP zone may be approved under 1 of 4 processes:

- A. As a Variance pursuant to Section **12.80.152**;
- B. As a Minor Adjustment in conjunction with a primary Type II or Type III application pursuant to Section **12.80.154**;
- C. As a Major Adjustment in conjunction with a primary Type III application pursuant to Section **12.80.156**; or
- D. With a Significant Natural Resource Permit pursuant to Section **12.80.130**.

(Ord. 6120 § 1, 2015; Ord. 6401 § 1, 2022)

§ 12.25.480. Other Pertinent Regulations.

Additional standards such as parking, landscaping, vision clearance, and street improvements also apply to development in the SCBP zone as follows:

- Section **12.50.200** Site Design
- Section **12.50.300** Vehicle Parking
- Section **12.50.400** Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity
- Section **12.50.500** Access and Street Standards
- Section **12.50.600** Public Utilities, Site Grading and Storm Water Management Facilities Site Integration
- Section **12.50.800** Design Standards for Non-Residential and Mixed-Use Development

(Ord. 6401 § 1, 2022)