

PROPERTY DEVELOPMENT PROFILE

SUBJECT PARCELS

19487 Beaver Creek Rd
00869073 and 00869082
Oregon City, Oregon Clackamas
County

PREPARED FOR:

Mike Kauffman
Keller Williams Portland Premiere
16365 Boones Ferry Road
Lake Oswego, OR 97035



PREPARED BY:

FIRST AMERICAN TITLE

121 SW Morrison St, Ste 300
Portland, OR 97204
OFFICE 503.222.3651



First American Title™

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Thursday, January 17, 2019

Thank you for requesting this Property Development Profile from First American Title. We pride ourselves on providing public data in a professional manner to help you present a comprehensive report on your subject property.

You will find included in this Property Development Profile the following information. Please note that we do our best to provide this information for every property, but at times it is not available. This is especially true for rural or sparsely populated areas.

- 1) **Site Data** – This shows various property characteristics such as assessed/market values, parcel and building size, land use, and improvement type.
- 2) **Ownership** – The most recent vesting deed can be found here. If a parcel is owned by a commercial entity, there may be additional information identifying the principal.
- 3) **Aerial**
- 4) **Location** – You can find parcel maps with lot dimensions and maps showing relation of the site to the greater community in this section.
- 5) **Zoning** – A definition of the specific zoning code can be found here, often along with a zoning map of the area.
- 6) **Transit** – When possible, information about public transit accessibility will be provided.
- 7) **Natural Features** – This section may include information about soil, floodplains, and topography.
- 8) **Utilities** – If the parcel is served by a public water or sewer district, basic sketches or contacts to the appropriate authorities are listed.
- 9) **Demographics** – Based on Census 2000, this information reflects the characteristics of the population surrounding your site.

Please do not hesitate to contact us regarding any of the information included in this Property Development Profile. Though this is reliable data assembled by First American Title, it is provided by third parties and is not guaranteed.



First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 1/14/2019

OWNERSHIP INFORMATION

Owner: Teske Properties LLC

Parcel #: 00869073

CoOwner:

Ref Parcel #: 32E09A 01400

Site: 19487 Beaver Creek Rd Oregon City OR 97045

TRS: 03S / 02E / 09 / NE

Mail: 248 SE Spokane St Portland OR 97202

County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 717-G5

Census Tract: 022603 Block: 1006

Neighborhood: CAUFIELD

School Dist: 62 OREGON CITY

Impr Type: RS0 - Single Family

Subdiv/Plat:

Land Use: 401 - Tract land improved

Std Land Use: AMSC - AGRICULTURAL MISC

Zoning: Oregon City-CI - Campus Industrial

Lat/Lon: 45.324415 / -122.566053

Watershed: Abernethy Creek-Willamette River

Legal: Section 09 Township 3S Range 2E Quarter A

TAX LOT 01400|Y|182048

ASSESSMENT AND TAXATION

Market Land: \$659,581.00

Market Impr: \$220,140.00

Market Total: \$879,721.00 (2017)

% Improved: 25.00%

Assessed Total: \$310,146.00 (2017)

Levy Code: 062-088

Tax: \$5,549.72 (2017)

Millage Rate: 17.8341

Exemption: \$0.00

PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 1.00

Baths, Full: 1

Baths, Half: 0

Total Units: 1

Stories: 1

Fireplaces: 1

Cooling:

Heating: Forced Air

Building Style: 14 - Single family res, class 4

Building Area: 3,122 SqFt

First Floor: 1,561 SqFt

Second Floor: 0 SqFt

Basement Fin: 0 SqFt

Basement 0 SqFt

Unfin:

Basement Total:

Attic Fin: 0 SqFt

Attic Unfin: 0 SqFt

Attic Total:

Garage: 0 SqFt

Year Built: 1955

Eff Year Built:

Lot Size Ac: 10.48 Acres

Lot Size SF: 456,509 SqFt

Lot Width: 0

Lot Depth: 0

Roof Material:

Roof Shape:

Ext Walls: 2

Const Type: 6.0

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	12/1/1998	1999-001806				

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 1/14/2019

OWNERSHIP INFORMATION

Owner: Teske Properties LLC

CoOwner:

Site: Oregon City OR 97045

Mail: 248 SE Spokane St Portland OR 97202

Parcel #: 00869082

Ref Parcel #: 32E09A 01500

TRS: 03S / 02E / 09 / NE

County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 717-G5

Census Tract: 022603 Block: 1006

Neighborhood: CAUFIELD

School Dist: 62 OREGON CITY

Impr Type:

Subdiv/Plat:

Land Use: 100 - Residential land, vacant

Std Land Use: VRES - VACANT RESIDENTIAL

Zoning: Oregon City-CI - Campus Industrial

Lat/Lon: 45.324422 / -122.568552

Watershed: Abernethy Creek-Willamette River

Legal: Section 09 Township 3S Range 2E Quarter A
TAX LOT 01500|Y|182048

ASSESSMENT AND TAXATION

Market Land: \$25,387.00

Market Impr: \$0.00

Market Total: \$25,387.00 (2017)

% Improved: 0.00%

Assessed Total: \$14,480.00 (2017)

Levy Code: 062-088

Tax: \$259.11 (2017)

Millage Rate: 17.8341

Exemption: \$0.00

PROPERTY CHARACTERISTICS

Bedrooms: 0

Baths, Total: 0.00

Baths, Full: 0

Baths, Half: 0

Total Units: 0

Stories:

Fireplaces: 0

Cooling:

Heating:

Building Style:

Building Area: 0 SqFt

First Floor: 0 SqFt

Second Floor: 0 SqFt

Basement Fin: 0 SqFt

Basement 0 SqFt

Unfin:

Basement Total:

Attic Fin: 0 SqFt

Attic Unfin: 0 SqFt

Attic Total:

Garage: 0 SqFt

Year Built: 0

Eff Year Built:

Lot Size Ac: 0.55 Acres

Lot Size SF: 23,958 SqFt

Lot Width: 0

Lot Depth: 0

Roof Material:

Roof Shape:

Ext Walls:

Const Type: 0.0

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	12/4/2013	2014-081458		S		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

6/6

Clackamas County Official Records
Sherry Hall, County Clerk

2004-096532

AFTER RECORDING RETURN TO:

City Recorder (Leilani Bronson-Crelly)
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$61.00

00749262200400965320080086

10/19/2004 01:32:07 PM

D-DED Cnt=1 Stn=3 ELIZABETH
\$40.00 \$11.00 \$10.00

Map No.: 3-2E-09C

Tax Lots: 800, 880 & 890

Planning No.: CU01-09 (SP02-02a/b/c)

Grantor: Clackamas Community College
Al Erdman

CITY OF OREGON CITY, OREGON
DEED OF DEDICATION (BEAVERCREEK ROAD)

RE-RECORDED

DOCUMENT COVER PAGE

NOTE: Document has been re-recorded as to include City of Oregon City Commission Approval, superceding Clackamas County Recorder's Document No. 2003-032141



\$56.00

00445431200300321410070078

03/17/2003 01:32:12 PM

AFTER RECORDING RETURN TO:

D-DED Cnt=1 Stn=1 ELIZABETH
\$35.00 \$11.00 \$10.00

City Recorder, Leilani Bronson-Crelly
P.O. Box 3040
Oregon City, Oregon 97045-0304

*by LINDA KINMAN
HUTCHISON, HAMMOND WALSH
21790 WILLAMETTE DR.
WEST LINN, OR
97068*

*SP02-02 a: STREETER ANNEX Bldg
b: STUDIO ARTS Bldg
c: WELDING Bldg*

Map No.: 3-2E-09C
Tax Lot No.: 800, 890, 880
Planning No.: CU 01-09 (SP02-02)
Street: Beaver Creek Rd.
Right of Way

Grantor: Clackamas Community College
AL ERDMAN

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT Clackamas Community College hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, all the following real property in the County of Clackamas, State of Oregon, to be used and held by the CITY for street, road, right-of-way, and public utility purposes, bounded and described as follows, to wit:

See attached EXHIBIT "A" Legal description and attached EXHIBIT "B" Sketch for Legal Description

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is \$ 1.00, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 14TH day of MARCH, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this ____ day of _____, 20____; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

2

NOTICE: No stamp or corporate seal is allowed over any typed information.

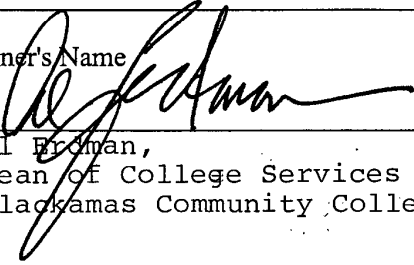
Individuals, general partnerships

Corporation/limited partnership

Signer's Name

Corporation/Partnership Name

Signer's Name


Al Froman,
Dean of College Services
Clackamas Community College

Signer's Name, Title

Signer's Name, Title

Signer's Name, Title

NOTICE TO NOTARIES: No notary stamp or corporate seal is allowed over any typed information.

Personal Acknowledgment
STATE OF OREGON)
County of Clackamas) ss.

Corporate Acknowledgment
STATE OF OREGON)
County of _____) ss.

Personally appeared the above named
Al Erdman
Dean of College Services
and acknowledged the foregoing instrument to
be his voluntary act and deed.

Personally appeared _____
and _____
who being duly sworn, each for himself and not
one for the other did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

Before me: This 14 day of March, 2003

_____, a corporation,
and that the seal affixed to the foregoing
instrument was signed and sealed in behalf of
said corporation by authority of its board of
directors; and each of them acknowledged said
instrument to be its voluntary act and deed.

NOTARY PUBLIC FOR OREGON

Sara E Simmons

Notary's signature

My Commission Expires: Sept 18, 2004

Stamp seal below



Clackamas Community College
19600 S. Molalla Ave
Oregon City, OR 97045

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: _____

Stamp seal below

(Grantor's Name and Address)

City of Oregon City
P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045-0304

(Grantee's Name and Address)

Accepted on behalf of the City of Oregon City
on the condition that the dedication conveyed
is free and clear from taxes, liens, and
encumbrances.

Mayor Alvin Norris

City Recorder Laelani Bronson-Crelly

BA

NLV SERVICES, INC.
SURVEYING – MAPPING

16395 S.E. HWY. 212, CLACKAMAS, OREGON 97015
PHONE 503-329-5703 FAX 503-658-6453

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION DESCRIPTION

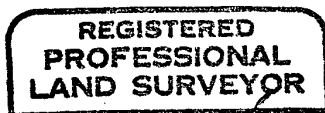
PARCEL 1

A 15.00 foot wide strip of land situated in the southeast quarter of Section 9, Township 3 South, Range 2 East, Willamette Meridian, in the Andrew Hood Donation Land Claim No. 44, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows (see attached Exhibit "B"-Vicinity Map):

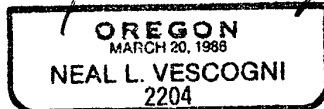
Beginning at the most northerly and easterly corner of that tract of land conveyed to Clackamas County Area Education District by Deed recorded as Fee No. 69-5775; thence North 89°50'35" West along the north line of said Andrew Hood Donation Land Claim 39.52 feet to the **True Point Of Beginning** of the strip herein to be described, said point being on the southerly right-of-way line of Beaver creek Road (Market Road No.11), 30.00 feet from the centerline thereof when measured at right angles thereto; thence South 40°27'37" East along said southerly right-of-way line 26.08 feet to a point which bears North 89°50'35" West 39.52 feet from the most southerly and easterly corner of said Fee No. 69-5775; thence North 89°50'35" West parallel with the north line of said Donation Land Claim 19.76 feet to a point 45.00 feet from the centerline of Beaver creek Road when measured at right angles thereto; thence North 40°27'37" West parallel with the southerly right-of-way line of Beaver creek Road 26.08 feet to a point on the north line of said Andrew Hood Donation Land Claim; thence South 89°50'35" East along the north line of said Donation Land Claim 19.76 feet to the **True Point Of Beginning**.

Said strip of land contains 391 square feet.

Bearings and distances based on Bert Mason Jr. Record Of Survey dated 2/16/1977.



Neal L. Vesco



EXP. 6/30/04

** 5*

NLV SERVICES, INC.
SURVEYING – MAPPING

16395 S.E. HWY. 212, CLACKAMAS, OREGON 97015
PHONE 503-329-5703 FAX 503-658-6453

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION DESCRIPTION

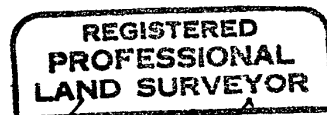
PARCEL 2

A 15.00 foot wide strip of land situated in the northeast quarter of Section 9, Township 3 South, Range 2 East, Willamette Meridian, in the Washington Williams Donation Land Claim No. 56 and the Robert Caufield Donation Land Claim No. 53, City of Oregon City, Clackamas County, Oregon, being more particularly described as follows (see attached Exhibit "B"-Vicinity Map):

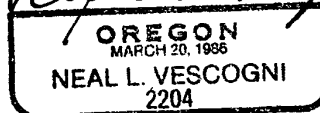
Beginning at the most northerly and easterly corner of Parcel II of those tracts of land conveyed to Clackamas County Area Education District by Deed recorded as Fee No. 90-06405, said point being on the southerly right-of-way line of Beavercreek Road (Market Road No. 11), 30.00 feet from the centerline thereof when measured at right angles thereto; thence South 40°27'37" East along said southerly right-of-way line 1,374.67 feet to a point which bears North 89°50'35" West 39.52 feet from the most southerly and easterly corner of that tract of land conveyed to Clackamas Community College by Deed recorded as Fee No. 68-12069; thence North 89°50'35" West along the south line of said Fee No. 68-12069 19.76 feet to a point 45.00 feet from the centerline of Beavercreek Road when measured at right angles thereto; thence North 40°27'37" West parallel with the southerly right-of-way line of said road 1,361.81 feet to a point on the northerly line of said Parcel II, Fee No. 90-06405; thence North 49°32'55" East along said northerly line 15.00 feet to the **Point Of Beginning**.

Said strip of land contains 20,523 square feet.

Bearings and distances based on Bert Mason Jr. Record Of Survey dated 2/16/1977.

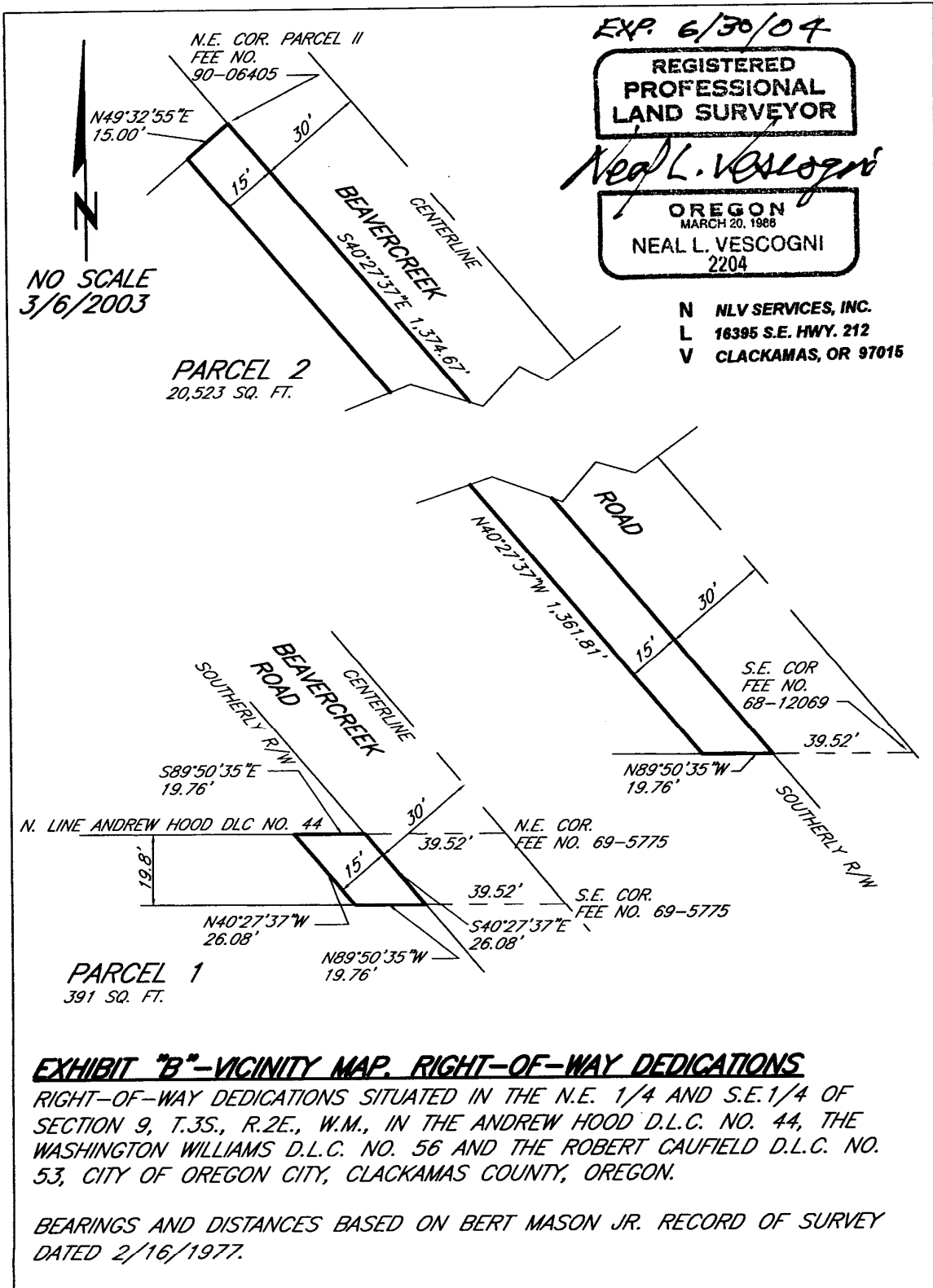


Neal L. Vescozni



EXP. 6/30/07

\$ 6



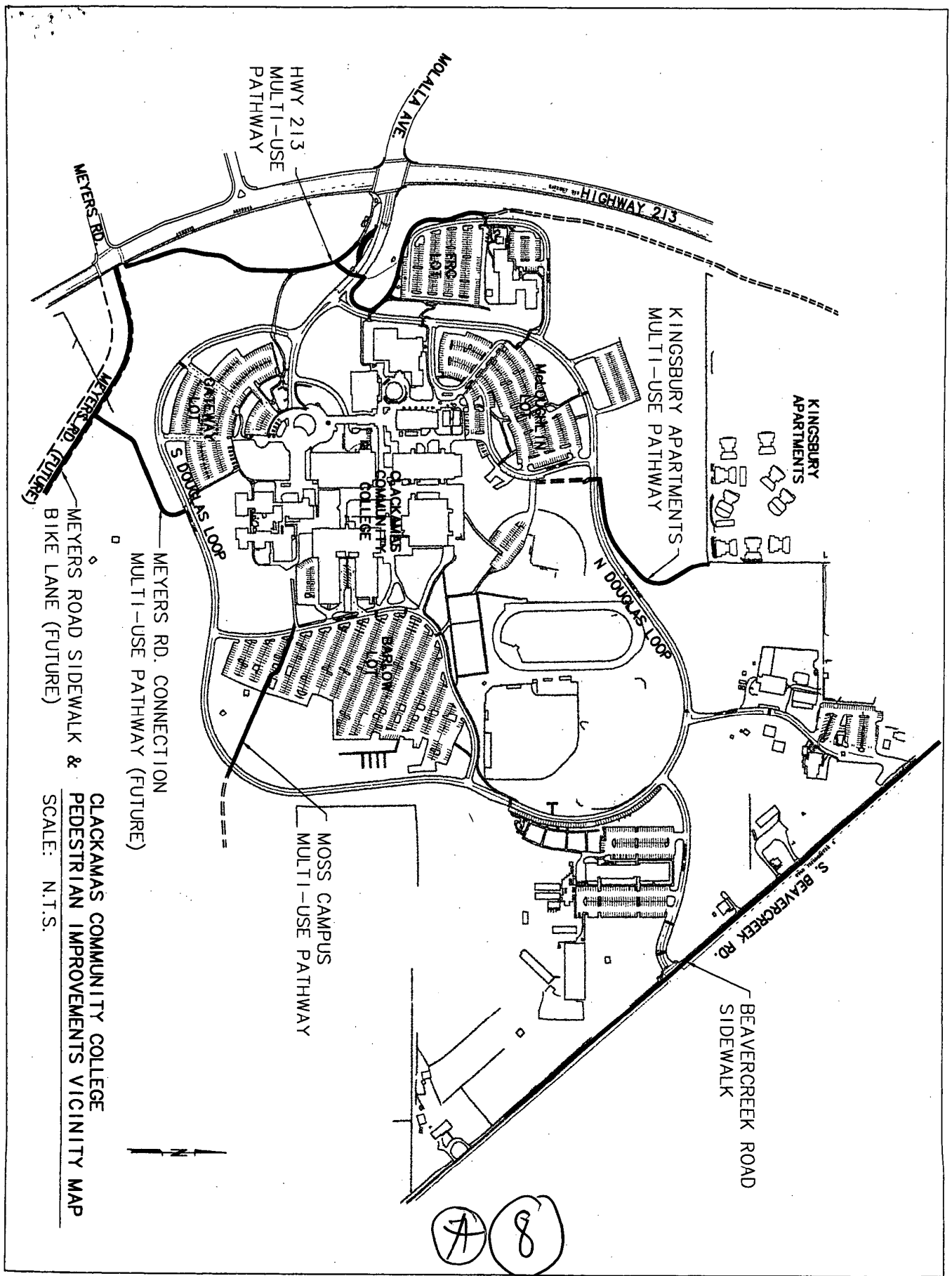


EXHIBIT "A"

Commencing at the Southeast corner of the Robert Caulfield D.L.C. in Sec. 9, T.3.S, R.2.E. of the W.M., running thence west on the south line of said claim, 34.70 chains to the northwest corner of the Andrew Hood D.L.C. thence north 5.56 chains to a stone; thence east 33.64 chains to the center of the Oregon City and Highland Road; thence South 41° 40' E. tracing the center line of said road 7.45 chains; thence west 3.90 chains to the place of beginning. EXCEPT that part thereof conveyed to Clackamas Southern Railway Company by deed recorded March 6, 1914 in Book 134, Page 392. Deed Records of Clackamas County, Oregon.

2

STATE OF OREGON 99-001806
CLACKAMAS COUNTY
Received and placed in the public
Records of Clackamas County
RECEIPT# AND FEE: 88488 \$40.00
DATE AND TIME: 01/07/99 01:19 PM
JOHN KAUFFMAN, COUNTY CLERK

30

After Recording Please Return To:

Teske Properties, LLC
9707 SE Wyndham Way
Happy Valley, OR 97086

Forward All Tax Statements To:

Same As Above

Grantor:

Portland General Electric Company
121 SW Salmon Street, 3WTCBR07
Portland, Oregon 97204

Clackamas County Official Records
Sherry Hall, County Clerk

2014-008046



\$63.00

01749815201400080460030039

02/21/2014 09:47:52 AM

Grantee:

Teske Properties, LLC
9707 SE Wyndham Way
Happy Valley, OR 97086

D-D Cnt=1 Stn=54 COUNTER2
\$15.00 \$10.00 \$16.00 \$22.00

(Space above this line for Recorder's use.)

QUITCLAIM DEED

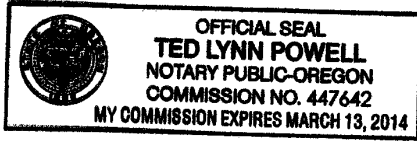
PORTLAND GENERAL ELECTRIC COMPANY, an Oregon Corporation ("Grantor"), releases and quitclaims to **TESKE PROPERTIES, LLC**, an Oregon Limited Liability Company ("Grantee"), all right, title and interest in that certain real property located in Clackamas County, Oregon, described in Exhibit "A" attached hereto and incorporated by this reference herein, (the "Property").

The true and actual consideration for this conveyance is the sum of Twenty One Thousand Five Hundred Dollars (\$21,500.00) and, in addition, includes the exchange of benefits and burdens which, while not readily capable of expression as a monetary sum, are valued by the parties.

The Property and all aspects thereof is conveyed by Grantor and accepted by Grantee in its present condition, "AS IS", "WHERE IS" and "WITH ALL FAULTS" based solely on Grantee's own inspection, with all limitations and faults, latent and patent, known or unknown, without any representation or warranty, express or implied, of any type or nature, and expressly subject to covenants, encumbrances, exceptions, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS HEREOF, Grantor has caused this Deed to be signed by its duly authorized representative this 31 day of January, 2014.



PORTLAND GENERAL ELECTRIC COMPANY

By: Kirk M. Stevens DAW
Name: Kirk M. Stevens
Title: Controller & Assistant Treasurer

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on this 21 day of February, 2014, by Kirk M. Stevens as the Controller & Assistant Treasurer and authorized representative of **Portland General Electric Company**, an Oregon Corporation ("Grantor").

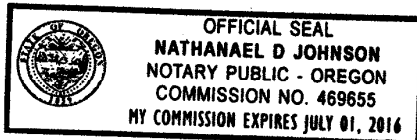
Ted Lynn Powell
Notary Public for Oregon
My Commission Expires March 13, 2014

READ, APPROVED AND ACCEPTED: TESKE PROPERTIES, LLC, Grantee

By: James Teske James Teske, Member
By: Cindy Barrick Cindy Barrick, Member

STATE OF OREGON)
) ss.
County of Deschutes)

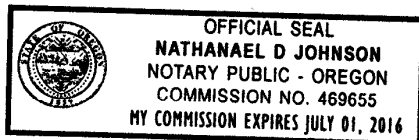
This instrument was acknowledged before me on this 31st day of January, 2014, by **JAMES TESKE** as a Member and authorized representative **TESKE PROPERTIES, LLC**, an Oregon Limited Liability Company ("Grantee") as his voluntary act and deed.



Nathanael D Johnson
Notary Public for Oregon
My Commission Expires July 01, 2016

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on this 31st day of January, 2014, by **CINDY BARRICK** as a Member and authorized representative **TESKE PROPERTIES, LLC**, an Oregon Limited Liability Company ("Grantee") as her voluntary act and deed.



Nathanael D Johnson
Notary Public for Oregon
My Commission Expires July 01, 2016

EXHIBIT "A"
PROPERTY DESCRIPTION

That tract of land described in the Deed from C.D. Robeson, *et ux*, as Grantors, dated May 14, 1913 and recorded on the 6th day of March, 1914, in Book 134, Pages 392 and 393 of the records of Clackamas County, Oregon

38

P/C

After Recording Please Return To:

Portland General Electric Company
Attn: Property Dept. 3 WTC BR07
121 SW Salmon Street
Portland, Oregon 97048

Send Tax Statements to:

Portland General Electric Company
Attn: Tax Dept. 1 WTC 0510
121 SW Salmon Street
Portland, Oregon 97048

Clackamas County Official Records
Sherry Hall, County Clerk

2013-081458



\$58.00

01736329201300814580030033

12/10/2013 08:32:33 AM

D-D Cnt=1 Stn=9 COUNTER1
\$15.00 \$10.00 \$16.00 \$17.00

(Space above this line for Recorder's use.)

QUITCLAIM DEED

WELLS FARGO BANK NA, SUCCESSOR IN INTEREST TO FIRST INTERSTATE BANK, an Oregon Corporation ("Grantor"), hereby releases and quitclaims to **PORTLAND GENERAL ELECTRIC COMPANY**, an Oregon Corporation ("Grantee"), that certain real property located in Clackamas County, and State of Oregon, and described and depicted in *Exhibit "A"* attached hereto and incorporated by this reference herein (the "Property"), TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The true and actual consideration for this conveyance is the sum of Zero (\$0.00) dollars and, in addition, includes the exchange of benefits and burdens which, while not readily capable of expression as a monetary sum, are valued by the parties.

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

2

IN WITNESS HEREOF, Grantor has caused this Deed to be signed by its duly authorized representative this ~~4th~~ day of December, 2013.

WELLS FARGO BANK SUCCESSOR IN INTEREST TO FIRST INTERSTATE BANK, TRUSTEE FOR PORTLAND GENERAL ELECTRIC COMPANY

By: K. Lake

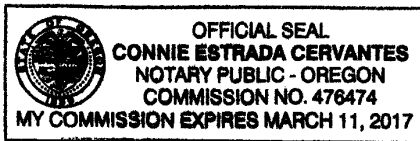
Name: Kristina Lake

Title: Assistant Vice President

STATE OF OREGON)

) ss.
County of Multnomah)

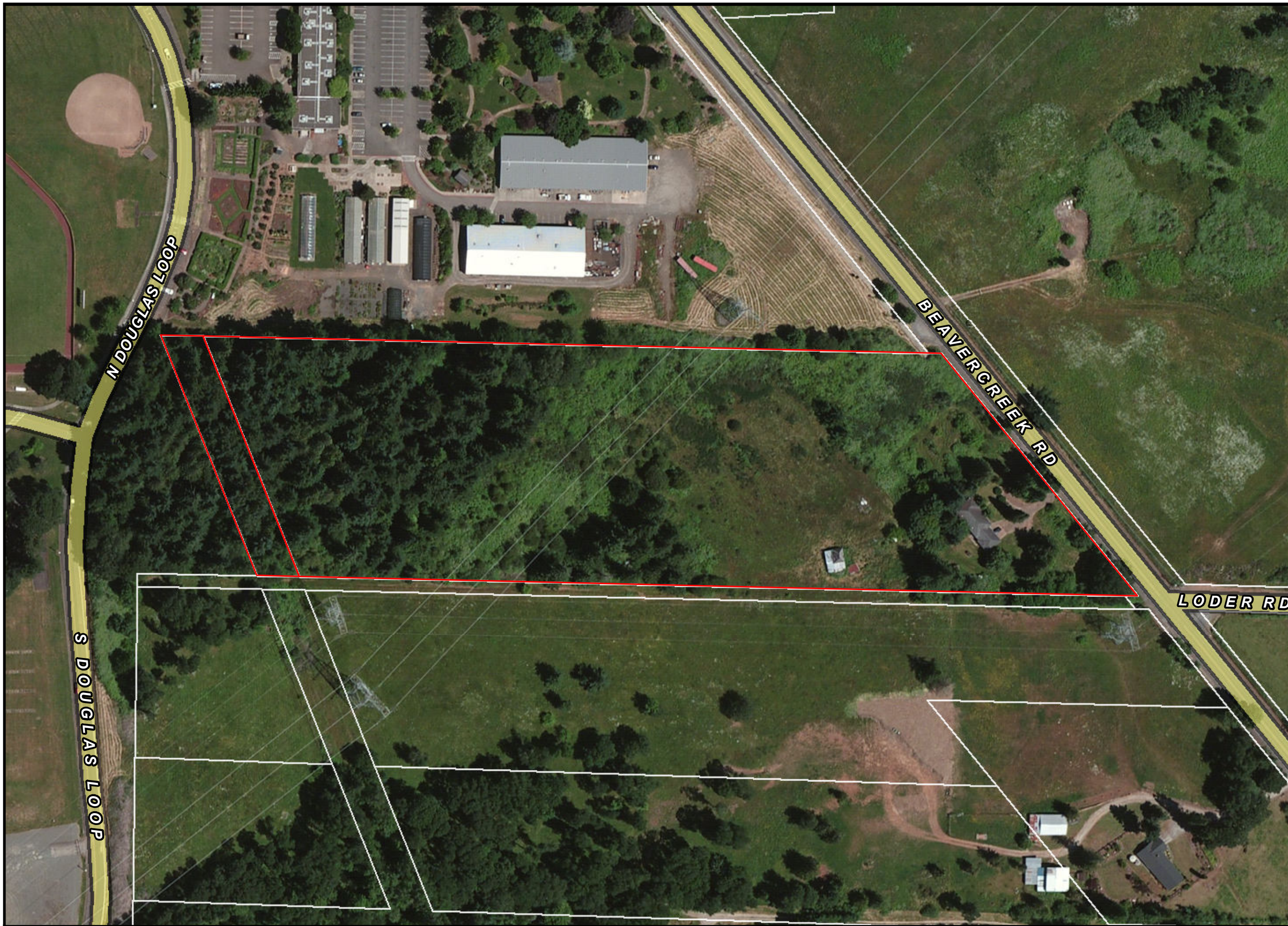
This instrument was acknowledged before me on this 4th day of December, 2013, by Kristina Lake as the Assistant Vice President and authorized representative of WELLS FARGO BANK, SUCCESSOR IN INTEREST TO FRIST INTERSTATE BANK, TRUSTEE FOR PORTLAND GENERAL ELECTRIC COMPANY, an Oregon Corporation ("Grantor").



Connie Cervantes
Notary Public for Oregon
My Commission Expires 3/11/17

EXHIBIT "A"

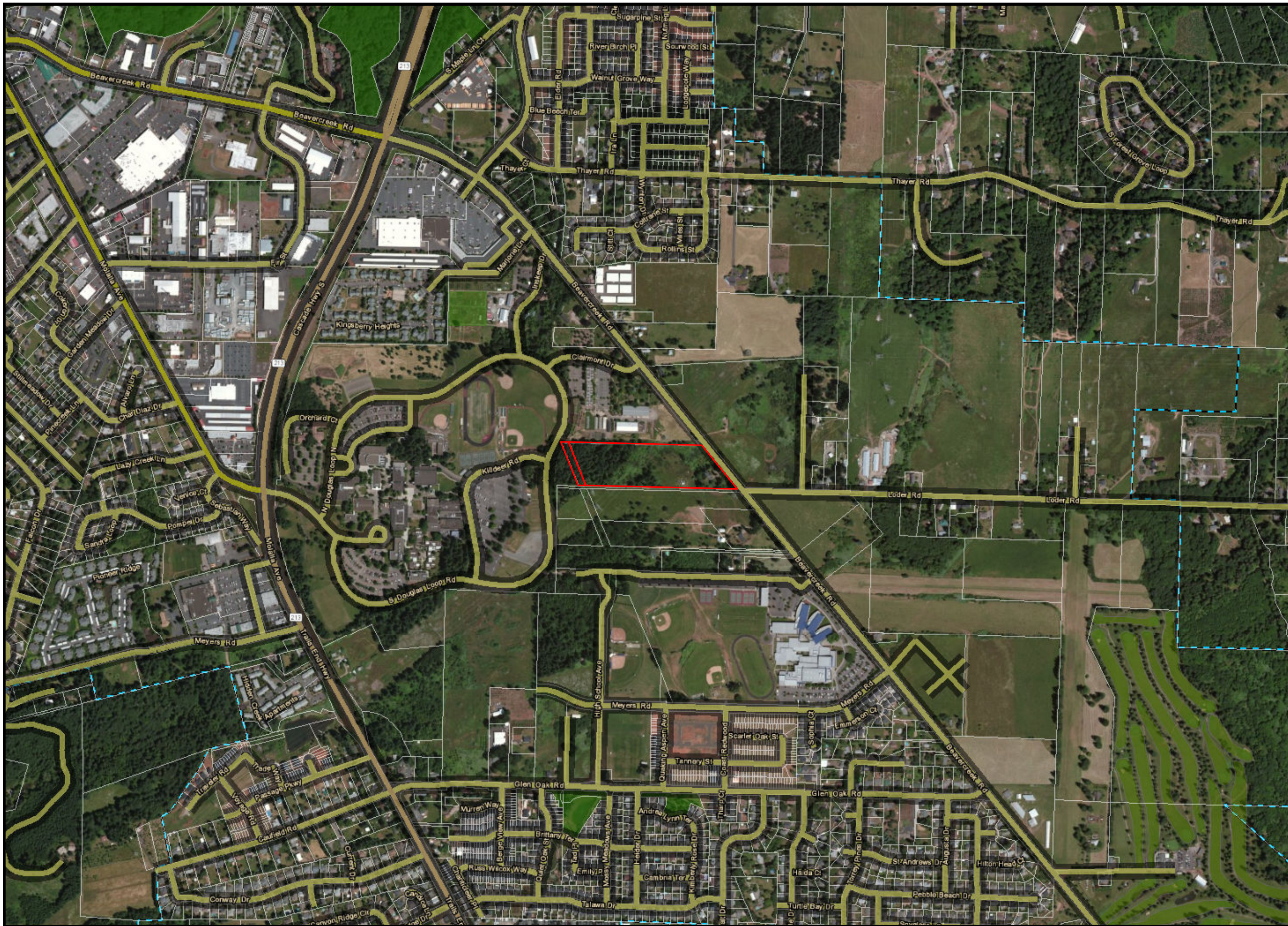
That tract of land described in the deed from C. D. Robeson et ux, as grantors dated May 14, 1913 and recorded on the 6th day of March, 1914, in Book 134, page 392 and 393 of the records of Clackamas County, Oregon.



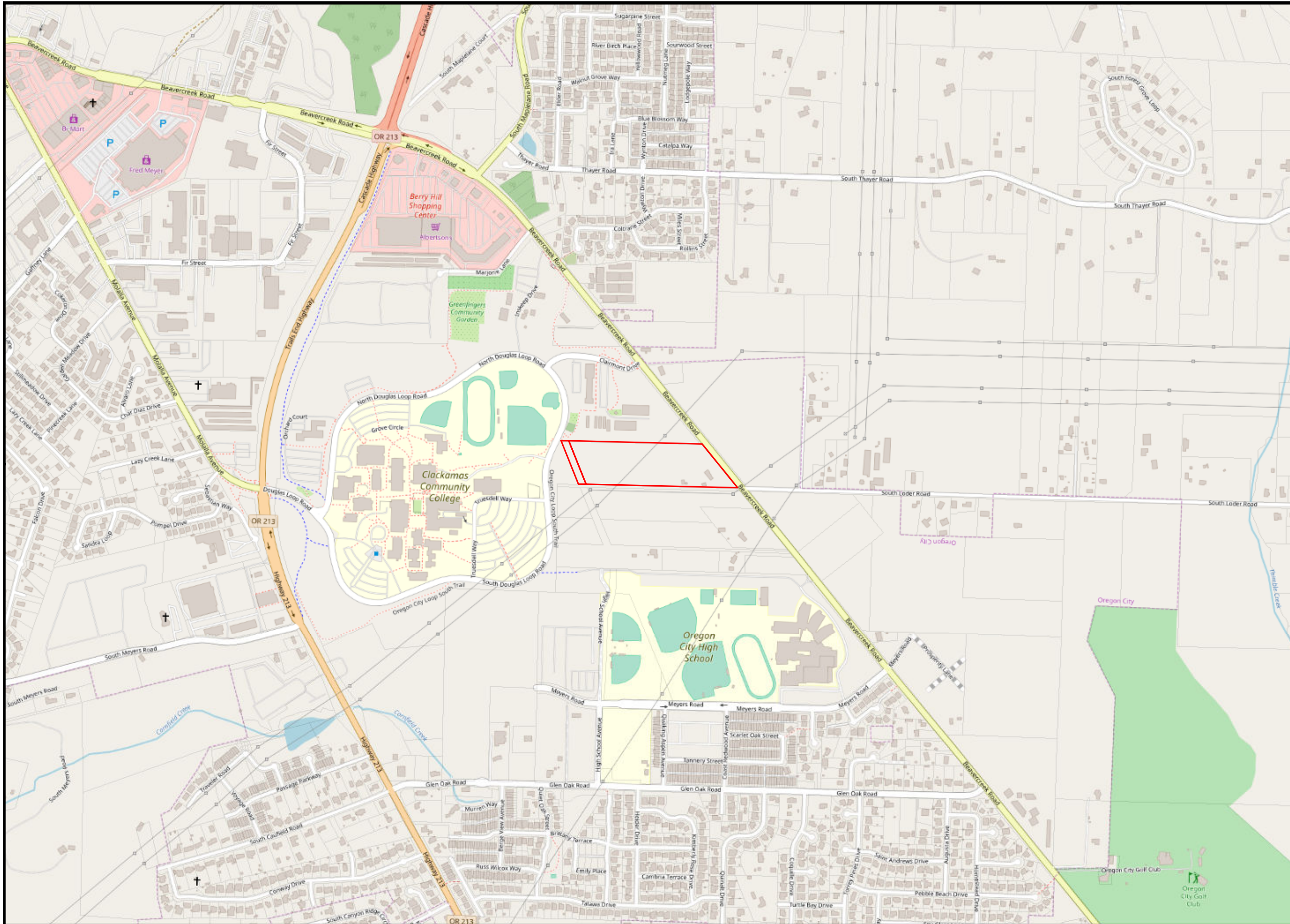
A E R I A L

0 120
feet

This information is deemed reliable but is not guaranteed.



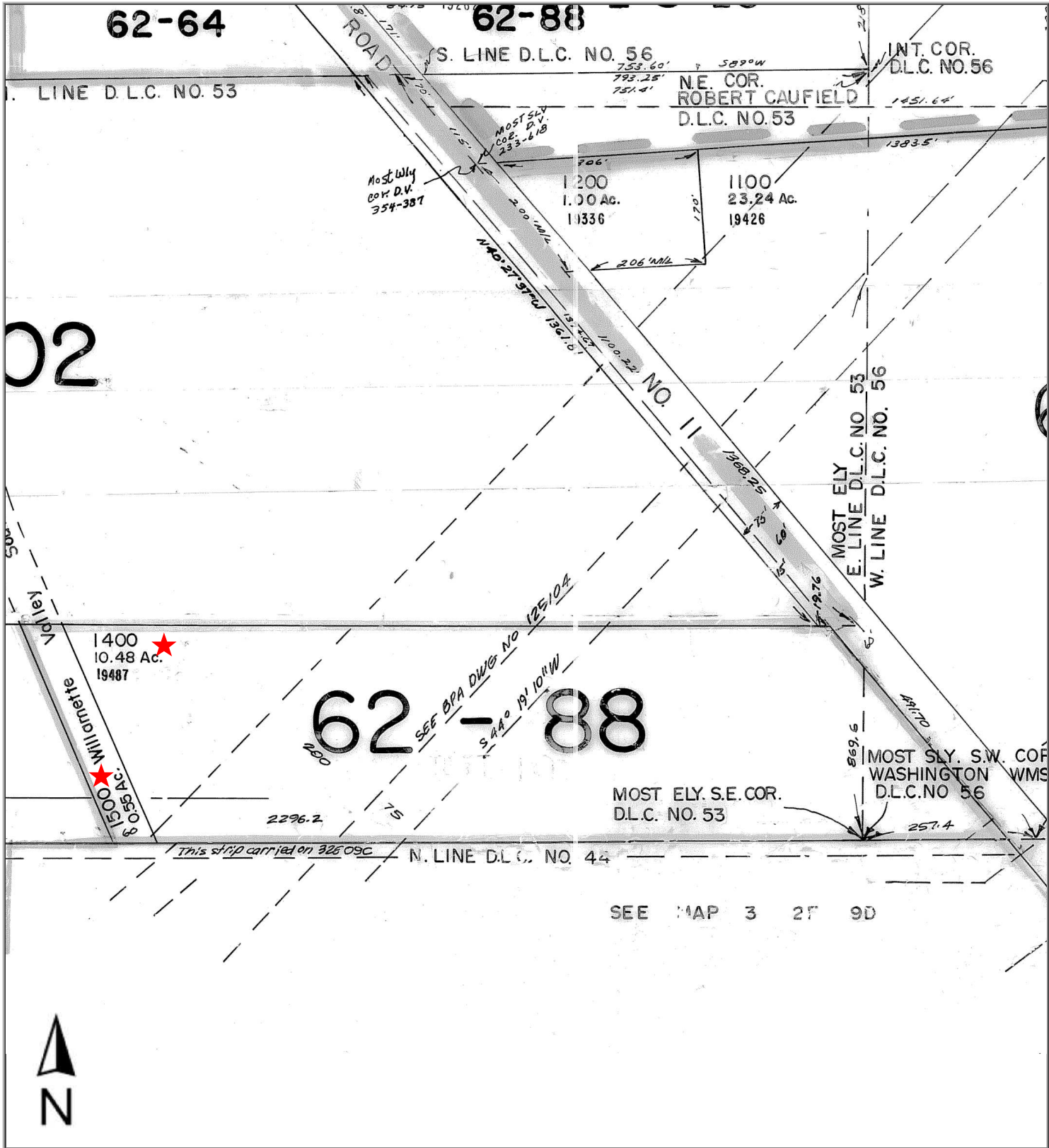
A E R I A L



C O M M U N I T Y



This information is deemed reliable but is not guaranteed.



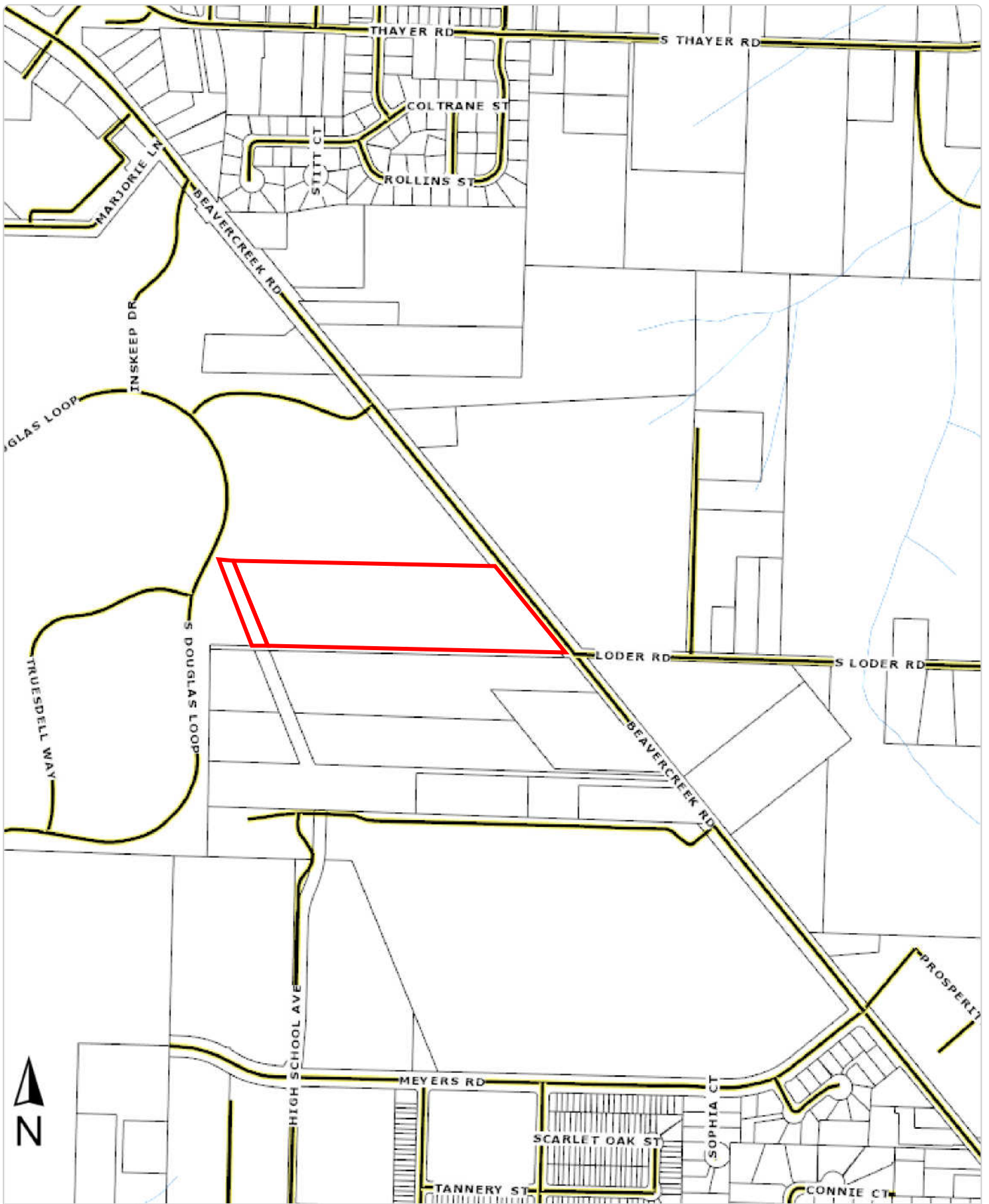
First American Title

ParcelID: 00869073

19487 Beaver Creek Rd

Oregon City, OR 97045

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

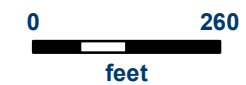
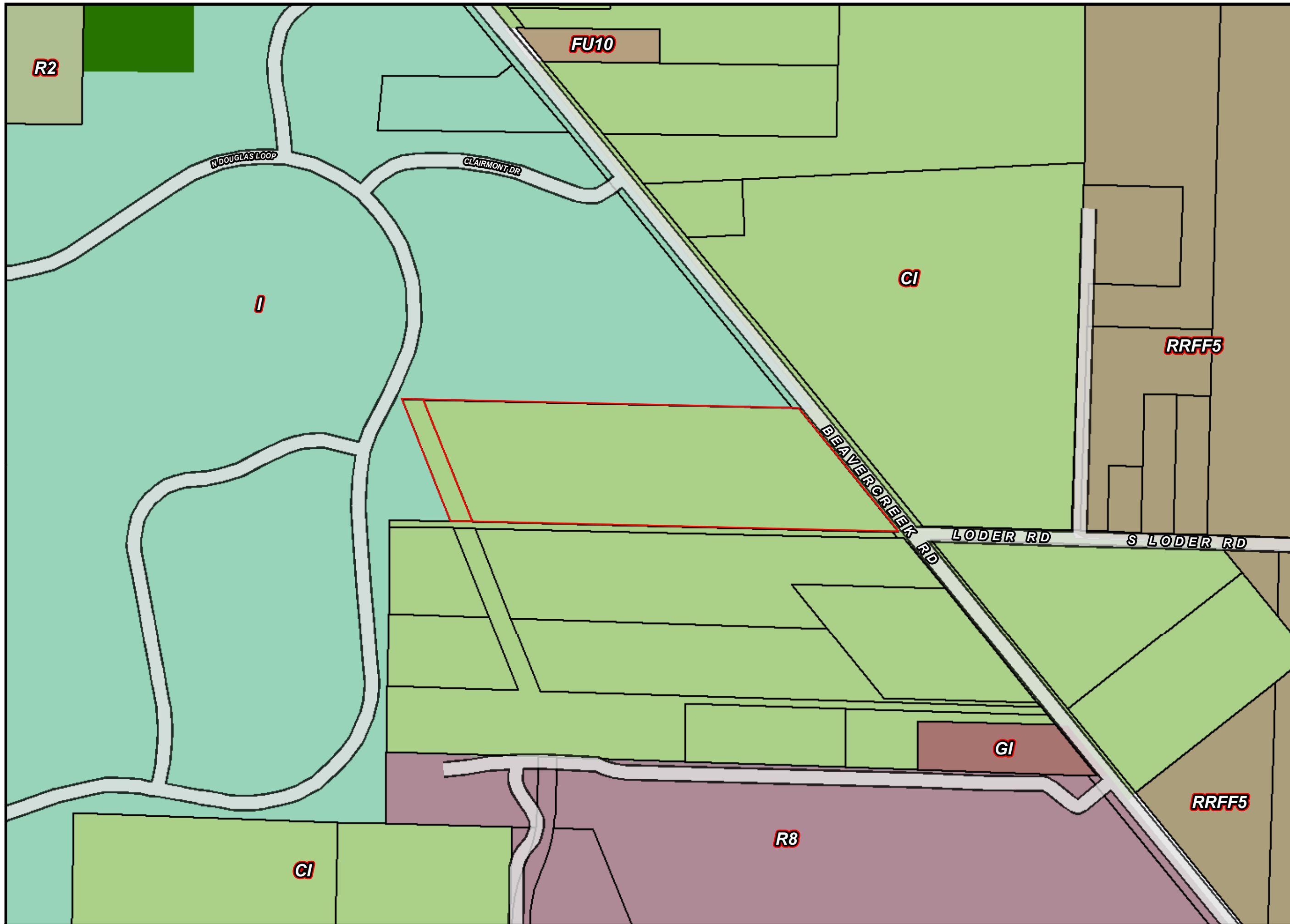


First American Title

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Z O N I N G



601 CAMPUS INDUSTRIAL DISTRICT (CI)

601.01 PURPOSE

Section 601 is adopted to implement the policies of the Comprehensive Plan for Campus Industrial areas.

601.02 APPLICABILITY

Section 601 applies to land in the Campus Industrial (CI) District.

601.03 USES PERMITTED

Uses permitted in the CI district are listed in Table 601-1, *Permitted Uses in the CI District*. In addition, uses similar to one or more of the listed uses may be authorized pursuant to Section 106, *Authorizations of Similar Uses*.

A. As used in Table 601-1:

1. “P” means the use is a primary use.
2. “A” means the use is an accessory use.
3. “L” means the use is a limited use and shall be developed concurrently with or after a primary use is developed on the same site.
3. “C” means the use is a conditional use, approval of which is subject to Section 1203, *Conditional Uses*.
4. “X” means the use is prohibited.
5. Numbers in superscript correspond to the notes that follow Table 601-1.

B. Permitted uses are subject to the applicable provisions of Subsection 601.04, *Dimensional Standards*, Subsection 601.05, *Development Standards*, Section 1000, *Development Standards*, and Section 1100, *Development Review Process*.

601.04 DIMENSIONAL STANDARDS

A. General: Dimensional standards applicable in the CI District are listed in Table 601-2, *Dimensional Standards in the CI District*. As used in Table 601-2, numbers in superscript correspond to the notes that follow Table 601-2.

B. Modifications: Modifications to the standards of Table 601-2 are established by Sections 800, *Special Use Requirements*; 1107, *Property Line Adjustments*; and 1205, *Variances*.

601.05 DEVELOPMENT STANDARDS

The following development standards apply:

- A. Condominiums: Dwellings permitted in the CI District may be platted as condominiums.
- B. Outdoor Storage: No outdoor storage of materials shall be allowed.

Table 601-1: Permitted Uses in the CI District

Use	CI
Accessory Uses, Customarily Permitted , such as amateur (Ham) radio antennas and towers, arbors, bicycle racks, carports, citizen band transmitters and antennas, cogeneration facilities, courtyards, decks, decorative ponds, driveways, electric vehicle charging stations, family daycare providers, fountains, garages, garden sheds, gazebos, greenhouses, HVAC units, meeting facilities, outdoor kitchens, parking areas, patios, pergolas, pet enclosures, plazas, property maintenance and property management offices, recreational facilities (such as bicycle trails, children’s play structures, dance studios, exercise studios, playgrounds, putting greens, recreation and activity rooms, saunas, spas, sport courts, swimming pools, and walking trails), rainwater collection systems, satellite dishes, self-service laundry facilities, shops, solar energy systems, storage buildings/rooms , television antennas and receivers, transit amenities, trellises, and utility service equipment	A
Bed and Breakfast Inns , subject to Section 832	L ¹ , C
Bed and Breakfast Residences , subject to Section 832	L ¹ , C
Blueprinting, Bookbinding, Graphic and Photographic Reproduction, Photo Processing, Printing, and Publishing	P
Bus Shelters , subject to Section 823	A
Central Mail Room and Self-Service Postal and Banking Facilities, Newsstands, and Products Information and Display Areas	A ²
Congregate Housing Facilities	P ³
Daycare Facilities , subject to Section 807	A,L ¹ , C
Daycare Services, Adult	A,L ¹ , C
Dwellings, Multifamily	P ³
Dwellings, Three-Family	P ³
Dwellings, Two-Family	P ³
Employee Amenities , including cafeterias, clinics, daycare facilities, fitness facilities, lounges, and recreational facilities	A ²

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

Use	CI
Experimental, Film, or Testing Laboratories	P ⁴
Farmers' Markets , subject to Section 840	P
Financial Institutions , including banks, brokerages, credit unions, loan companies, and savings and loan associations	L ¹ , C
Fitness Facilities , including athletic clubs, exercise studios, gymnasiums, and health clubs	L ¹ , P ⁵ , C
Fraternal Organization Lodges	C
Government Uses that exceed a primary or accessory use	C
Heliports	C
Hydroelectric Facilities , subject to Section 829	C
Libraries	C
Manufacturing Products from, or Otherwise Processing, Previously Prepared Materials ⁶	P
Marijuana Processing	X
Marijuana Production	X
Marijuana Retailing	X
Marijuana Wholesaling	X
Mobile Vending Units , subject to Section 837	A ⁷ , L ¹ , C
Multi-Use Developments , subject to Section 1016	C
Offices , including administrative, business, corporate, governmental, and professional offices. Examples include offices for the following: accounting services, architectural services, business management services, call centers, employment agencies, engineering services, governmental services, income tax services, insurance services, legal services, manufacturer's representatives, office management services, property management services, real estate agencies, and travel agencies	P ⁸
Offices and Outpatient Clinics —both of which may include associated pharmacies and laboratories—for healthcare services, such as acupuncture, chiropractic, counseling, dental, massage therapy, medical, naturopathic, optometric, physical therapy, psychiatric, occupational therapy, and speech therapy	L ¹ , C
Parking Structures	A
Pedestrian Amenities	P
Public Utility Facilities	C ⁹

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

Use	CI
Radio and Television Transmission and Receiving Towers and Earth Stations	C ¹⁰
Recreational Uses , including playgrounds, sports courts, and swimming pools	P ⁵
Recreational Uses , including boat moorages, country clubs, equine facilities, golf courses, gymnastics facilities, lodges, parks, and swimming pools ¹¹	C
Recreational Vehicle Camping Facilities , subject to Section 813	C
Retailing —whether by sale, lease, or rent—of any of the following new or used products: apparel, appliances, art, art supplies, beverages, bicycle supplies, bicycles, books, cameras, computers, computer supplies, cookware, cosmetics, dry goods, electrical supplies, electronic equipment, firewood, flowers, food, furniture, garden supplies, gun supplies, guns, hardware, hides, interior decorating materials, jewelry, leather, linens, medications, music (whether recorded or printed), musical instruments, nutritional supplements, office supplies, optical goods, paper goods, periodicals, pet supplies, pets, plumbing supplies, photographic supplies, signs, small power equipment, sporting goods, stationery, tableware, tobacco, toiletries, tools, toys, vehicle supplies, and videos	L ¹ , C
Retailing —whether by sale, lease, or rent—of any new or used product not specifically listed elsewhere in this table	C ¹
Schools ¹²	P
Services, Commercial —any service not specifically listed elsewhere in this table	C ¹
Services, Commercial—Food and Beverage , including catering and eating and drinking establishments	L ^{1,13} , C ¹³
Services, Commercial—Personal and Convenience , including barbershops, beauty salons, dry cleaners, laundries, photo processing, seamstresses, shoe repair, tailors, and tanning salons. Also permitted are incidental retail sales of products related to the service provided.	L ¹ , C
Services, Commercial—Veterinary	L ¹ , C
Signs , subject to Section 1010	A ¹⁴
Telephone Exchanges	C
Temporary Buildings for Uses Incidental to Construction Work , provided that such buildings shall be removed upon completion or abandonment of the construction work	A
Temporary Storage within an Enclosed Structure of Source-Separated Recyclable/Reusable Materials Generated and/or Used On-Site Prior to On-Site Reuse or Removal by the Generator or Licensed or Franchised Collector to a User or Broker	A
Utility Carrier Cabinets , subject to Section 830	P

Use	CI
Warehouse and Storage Structures provided in conjunction with a primary use	A
Wireless Telecommunication Facilities , subject to Section 835	P

- 1 The use is permitted subject to the following criteria:
 - a. The building floor area occupied by all uses subject to Note 1 shall not exceed 10 percent of the building floor area occupied by primary uses.
 - b. The use shall be located, arranged, and integrated within the development to serve primarily the shopping and service needs of residents and employees of the CI District.
 - c. The use shall not be of a type or intensity that produces odor, smoke, fumes, noise, glare, heat, or vibration that are incompatible with associated primary uses in the area.
- 2 These uses shall be located in the same structure as the use to which they are accessory.
- 3 Congregate housing facilities, multifamily dwellings, three-family dwellings, and two-family dwellings may occupy no more than 75 percent of the building floor area of a development. Accessory uses are not counted toward the 75-percent maximum. In addition, no more than 25 percent of the gross site area may be developed with exclusively residential uses and associated accessory and limited uses. This 25-percent limit does not apply to mixed-use buildings that combine residential uses and other primary uses. The entire gross site area is used to calculate maximum density permitted pursuant to Section 1012, *Lot Size and Density*. The 75-percent maximum building floor area standard may be waived if a substantial mix of primary uses has been established within the CI District to the extent that the following primary-use categories are represented: business/industrial (blueprinting, bookbinding, graphic and photographic reproduction, photo processing, printing, publishing, laboratories, manufacturing, offices, or schools); residential (congregate housing facilities, multifamily dwellings, three-family dwellings, or two-family dwellings); and recreational (fitness facilities or recreational uses). Alternatively, the standard may be modified or waived if:
 - a. The need for the use for which additional floor area is requested is at least as great as the need for other compatible primary uses allowed in the CI District; and
 - b. The proposed use and location of the use are compatible with, and complementary to, existing or proposed developments in the CI District.
- 4 No operation shall be conducted or equipment used that would create hazards or noxious or offensive conditions.
- 5 The use shall be developed to serve primarily the recreational needs of residents and employees of the CI District.

- 6 The use is permitted subject to the following criteria:
 - a. The use shall be employee-intensive, providing approximately 15 or more jobs for every developed acre of land.
 - b. The use shall not be of a type or intensity that produces odor, smoke, fumes, noise, glare, heat, or vibration that are incompatible with other primary uses allowed in the CI District.
 - c. The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, shall be similar to other industrial and office uses allowed in the CI District.
- 7 Level one mobile vending units are accessory uses. All other mobile vending units are limited or conditional uses.
- 8 Offices with 50 or more employees may occupy up to 100 percent of the building floor area of the development. Offices with fewer employees may occupy no more than 70 percent of the building floor area of the development. Accessory uses are not counted toward the 70-percent maximum. The 70-percent maximum building floor area standard may be waived if a substantial mix of primary uses has been established within the CI District to the extent that the following primary-use categories are represented: business/industrial (blueprinting, bookbinding, graphic and photographic reproduction, photo processing, printing, publishing, laboratories, manufacturing, offices, or schools); residential (congregate housing facilities, multifamily dwellings, three-family dwellings, or two-family dwellings); and recreational (fitness facilities or recreational uses). Alternatively, the standard may be modified or waived if:
 - a. The need for the use for which additional floor area is requested is at least as great as the need for other compatible primary uses allowed in the CI District; and
 - b. The proposed use and location of the use are compatible with, and complementary to, existing or proposed developments in the CI District.
- 9 Public utility facilities shall not include shops or garages.
- 10 The base of such towers shall not be closer to the property line than a distance equal to the height of the tower.
- 11 This use may include concessions, restrooms, maintenance facilities, and similar support uses.
- 12 Only trade or community schools primarily serving the business community within the area are permitted.
- 13 Drive-in eating and drinking establishments and drive-thru window service are prohibited.
- 14 Temporary signs regulated under Subsection 1010.13(A) are a primary use.

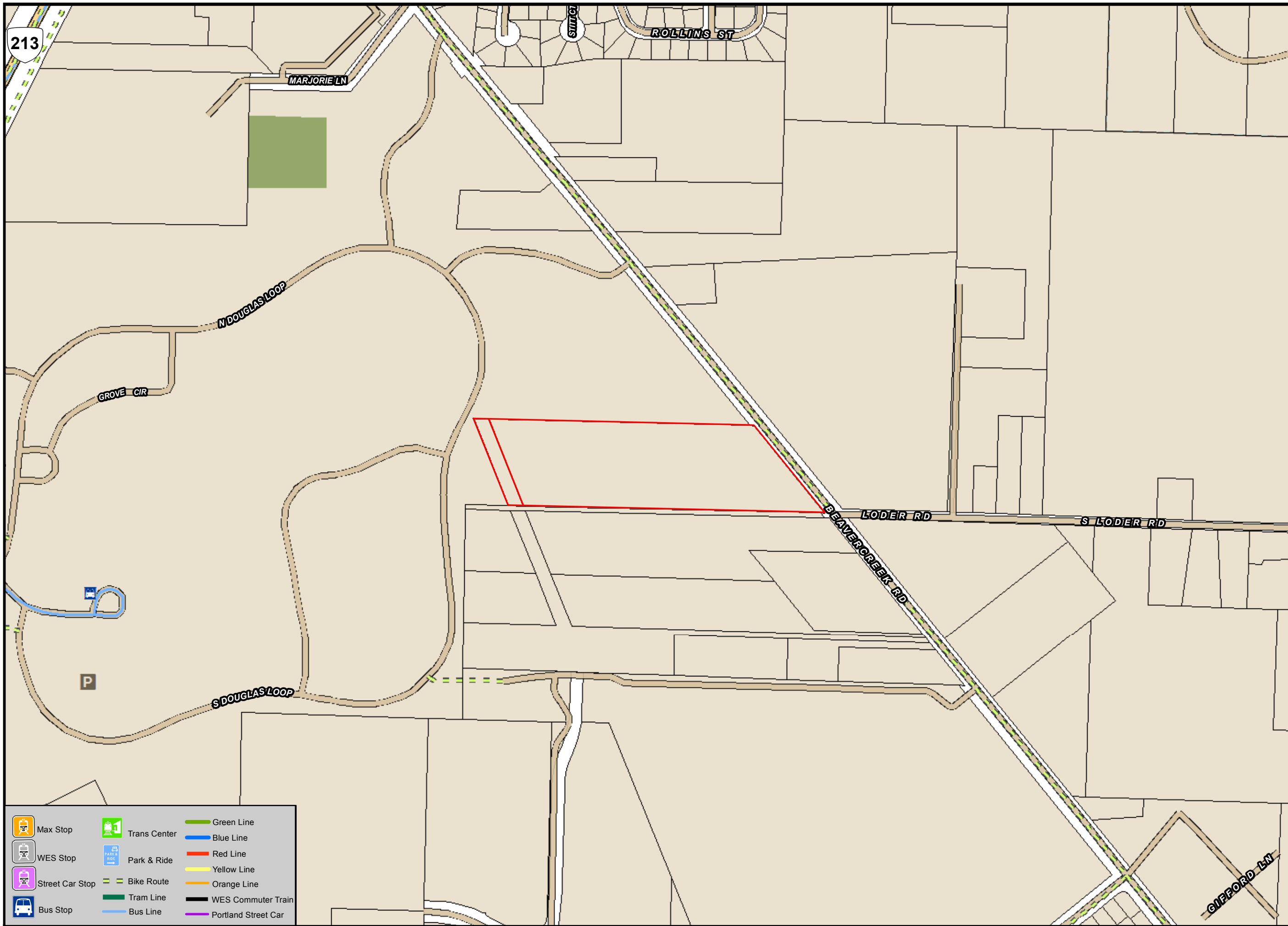
Table 601-2: Dimensional Standards in the CI District

Standard	CI
District Land Area for Calculating Density Pursuant to Section 1012	1,742 square feet
Minimum Street Frontage	50 feet
Maximum Front Setback	See Subsections 1005.03(E) and (H).
Minimum Front Setback	15 feet
Minimum Rear Setback	15 feet
Minimum Side Setback	15 feet
Maximum Lot Coverage	55 percent

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-231, 1/31/12; Amended by Ord. ZDO-235, 5/14/12; Amended by Ord. ZDO-243, 9/9/13; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-254, 1/4/16; Amended by Ord. ZDO-266, 5/23/18]



T R A N S I T



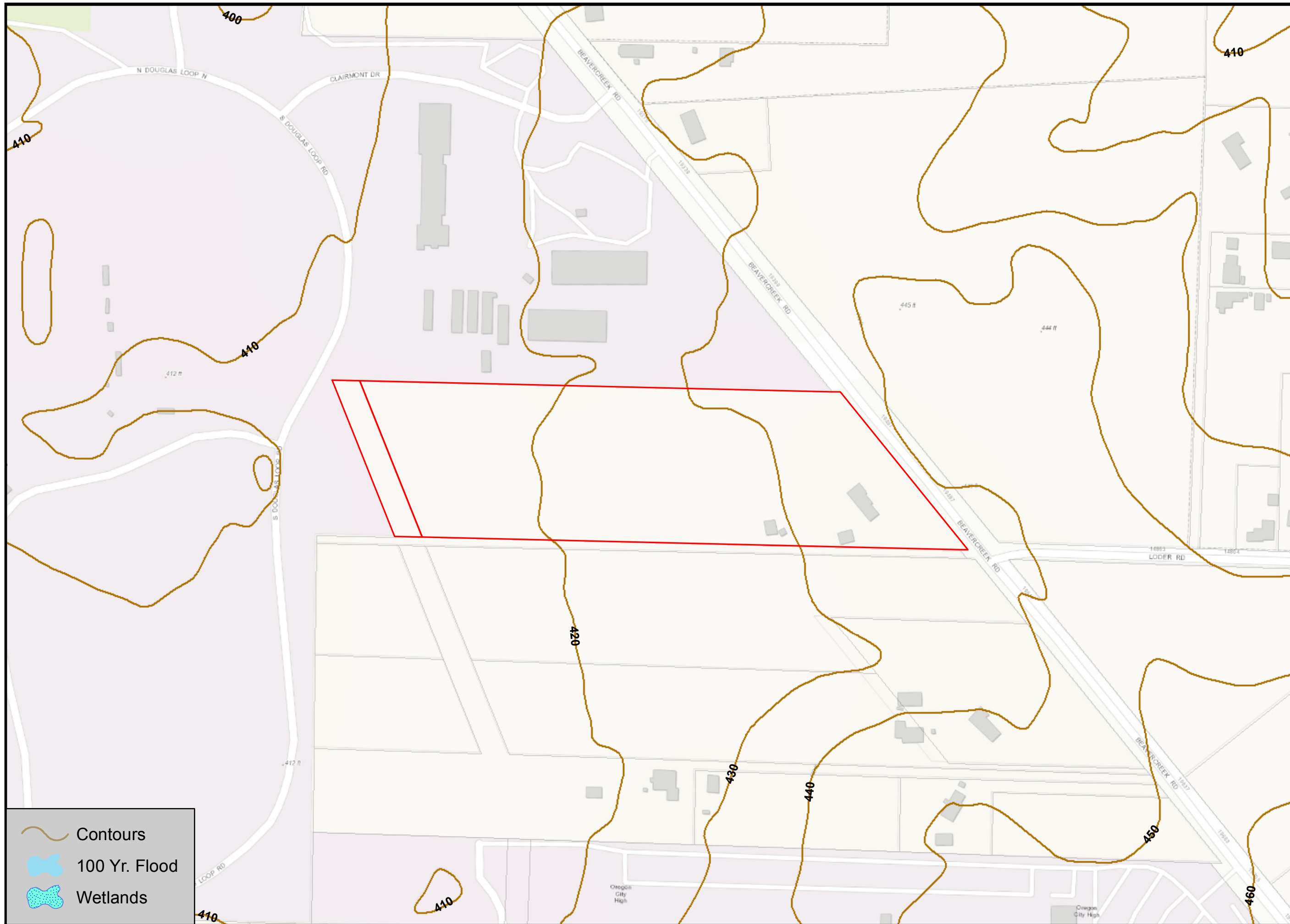
	Max Stop		Trans Center		Green Line
	WES Stop		Park & Ride		Blue Line
	Street Car Stop		Bike Route		Red Line
	Bus Stop		Tram Line		Yellow Line
			Bus Line		Orange Line
					WES Commuter Train
					Portland Street Car






This information is deemed reliable but is not guaranteed.



NATURAL



-  Contours
-  100 Yr. Flood
-  Wetlands



This information is deemed reliable but is not guaranteed.



ENVIRONMENTAL

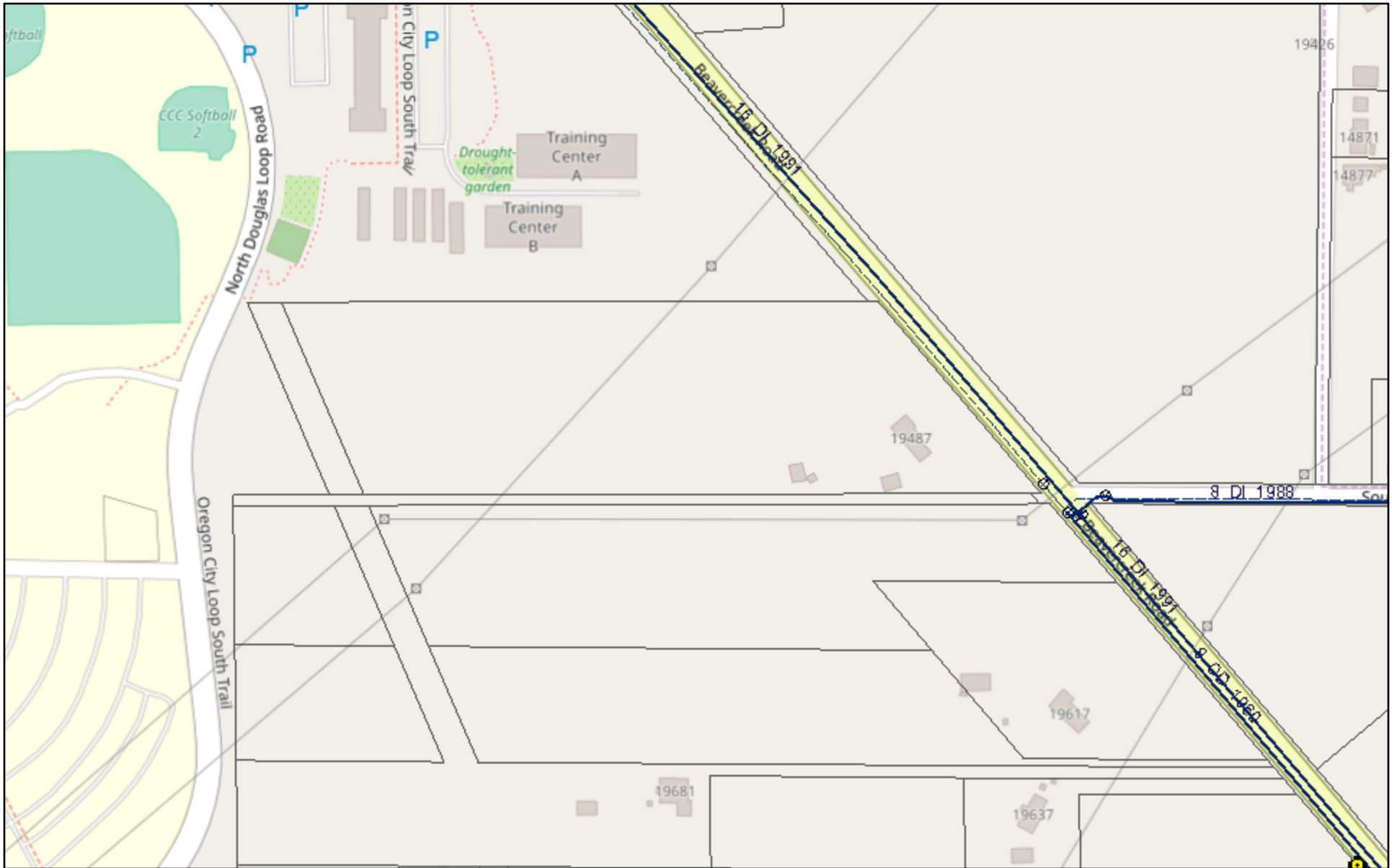


- c = Conservation
- p = Protection



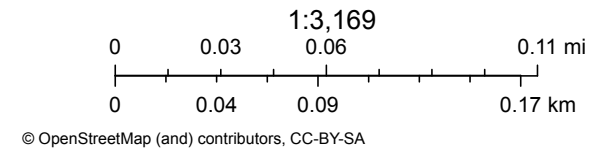
This information is deemed reliable but is not guaranteed.

Clackamas River Water: 19487 S Beavercreek Rd

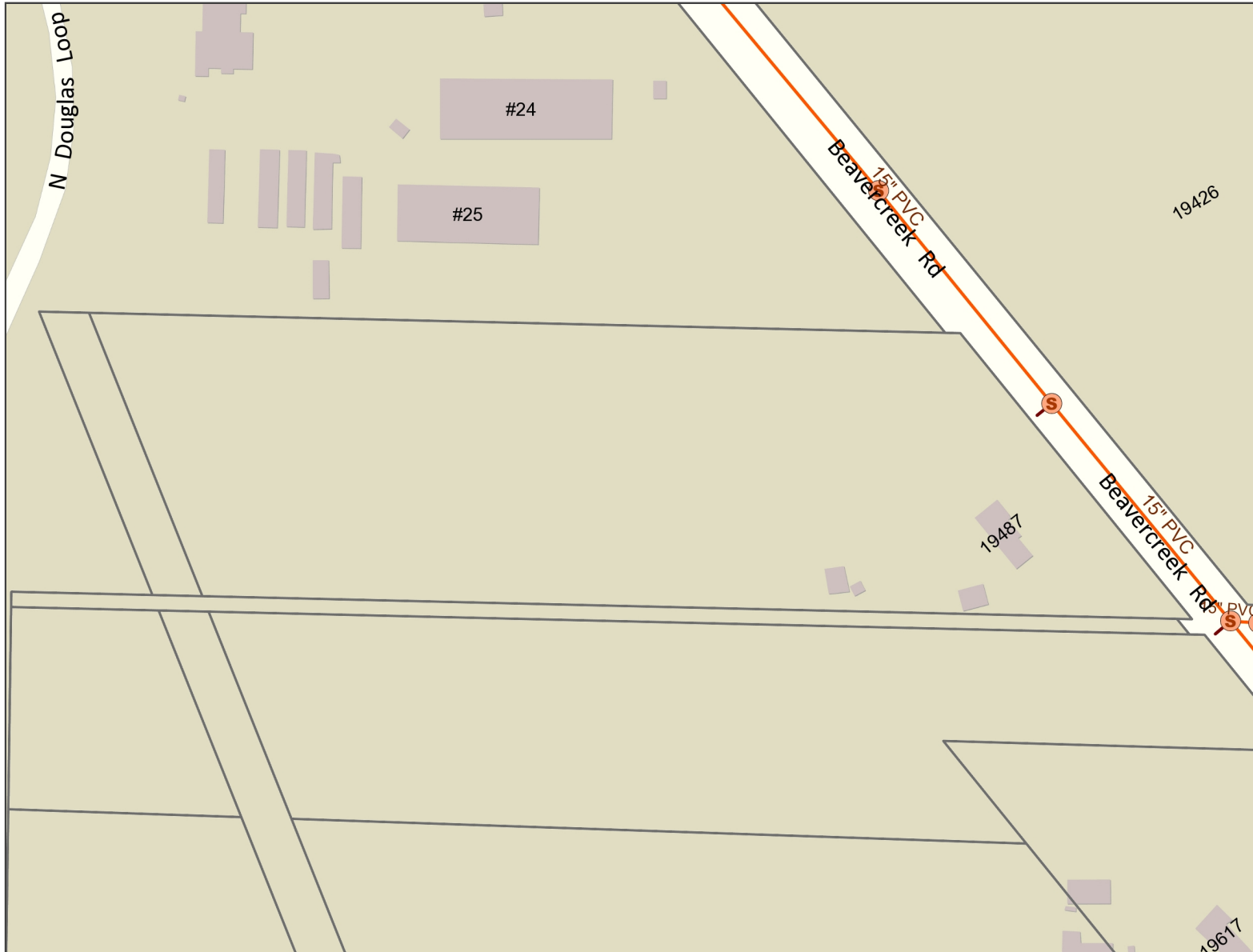


January 17, 2019

- | | | | | |
|-------------------|-----------------------|--------------------|------------------|-----------------|
| Facilities | Reservoir | Private_Waterlines | Private_Hydrants | Sample Stations |
| Intake Structures | Water Treatment Plant | Private_Blowoffs | Easements | Air Relief Maps |
| Pumpstation | Abandoned Waterlines | Private_Valves | Waterlines | |



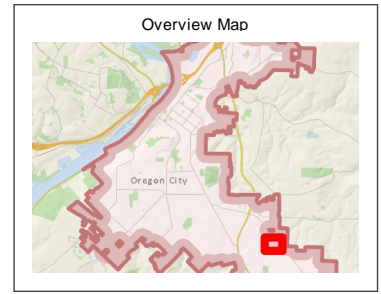
19487 Beavercreek Rd - Sewer



Legend

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- Sewer Structures (City Owned)
- Sewer Pipes (City Owned)**
- Gravity Line
- Force Main
- Outfall
- Sewer - Laterals**
- Inactive or Abandoned
- Active
- City Limits
- UGB
- Basemap

Notes



0 200 400 Feet

1: 2,400



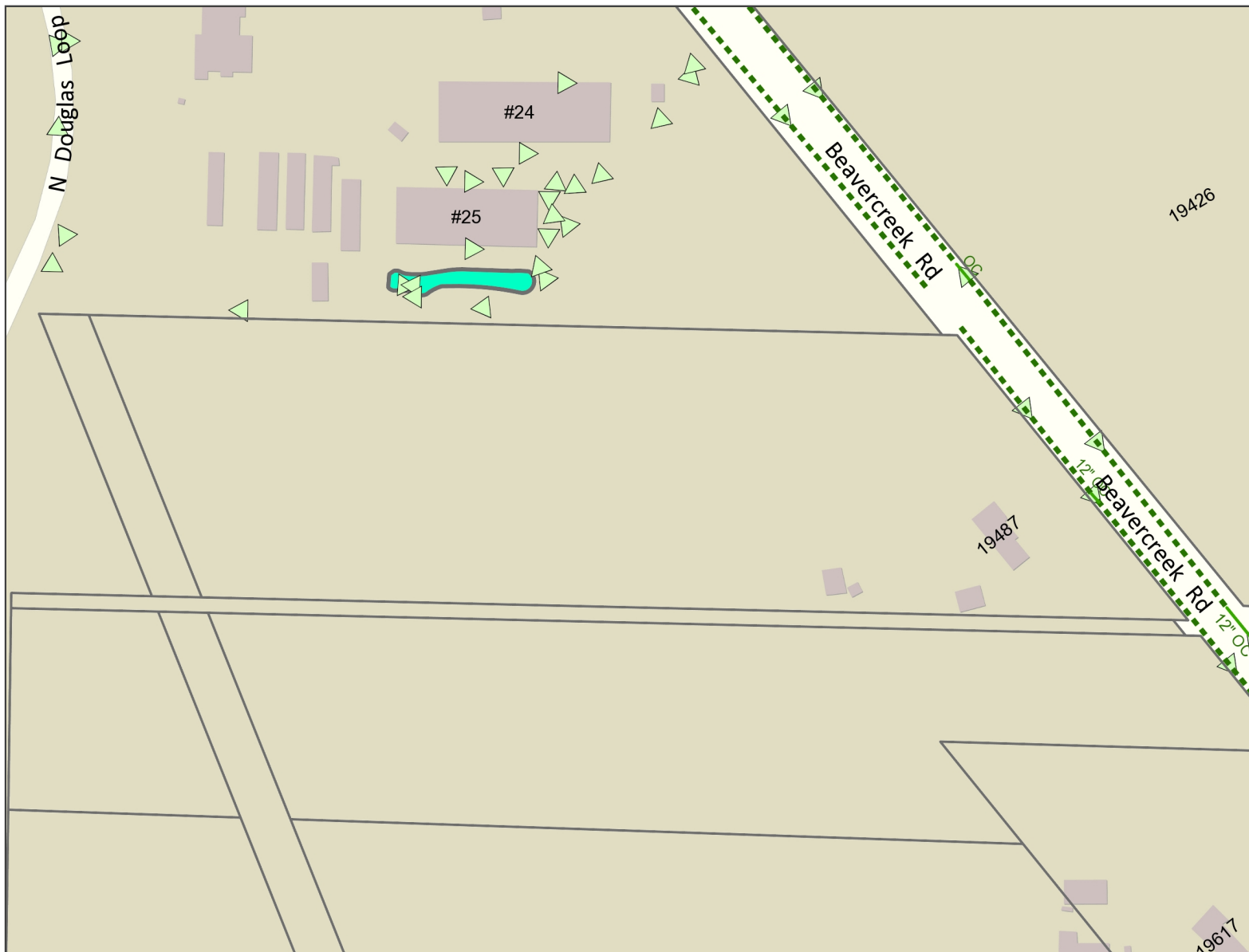
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Map created 1/17/2019

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 OR 97045
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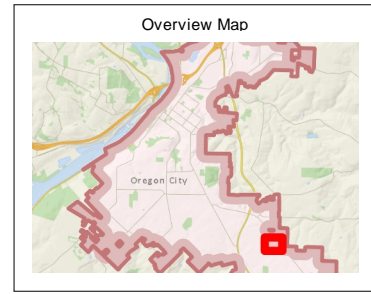
19487 Beavercreek Rd - Storm



Legend

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- Storm Structures (City Owned)**
- Manhole
- Inlet
- Outlet
- Storm Conduits (City Owned)**
- Pipe
- Culvert
- Ditch
- Detention Tank
- Flow Arrows
- Storm Ponds**
- Pond
- Swale
- Man-Made Wetland
- Infiltration
- Rain Garden

Notes



0 200 400 Feet



1: 2,400



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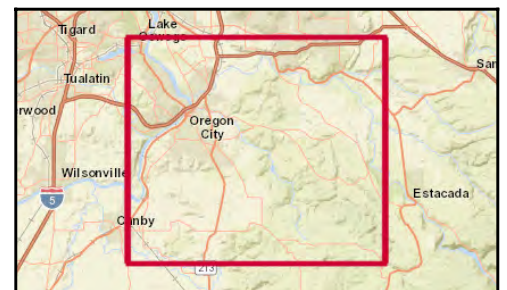
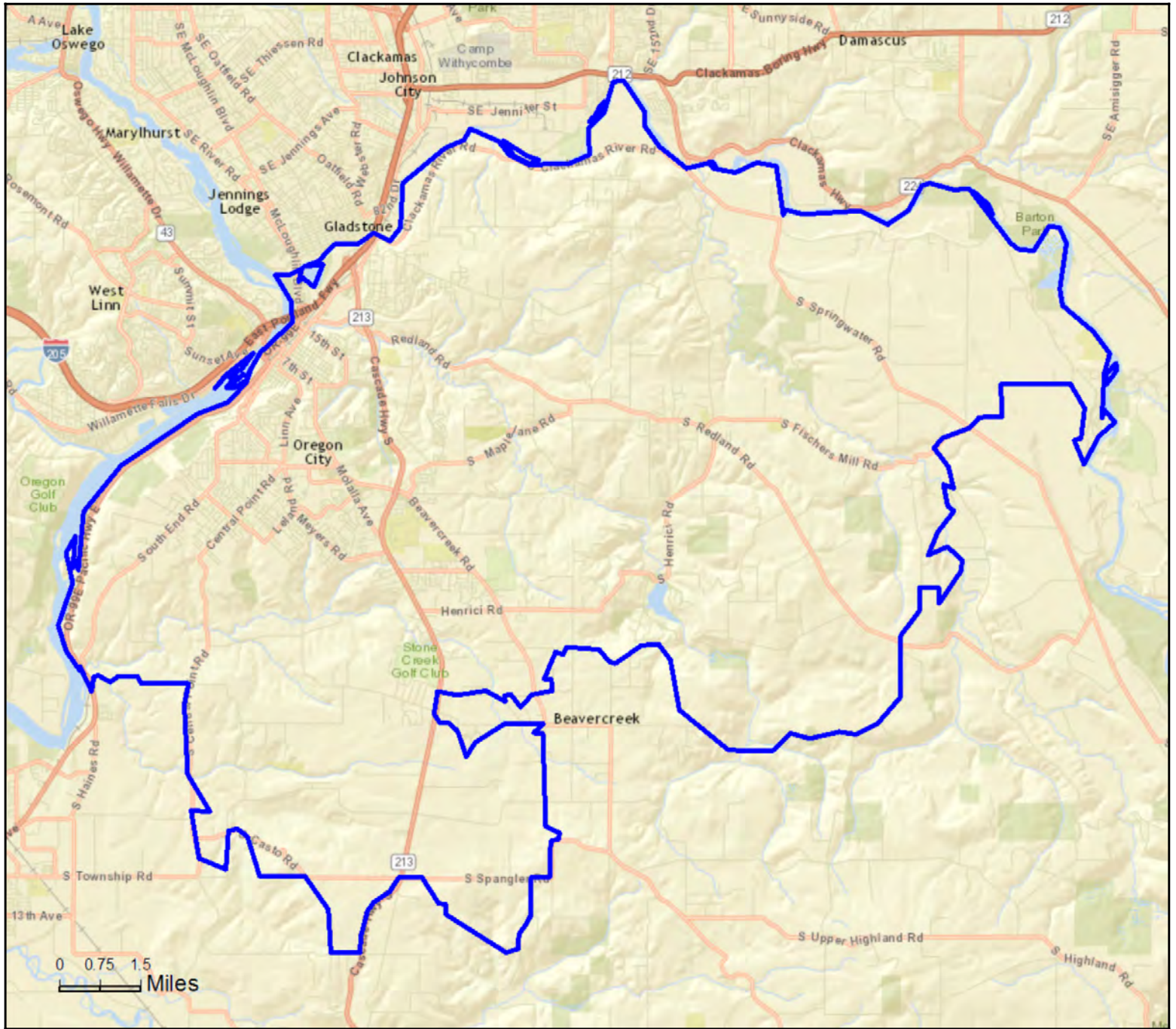




Site Map

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri



February 27, 2017



2010 Census Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	45,431	51,346	1.23%
Households	16,414	19,214	1.59%
Housing Units	17,246	20,510	1.75%
Population by Race			
		Number	Percent
Total		51,346	100.0%
Population Reporting One Race		49,887	97.2%
White		47,313	92.1%
Black		264	0.5%
American Indian		434	0.8%
Asian		816	1.6%
Pacific Islander		94	0.2%
Some Other Race		966	1.9%
Population Reporting Two or More Races		1,459	2.8%
Total Hispanic Population		3,039	5.9%
Population by Sex			
Male		25,509	49.7%
Female		25,837	50.3%
Population by Age			
Total		51,350	100.0%
Age 0 - 4		2,932	5.7%
Age 5 - 9		3,278	6.4%
Age 10 - 14		3,676	7.2%
Age 15 - 19		3,679	7.2%
Age 20 - 24		2,801	5.5%
Age 25 - 29		2,770	5.4%
Age 30 - 34		3,159	6.2%
Age 35 - 39		3,427	6.7%
Age 40 - 44		3,655	7.1%
Age 45 - 49		3,982	7.8%
Age 50 - 54		3,974	7.7%
Age 55 - 59		4,010	7.8%
Age 60 - 64		3,476	6.8%
Age 65 - 69		2,326	4.5%
Age 70 - 74		1,486	2.9%
Age 75 - 79		1,040	2.0%
Age 80 - 84		792	1.5%
Age 85+		887	1.7%
Age 18+		39,148	76.2%
Age 65+		6,531	12.7%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

Households by Type		
Total	19,214	100.0%
Households with 1 Person	4,009	20.9%
Households with 2+ People	15,205	79.1%
Family Households	13,881	72.2%
Husband-wife Families	10,946	57.0%
With Own Children	4,259	22.2%
Other Family (No Spouse Present)	2,935	15.3%
With Own Children	1,638	8.5%
Nonfamily Households	1,324	6.9%
All Households with Children	6,528	34.0%
Multigenerational Households	688	3.6%
Unmarried Partner Households	1,309	6.8%
Male-female	1,159	6.0%
Same-sex	150	0.8%
Average Household Size	2.63	

Family Households by Size		
Total	13,881	100.0%
2 People	6,072	43.7%
3 People	3,106	22.4%
4 People	2,766	19.9%
5 People	1,211	8.7%
6 People	454	3.3%
7+ People	272	2.0%
Average Family Size	3.03	

Nonfamily Households by Size		
Total	5,333	100.0%
1 Person	4,009	75.2%
2 People	1,037	19.4%
3 People	184	3.5%
4 People	70	1.3%
5 People	19	0.4%
6 People	6	0.1%
7+ People	8	0.2%
Average Nonfamily Size	1.33	

Population by Relationship and Household Type		
Total	51,346	100.0%
In Households	50,620	98.6%
In Family Households	43,502	84.7%
Householder	13,890	27.1%
Spouse	10,953	21.3%
Child	15,606	30.4%
Other relative	1,664	3.2%
Nonrelative	1,390	2.7%
In Nonfamily Households	7,118	13.9%
In Group Quarters	726	1.4%
Institutionalized Population	608	1.2%
Noninstitutionalized Population	118	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

Family Households by Age of Householder		
Total		13,882 100.0%
Householder Age 15 - 44		5,140 37.0%
Householder Age 45 - 54		3,267 23.5%
Householder Age 55 - 64		3,042 21.9%
Householder Age 65 - 74		1,604 11.6%
Householder Age 75+		829 6.0%

Nonfamily Households by Age of Householder		
Total		5,332 100.0%
Householder Age 15 - 44		1,473 27.6%
Householder Age 45 - 54		1,032 19.4%
Householder Age 55 - 64		1,178 22.1%
Householder Age 65 - 74		739 13.9%
Householder Age 75+		910 17.1%

Households by Race of Householder		
Total		19,215 100.0%
Householder is White Alone		18,187 94.7%
Householder is Black Alone		77 0.4%
Householder is American Indian Alone		127 0.7%
Householder is Asian Alone		220 1.1%
Householder is Pacific Islander Alone		27 0.1%
Householder is Some Other Race Alone		230 1.2%
Householder is Two or More Races		347 1.8%
Households with Hispanic Householder		736 3.8%

Husband-wife Families by Race of Householder		
Total		10,947 100.0%
Householder is White Alone		10,411 95.1%
Householder is Black Alone		42 0.4%
Householder is American Indian Alone		64 0.6%
Householder is Asian Alone		127 1.2%
Householder is Pacific Islander Alone		11 0.1%
Householder is Some Other Race Alone		143 1.3%
Householder is Two or More Races		149 1.4%
Husband-wife Families with Hispanic Householder		419 3.8%

Other Families (No Spouse) by Race of Householder		
Total		2,935 100.0%
Householder is White Alone		2,713 92.4%
Householder is Black Alone		11 0.4%
Householder is American Indian Alone		29 1.0%
Householder is Asian Alone		38 1.3%
Householder is Pacific Islander Alone		8 0.3%
Householder is Some Other Race Alone		55 1.9%
Householder is Two or More Races		81 2.8%
Other Families with Hispanic Householder		175 6.0%

Nonfamily Households by Race of Householder		
Total		5,332 100.0%
Householder is White Alone		5,063 95.0%
Householder is Black Alone		25 0.5%
Householder is American Indian Alone		34 0.6%
Householder is Asian Alone		54 1.0%
Householder is Pacific Islander Alone		8 0.2%
Householder is Some Other Race Alone		32 0.6%
Householder is Two or More Races		116 2.2%
Nonfamily Households with Hispanic Householder		142 2.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

Total Housing Units by Occupancy

Total	20,517	100.0%
Occupied Housing Units	19,214	93.6%
Vacant Housing Units		
For Rent	260	1.3%
Rented, not Occupied	26	0.1%
For Sale Only	230	1.1%
Sold, not Occupied	54	0.3%
For Seasonal/Recreational/Occasional Use	81	0.4%
For Migrant Workers	1	0.0%
Other Vacant	651	3.2%
Total Vacancy Rate	6.3%	

Households by Tenure and Mortgage Status

Total	19,214	100.0%
Owner Occupied	14,129	73.5%
Owned with a Mortgage/Loan	10,974	57.1%
Owned Free and Clear	3,156	16.4%
Average Household Size	2.70	
Renter Occupied	5,085	26.5%
Average Household Size	2.45	

Owner-occupied Housing Units by Race of Householder

Total	14,129	100.0%
Householder is White Alone	13,542	95.8%
Householder is Black Alone	39	0.3%
Householder is American Indian Alone	74	0.5%
Householder is Asian Alone	166	1.2%
Householder is Pacific Islander Alone	10	0.1%
Householder is Some Other Race Alone	110	0.8%
Householder is Two or More Races	188	1.3%
Owner-occupied Housing Units with Hispanic Householder	369	2.6%

Renter-occupied Housing Units by Race of Householder

Total	5,086	100.0%
Householder is White Alone	4,645	91.3%
Householder is Black Alone	38	0.7%
Householder is American Indian Alone	53	1.0%
Householder is Asian Alone	54	1.1%
Householder is Pacific Islander Alone	17	0.3%
Householder is Some Other Race Alone	120	2.4%
Householder is Two or More Races	159	3.1%
Renter-occupied Housing Units with Hispanic Householder	367	7.2%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.60
Householder is Black Alone	2.90
Householder is American Indian Alone	2.81
Householder is Asian Alone	3.12
Householder is Pacific Islander Alone	2.81
Householder is Some Other Race Alone	4.00
Householder is Two or More Races	2.87
Householder is Hispanic	3.55

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Demographic and Income Comparison Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

	97045 (Oregon...
Census 2010 Summary	
Population	51,346
Households	19,214
Families	13,881
Average Household Size	2.63
Owner Occupied Housing Units	14,129
Renter Occupied Housing Units	5,085
Median Age	39.9
2016 Summary	
Population	54,601
Households	20,466
Families	14,658
Average Household Size	2.63
Owner Occupied Housing Units	14,572
Renter Occupied Housing Units	5,894
Median Age	41.3
Median Household Income	\$65,289
Average Household Income	\$80,477
2021 Summary	
Population	57,743
Households	21,661
Families	15,448
Average Household Size	2.63
Owner Occupied Housing Units	15,445
Renter Occupied Housing Units	6,216
Median Age	42.2
Median Household Income	\$76,137
Average Household Income	\$89,537
Trends: 2016-2021 Annual Rate	
Population	1.13%
Households	1.14%
Families	1.06%
Owner Households	1.17%
Median Household Income	3.12%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 27, 2017



Demographic and Income Comparison Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

2016 Households by Income	97045 (Oregon...)	
	Number	Percent
<\$15,000	1,722	8.4%
\$15,000 - \$24,999	1,523	7.4%
\$25,000 - \$34,999	1,606	7.8%
\$35,000 - \$49,999	2,828	13.8%
\$50,000 - \$74,999	3,673	17.9%
\$75,000 - \$99,999	3,188	15.6%
\$100,000 - \$149,999	3,928	19.2%
\$150,000 - \$199,999	1,239	6.1%
\$200,000+	759	3.7%
Median Household Income	\$65,289	
Average Household Income	\$80,477	
Per Capita Income	\$30,529	

2021 Households by Income	97045 (Oregon...)	
	Number	Percent
<\$15,000	1,743	8.0%
\$15,000 - \$24,999	1,481	6.8%
\$25,000 - \$34,999	1,740	8.0%
\$35,000 - \$49,999	1,667	7.7%
\$50,000 - \$74,999	3,980	18.4%
\$75,000 - \$99,999	3,520	16.3%
\$100,000 - \$149,999	4,955	22.9%
\$150,000 - \$199,999	1,670	7.7%
\$200,000+	905	4.2%
Median Household Income	\$76,137	
Average Household Income	\$89,537	
Per Capita Income	\$33,932	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Comparison Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

Prepared by Esri

	97045 (Oregon...)	
	Number	Percent
2010 Population by Age		
Age 0 - 4	2,932	5.7%
Age 5 - 9	3,278	6.4%
Age 10 - 14	3,676	7.2%
Age 15 - 19	3,679	7.2%
Age 20 - 24	2,801	5.5%
Age 25 - 34	5,929	11.5%
Age 35 - 44	7,082	13.8%
Age 45 - 54	7,956	15.5%
Age 55 - 64	7,486	14.6%
Age 65 - 74	3,812	7.4%
Age 75 - 84	1,832	3.6%
Age 85+	887	1.7%
2016 Population by Age		
Age 0 - 4	2,960	5.4%
Age 5 - 9	3,240	5.9%
Age 10 - 14	3,558	6.5%
Age 15 - 19	3,534	6.5%
Age 20 - 24	3,235	5.9%
Age 25 - 34	6,355	11.6%
Age 35 - 44	7,048	12.9%
Age 45 - 54	7,981	14.6%
Age 55 - 64	8,090	14.8%
Age 65 - 74	5,544	10.2%
Age 75 - 84	2,097	3.8%
Age 85+	959	1.8%
2021 Population by Age		
Age 0 - 4	3,064	5.3%
Age 5 - 9	3,339	5.8%
Age 10 - 14	3,689	6.4%
Age 15 - 19	3,453	6.0%
Age 20 - 24	2,941	5.1%
Age 25 - 34	7,115	12.3%
Age 35 - 44	7,369	12.8%
Age 45 - 54	7,745	13.4%
Age 55 - 64	8,271	14.3%
Age 65 - 74	6,899	11.9%
Age 75 - 84	2,841	4.9%
Age 85+	1,017	1.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 27, 2017



Demographic and Income Comparison Profile

97045 (Oregon City)
97045 (Oregon City)
Geography: ZIP Code

Prepared by Esri

	97045 (Oregon...)	
	Number	Percent
2010 Race and Ethnicity		
White Alone	47,313	92.1%
Black Alone	264	0.5%
American Indian Alone	434	0.8%
Asian Alone	816	1.6%
Pacific Islander Alone	94	0.2%
Some Other Race Alone	966	1.9%
Two or More Races	1,459	2.8%
Hispanic Origin (Any Race)	3,039	5.9%
2016 Race and Ethnicity	Number	Percent
White Alone	49,565	90.8%
Black Alone	356	0.7%
American Indian Alone	459	0.8%
Asian Alone	1,049	1.9%
Pacific Islander Alone	112	0.2%
Some Other Race Alone	1,185	2.2%
Two or More Races	1,875	3.4%
Hispanic Origin (Any Race)	3,732	6.8%
2021 Race and Ethnicity	Number	Percent
White Alone	51,672	89.5%
Black Alone	443	0.8%
American Indian Alone	489	0.8%
Asian Alone	1,308	2.3%
Pacific Islander Alone	132	0.2%
Some Other Race Alone	1,417	2.5%
Two or More Races	2,282	4.0%
Hispanic Origin (Any Race)	4,508	7.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 27, 2017



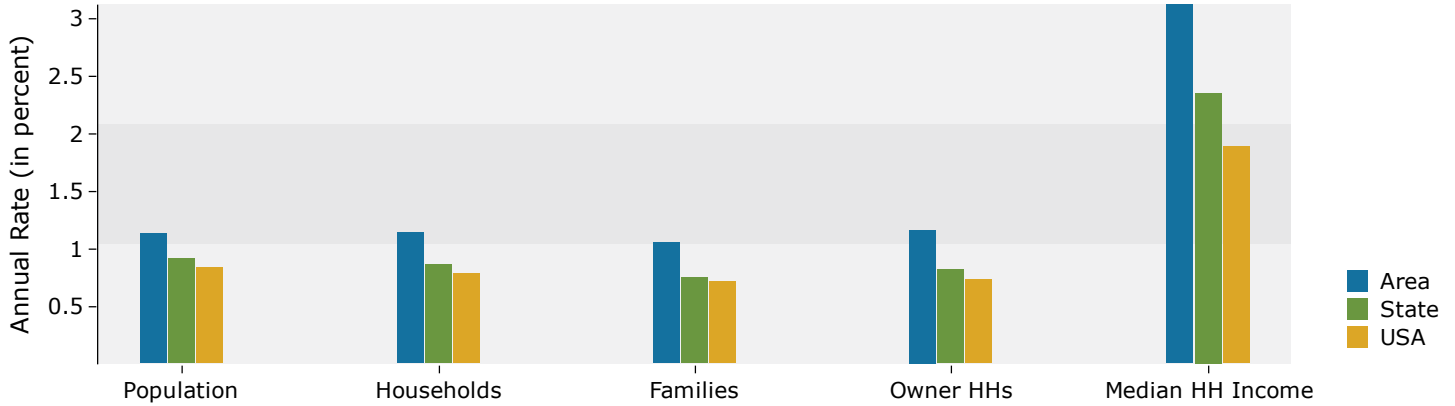
Demographic and Income Comparison Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

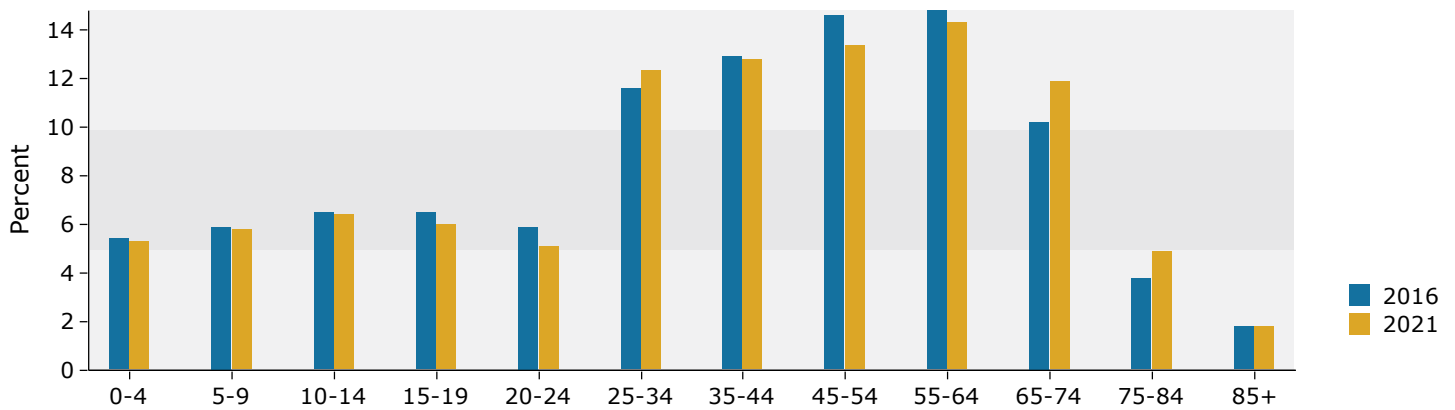
Prepared by Esri

97045 (Oregon...)

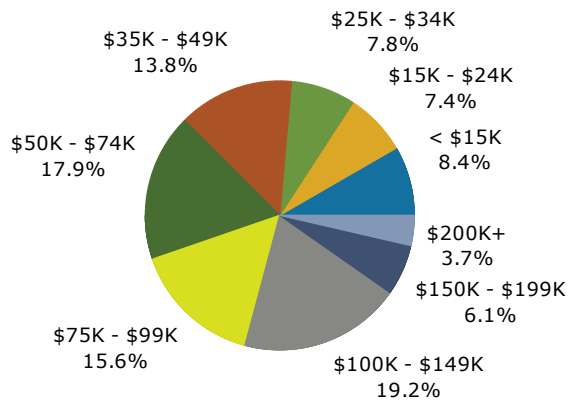
Trends 2016-2021



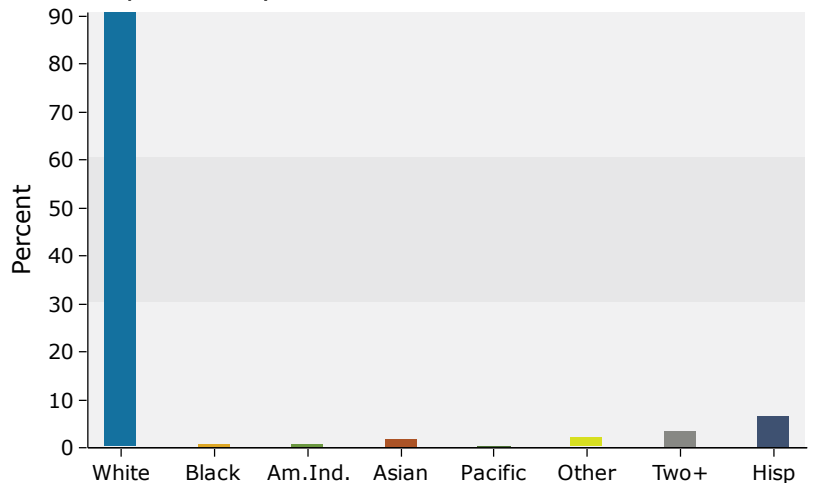
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

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97045 (Oregon...

Population Summary	
2000 Total Population	45,431
2010 Total Population	51,346
2016 Total Population	54,601
2016 Group Quarters	768
2021 Total Population	57,743
2016-2021 Annual Rate	1.13%
2016 Total Daytime Population	46,539
Workers	18,002
Residents	28,537
Household Summary	
2000 Households	16,414
2000 Average Household Size	2.71
2010 Households	19,214
2010 Average Household Size	2.63
2016 Households	20,466
2016 Average Household Size	2.63
2021 Households	21,661
2021 Average Household Size	2.63
2016-2021 Annual Rate	1.14%
2010 Families	13,881
2010 Average Family Size	3.03
2016 Families	14,658
2016 Average Family Size	3.03
2021 Families	15,448
2021 Average Family Size	3.03
2016-2021 Annual Rate	1.06%
Housing Unit Summary	
2000 Housing Units	17,246
Owner Occupied Housing Units	69.7%
Renter Occupied Housing Units	25.4%
Vacant Housing Units	4.8%
2010 Housing Units	20,510
Owner Occupied Housing Units	68.9%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	6.3%
2016 Housing Units	21,895
Owner Occupied Housing Units	66.6%
Renter Occupied Housing Units	26.9%
Vacant Housing Units	6.5%
2021 Housing Units	23,159
Owner Occupied Housing Units	66.7%
Renter Occupied Housing Units	26.8%
Vacant Housing Units	6.5%
Median Household Income	
2016	\$65,289
2021	\$76,137
Median Home Value	
2016	\$312,592
2021	\$346,650
Per Capita Income	
2016	\$30,529
2021	\$33,932
Median Age	
2010	39.9
2016	41.3
2021	42.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

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97045 (Oregon...)

2016 Households by Income

Household Income Base	20,466
<\$15,000	8.4%
\$15,000 - \$24,999	7.4%
\$25,000 - \$34,999	7.8%
\$35,000 - \$49,999	13.8%
\$50,000 - \$74,999	17.9%
\$75,000 - \$99,999	15.6%
\$100,000 - \$149,999	19.2%
\$150,000 - \$199,999	6.1%
\$200,000+	3.7%
Average Household Income	\$80,477

2021 Households by Income

Household Income Base	21,661
<\$15,000	8.0%
\$15,000 - \$24,999	6.8%
\$25,000 - \$34,999	8.0%
\$35,000 - \$49,999	7.7%
\$50,000 - \$74,999	18.4%
\$75,000 - \$99,999	16.3%
\$100,000 - \$149,999	22.9%
\$150,000 - \$199,999	7.7%
\$200,000+	4.2%
Average Household Income	\$89,537

2016 Owner Occupied Housing Units by Value

Total	14,572
<\$50,000	7.0%
\$50,000 - \$99,999	2.9%
\$100,000 - \$149,999	2.0%
\$150,000 - \$199,999	5.9%
\$200,000 - \$249,999	12.6%
\$250,000 - \$299,999	16.4%
\$300,000 - \$399,999	25.1%
\$400,000 - \$499,999	11.4%
\$500,000 - \$749,999	9.2%
\$750,000 - \$999,999	5.0%
\$1,000,000 +	2.6%
Average Home Value	\$362,304

2021 Owner Occupied Housing Units by Value

Total	15,445
<\$50,000	4.4%
\$50,000 - \$99,999	3.3%
\$100,000 - \$149,999	2.0%
\$150,000 - \$199,999	4.6%
\$200,000 - \$249,999	9.0%
\$250,000 - \$299,999	11.6%
\$300,000 - \$399,999	32.3%
\$400,000 - \$499,999	13.3%
\$500,000 - \$749,999	8.9%
\$750,000 - \$999,999	7.2%
\$1,000,000 +	3.4%
Average Home Value	\$399,927

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

Prepared by Esri

		97045 (Oregon...
2010 Population by Age		
Total		51,350
0 - 4		5.7%
5 - 9		6.4%
10 - 14		7.2%
15 - 24		12.6%
25 - 34		11.5%
35 - 44		13.8%
45 - 54		15.5%
55 - 64		14.6%
65 - 74		7.4%
75 - 84		3.6%
85 +		1.7%
18 +		76.2%
2016 Population by Age		
Total		54,601
0 - 4		5.4%
5 - 9		5.9%
10 - 14		6.5%
15 - 24		12.4%
25 - 34		11.6%
35 - 44		12.9%
45 - 54		14.6%
55 - 64		14.8%
65 - 74		10.2%
75 - 84		3.8%
85 +		1.8%
18 +		78.2%
2021 Population by Age		
Total		57,743
0 - 4		5.3%
5 - 9		5.8%
10 - 14		6.4%
15 - 24		11.1%
25 - 34		12.3%
35 - 44		12.8%
45 - 54		13.4%
55 - 64		14.3%
65 - 74		11.9%
75 - 84		4.9%
85 +		1.8%
18 +		78.9%
2010 Population by Sex		
Males		25,509
Females		25,837
2016 Population by Sex		
Males		27,182
Females		27,419
2021 Population by Sex		
Males		28,807
Females		28,936

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

Prepared by Esri

		97045 (Oregon...
2010 Population by Race/Ethnicity		
Total		51,346
White Alone		92.1%
Black Alone		0.5%
American Indian Alone		0.8%
Asian Alone		1.6%
Pacific Islander Alone		0.2%
Some Other Race Alone		1.9%
Two or More Races		2.8%
Hispanic Origin		5.9%
Diversity Index		24.5
2016 Population by Race/Ethnicity		
Total		54,601
White Alone		90.8%
Black Alone		0.7%
American Indian Alone		0.8%
Asian Alone		1.9%
Pacific Islander Alone		0.2%
Some Other Race Alone		2.2%
Two or More Races		3.4%
Hispanic Origin		6.8%
Diversity Index		28.0
2021 Population by Race/Ethnicity		
Total		57,743
White Alone		89.5%
Black Alone		0.8%
American Indian Alone		0.8%
Asian Alone		2.3%
Pacific Islander Alone		0.2%
Some Other Race Alone		2.5%
Two or More Races		4.0%
Hispanic Origin		7.8%
Diversity Index		31.4
2010 Population by Relationship and Household Type		
Total		51,346
In Households		98.6%
In Family Households		84.7%
Householder		27.1%
Spouse		21.3%
Child		30.4%
Other relative		3.2%
Nonrelative		2.7%
In Nonfamily Households		13.9%
In Group Quarters		1.4%
Institutionalized Population		1.2%
Noninstitutionalized Population		0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

February 27, 2017



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

Prepared by Esri

		97045 (Oregon...
2016 Population 25+ by Educational Attainment		
Total		38,074
Less than 9th Grade		2.4%
9th - 12th Grade, No Diploma		5.3%
High School Graduate		23.3%
GED/Alternative Credential		4.2%
Some College, No Degree		30.7%
Associate Degree		10.0%
Bachelor's Degree		17.5%
Graduate/Professional Degree		6.6%
2016 Population 15+ by Marital Status		
Total		44,843
Never Married		26.1%
Married		54.9%
Widowed		4.8%
Divorced		14.2%
2016 Civilian Population 16+ in Labor Force		
Civilian Employed		94.7%
Civilian Unemployed		5.3%
2016 Employed Population 16+ by Industry		
Total		26,258
Agriculture/Mining		1.5%
Construction		11.3%
Manufacturing		13.1%
Wholesale Trade		3.1%
Retail Trade		11.6%
Transportation/Utilities		5.1%
Information		0.7%
Finance/Insurance/Real Estate		7.3%
Services		41.3%
Public Administration		5.0%
2016 Employed Population 16+ by Occupation		
Total		26,258
White Collar		60.1%
Management/Business/Financial		17.4%
Professional		17.5%
Sales		11.8%
Administrative Support		13.4%
Services		15.7%
Blue Collar		24.2%
Farming/Forestry/Fishing		0.6%
Construction/Extraction		8.4%
Installation/Maintenance/Repair		3.7%
Production		4.5%
Transportation/Material Moving		6.9%
2010 Population By Urban/ Rural Status		
Total Population		51,346
Population Inside Urbanized Area		77.4%
Population Inside Urbanized Cluster		0.1%
Rural Population		22.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

February 27, 2017



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

Prepared by Esri

	97045 (Oregon...
2010 Households by Type	
Total	19,214
Households with 1 Person	20.9%
Households with 2+ People	79.1%
Family Households	72.2%
Husband-wife Families	57.0%
With Related Children	23.6%
Other Family (No Spouse Present)	15.3%
Other Family with Male Householder	4.9%
With Related Children	3.0%
Other Family with Female Householder	10.4%
With Related Children	6.6%
Nonfamily Households	6.9%
All Households with Children	34.0%
Multigenerational Households	3.6%
Unmarried Partner Households	6.8%
Male-female	6.0%
Same-sex	0.8%
2010 Households by Size	
Total	19,214
1 Person Household	20.9%
2 Person Household	37.0%
3 Person Household	17.1%
4 Person Household	14.8%
5 Person Household	6.4%
6 Person Household	2.4%
7 + Person Household	1.5%
2010 Households by Tenure and Mortgage Status	
Total	19,214
Owner Occupied	73.5%
Owned with a Mortgage/Loan	57.1%
Owned Free and Clear	16.4%
Renter Occupied	26.5%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	20,510
Housing Units Inside Urbanized Area	78.3%
Housing Units Inside Urbanized Cluster	0.1%
Rural Housing Units	21.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



Market Profile

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

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97045 (Oregon...)

Top 3 Tapestry Segments

1. Green Acres (6A)
2. Middleburg (4C)
3. Front Porches (8E)

2016 Consumer Spending

Apparel & Services: Total \$	\$42,119,782
Average Spent	\$2,058.04
Spending Potential Index	102
Education: Total \$	\$30,182,238
Average Spent	\$1,474.75
Spending Potential Index	104
Entertainment/Recreation: Total \$	\$62,145,697
Average Spent	\$3,036.53
Spending Potential Index	104
Food at Home: Total \$	\$103,712,069
Average Spent	\$5,067.53
Spending Potential Index	102
Food Away from Home: Total \$	\$64,905,963
Average Spent	\$3,171.40
Spending Potential Index	103
Health Care: Total \$	\$114,396,016
Average Spent	\$5,589.56
Spending Potential Index	106
HH Furnishings & Equipment: Total \$	\$37,909,162
Average Spent	\$1,852.30
Spending Potential Index	105
Personal Care Products & Services: Total \$	\$15,631,983
Average Spent	\$763.80
Spending Potential Index	104
Shelter: Total \$	\$328,622,702
Average Spent	\$16,057.01
Spending Potential Index	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$50,736,359
Average Spent	\$2,479.06
Spending Potential Index	107
Travel: Total \$	\$41,028,019
Average Spent	\$2,004.69
Spending Potential Index	108
Vehicle Maintenance & Repairs: Total \$	\$22,022,205
Average Spent	\$1,076.04
Spending Potential Index	104

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

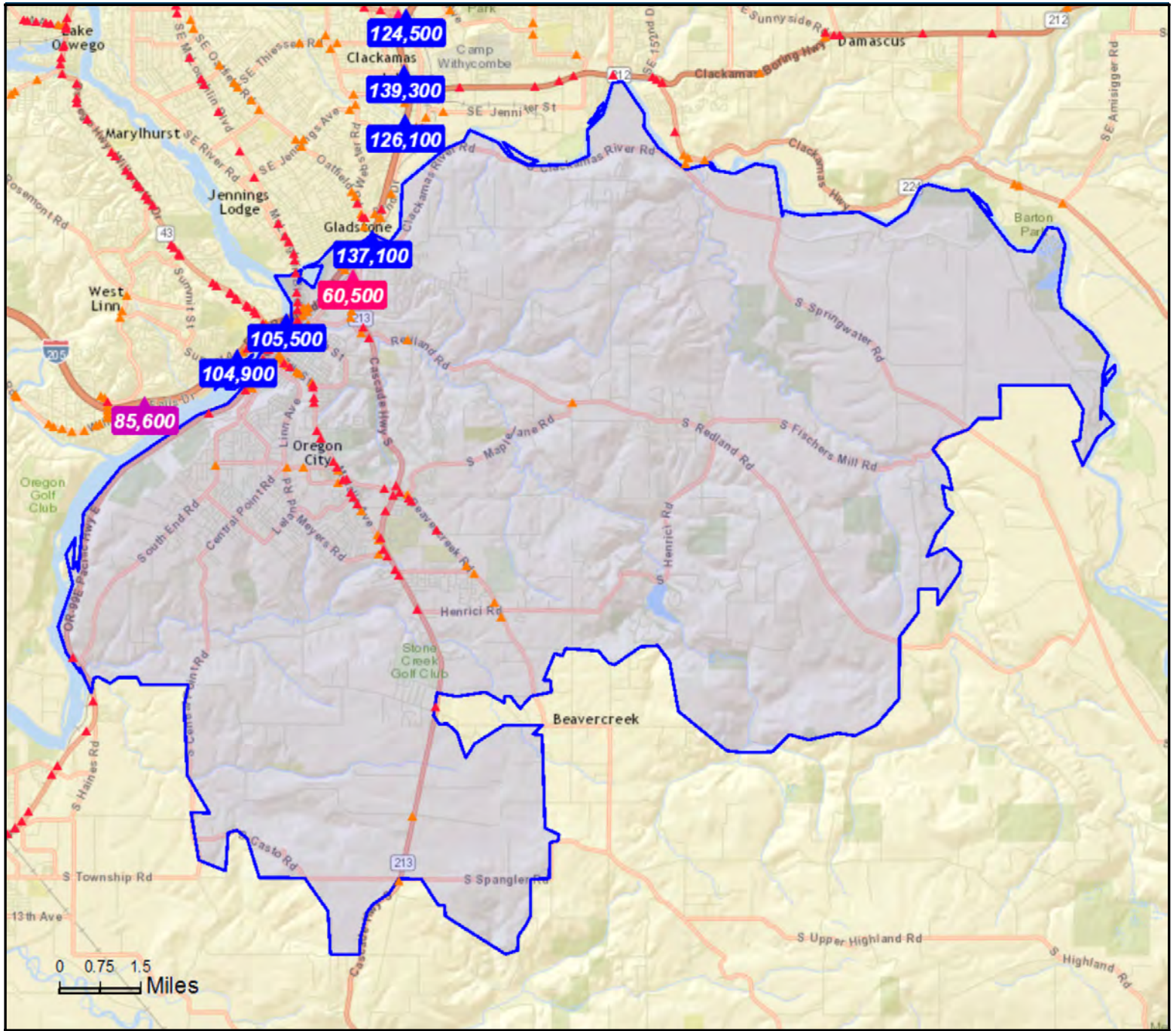
February 27, 2017



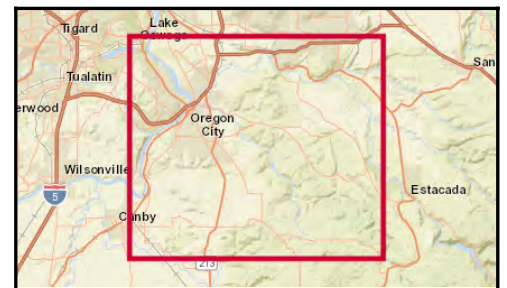
Traffic Count Map

97045 (Oregon City)
 97045 (Oregon City)
 Geography: ZIP Code

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

February 27, 2017