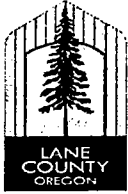


W. H. O.



Lane County

LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE, OREGON 97401
PHONE: 541-682-3823
FAX: 541-682-3947

AGENDA COVER MEMO

MEMO DATE: May 9, 2006

AGENDA DATE: May 17, 2006

TO: BOARD OF COUNTY COMMISSIONERS

**FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR**

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA 05-6653, Wobbe)

I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached to this memo.

II. ISSUE OR PROBLEM

Shall the Board of County Commissioners compensate an applicant under Ballot Measure 37 and LC 2.700 through 2.770 for the reduction in fair market value of the affected property interest resulting from enactment or enforcement of restrictive land use regulations or modify, remove, or discontinue application of those land use regulations to the subject property to allow them to use the property as allowed at the time they acquired an interest in the property?

III. DISCUSSION

A. Background

Applicant: Don and Cheryl Wobbe

Current Owner: Don and Cheryl Wobbe

Agent: Michael Farthing

Legal Description of Property: 16-04-33, taxlot 1001

Acreage: 25 acres

Current Zoning: E40 (Exclusive Farm Use)

Date Property Acquired: November 13, 1975 (Memorandum Agreement)

Date claim submitted: November 10, 2005. The 180-day deadline is May 9, 2006.

Land Use Regulations in Effect at Date of Acquisition: M2 (Light Industrial) zone, LC 10.175

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY,
OREGON**

ORDER No.) IN THE MATTER OF CONSIDERING A BALLOT
) MEASURE 37 CLAIM AND DECIDING
) WHETHER TO MODIFY, REMOVE OR NOT
) APPLY RESTRICTIVE LAND USE
) REGULATIONS IN LIEU OF PROVIDING JUST
) COMPENSATION (Donald and Cheryl Wobbe/
) PA05-6653)

WHEREAS, the voters of the State of Oregon passed Ballot Measure 37 on November 2, 2004, which added provisions to Oregon Revised Statutes (ORS) Chapter 197 to require, under certain circumstances, payment to landowners if a government land use regulation restricts the use of private real property and has the effect of reducing the property value; and

WHEREAS, the Board of County Commissioners of Lane County enacted Ordinance No. 18-04 on December 1, 2004, to establish a real property compensation claim application process in LC 2.700 through 2.770 for Ballot Measure 37 claims; and

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by Michael Farthing on behalf of Donald and Cheryl Wobbe (PA05-6653), the owners of real property located at 90987 Brown Lane, Eugene, and more specifically described in the records of the Lane County Assessor as map 16-04-33, tax lot 1001, consisting of approximately 25 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owner entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

WHEREAS, on May 17, 2006, the Board conducted a public hearing on the Measure 37 claim (PA05-6653) of Donald and Cheryl Wobbe and has now determined that the restrictive E40 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent Donald and Cheryl Wobbe from developing the property as might have been allowed at the time it was acquired on November 13, 1975, and that the public

benefit from application of the current E40 dwelling and division land use regulations to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Donald and Cheryl Wobbe requests either \$314,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would restrict the development of the property as could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E40 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow Donald and Cheryl Wobbe to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property; and

WHEREAS, this matter having been fully considered by the Lane County Board of Commissioners.

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant Donald and Cheryl Wobbe made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of Donald and Cheryl Wobbe shall be granted and the restrictive provisions of LC 16.210 that limit the development of dwellings and the division of land in the E40 (Exclusive Farm Use) Zone shall not apply to Donald and Cheryl Wobbe, so they can make application for approval to develop the property located at 90987 Brown Lane, Eugene, and more specifically described in the records of the Lane County Assessor as map 16-04-33, tax lot 1001, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on November 13, 1975.

IT IS HEREBY FURTHER ORDERED that Donald and Cheryl Wobbe still will need to make application and receive approval of any development or land division, under the other land use regulations that were not specifically identified or established by Donald and Cheryl Wobbe as restricting development of the property, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the restrictive regulations of the E40 zone, the claimant shall submit appropriate applications for review and approval of any development or land division. In the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by Donald and Cheryl Wobbe does not constitute a waiver or modification of state land use regulations and does not authorize immediate division of the subject property or immediate development of any land use. The requirements of state law may contain specific standards regulating development of the subject property and the applicants should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: <http://www.oregon.gov/DAS/Risk/M37.shtml>) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. This order shall be effective and in effect as described in LC 2.770 and Ballot Measure 37 to the extent permitted by law. This order does not resolve several questions about the effect and application of Measure 37, including the question of whether the right of applicants to divide or build dwellings can be transferred to another owner. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) or any other court decision involving Ballot Measure 37 becomes final and that decision or any subsequent court decision has application to Lane County in a manner that affects the authority of this Board to grant relief under Ballot Measure 37 and LC 2.700 through 2.770 then the validity and effectiveness of this Order shall be governed by LC 2.770 and the ruling of the court.

DATED this _____ day of _____, 2006.

Bill Dwyer, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 5-9-2006 Lane County

Stephen L. Carter
OFFICE OF LEGAL COUNSEL

Michael E. Farthing
Attorney at Law

Smeede Hotel Building
767 Willamette Street, Suite 203
Eugene, Oregon 97401
Office (541) 485-1141 – Fax (541) 485-1174
email - mefarthing@yahoo.com

November 10, 2005

HAND DELIVERED

Lane County Land Management Division
125 E. 8th Ave.
Eugene, OR 97401

Re: Wobbe Measure 37 Claim Application
90987 Brown Lane, Eugene, OR 97402
Map No. 16-04-33, Tax Lot 1001

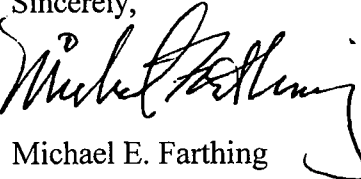
To Whom It May Concern:

Enclosed is a completed Measure 37 claim form that I am filing on behalf of Don and Cheryl Wobbe. Also enclosed is a check in the amount of \$850.

The Wobbes acquired the subject property by land sale contract and took possession thereof on December 2, 1975. They have continuously owned and maintained the property since that date. There has been no conveyance of any portion of the property since that time except for the deed that is enclosed which conveyed legal title to the Wobbes after the contract balance was paid.

The Wobbes seek compensation of \$314,000 which is the difference in value of the property being zoned E-40 versus Heavy Industrial (M-2). If compensation is not paid, then the Wobbes seek waiver of all the land use regulations that were enacted by Lane County after December 2, 1975, including but not limited to, the existing E-40 zoning enacting in 1984.

Please contact me if you have any questions about the enclosed claim.

Sincerely,

Michael E. Farthing

MEF/kt

cc: Don and Cheryl Wobbe

Application for Claims Under LC 2.700 through 2.770

Due to Regulatory Reduction of Property Value Under Provisions Added to ORS Chapter 197 by BM37

Note: This completed form together with the referenced supporting documentation and application fee must be submitted to the Lane County Land Management Division, 125 East 8th Avenue, Eugene, Or., 97401 for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply. Use additional paper, if necessary.

1. Applicant/ Agent

Michael E. Farthing
767 Willamette Street, Suite 203
Eugene, OR 97401

Tel (541) 485-1141

2. Property Owner

Please provide the Name, Mailing Address and telephone number of all property owners of record holding interest in the property that is the subject of this application. Include a complete listing of all lien holders, trustees, renters, lessees or anyone with an interest in the property and describe the ownership interest.

Donald and Cheryl Wobbe
2442 NW Market Street, #415
Seattle, WA 98107

Tel (206) 781-6938

3. Legal Description

Please provide an accurate legal description, tax account number(s), map, street address and location of all private real properties that are the subject of this application.

Assessor Map & Tax Lot: 16-04-33 Tax Lot 1001

Street Address: 90987 Brown Lane
Eugene, OR 97402

Legal Description Attached: Yes - See attached deed and memorandum of contract.

4. Identification of Imposed Land Use Regulation

Please identify the Lane Code section or other land use regulation imposed on the private real property that is alleged to restrict the use of the subject property in a manner that reduces the fair market value. Include the date the regulation was first adopted, enforced or applied to the subject property and a written statement addressing all the criteria in LC 2.740(1).

See attached statement.

The above-referenced property is currently zoned E-40. The attached ordinance, #613, shows that at the time of purchase, the subject property was zoned M-2, Heavy Industrial.

The E-40 zoning was adopted on February 29, 1984 by Ordinance No. 884.

5. Title Report

Please attach a Preliminary Title Report showing title history and continuous ownership traced to the earliest family member ownership, the date of current owner(s) acquisition and all current interests of record for the subject property, issued within 30 days of the application submittal. Provide copies of relevant deeds.

There has been no change in ownership since the Wobbes acquired the property in 1974 by land sale contract. See attached deed and memorandum of contract.

6. Appraisal/Regulatory Effect

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon addressing the requirements of provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in fair market value by showing the difference in the fair market value of the property before and after the application of the challenged regulations as of the date the owner makes written demand for compensation. Include all of the supporting methodology, assumptions and calculations affecting the appraisal.

See attached appraisal by Craig E. McKern.

7. Leases, Covenants, Conditions and Restrictions

Please provide copies of any leases or covenants, conditions and restrictions applicable to the subject property.

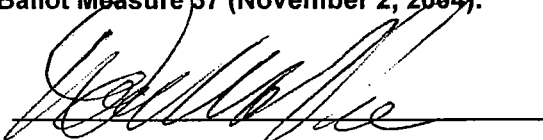
The property is presently leased to Phil Collins on a month-to-month basis for the storage of wood. This has been a continuous use since 1978.

8. Identification of Relief Sought

Please specifically indicate what relief is being sought, either a monetary value of the claim describing the reduction in fair market value of the property or the specific use authorization sought in any waiver of the land use regulation. I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owner(s) agree to this claim as evidenced by the signature of those owner(s) below. Include additional signatures, as necessary.

See enclosed cover letter.

Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).



Cheryl L. Wobbe
Owners Signatures


Applicant/Agent Signature

10/5/2005
Date

10-5-2005
Date

The following contacts are provided to assist you in finding the necessary information for this application. For zoning and land use information, please contact the Land Management Division at 682-3577. This phone contact is a message line. Please leave a message and a Planner will return your call. For deeds and records information, please contact Lane County Deeds and Records at 682-3654.

WRITTEN STATEMENT ADDRESSING LC 2.740(1)

An application qualifies for compensation consideration if the Applicant has shown that all of the following LC 2.740(1) criteria are met:

(a) The County has either adopted or enforced a land use regulation that restricts the use of private property or any interest therein;

Finding of Fact:

The adoption of Lane County Ordinance No. 884 on February 29, 1984 and its continued application to the subject property since that date has significantly restricted the use of the subject property from its original M-2, Heavy Industrial, to the present E-40, Exclusive Farm Use, 40 acre minimum lot size.

(b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;

Finding of Fact:

The Applicant has provided an appraisal by a State-licensed appraiser, Craig E. McKern, which estimates the fair market value of the subject property as currently zoned E-40 and as hypothetically zoned R-1 (the current equivalent to M-2, Heavy Industrial). The appraisal concludes that fair market value of the subject property is estimated to be \$230,000. When compared to three other properties that are hypothetically zoned Heavy Industrial, the property net value increased substantially. See attached appraisal by Craig E. McKern.

(c) The challenged land use regulation was adopted, enforced or applied after the current landowner of the property (the applicant) became the owner; and

Finding of Fact:

The Applicant acquired and took possession of the real property located at 90987 Brown Lane, Eugene OR, 97402 by land sale contract in 1975. There has been no change in fee ownership since that time.

(d) *The challenged regulation is not an exempt regulation as defined in LC 2.710.*

Finding of Fact:

The E-40 zoning is not an Exempt Use of Regulation as defined in LC 2.710.

File No. 040905A

Two Restricted Appraisal Reports of Complete Appraisals
of property located at

909B7 Brown Lane
Eugene, Oregon 97402

Tax Lot 16-04-33-00-01001

Client:

Wobbe, Donald J. and Cheryl L.

2442 NW Market Street, #415
Seattle, Washington 98107

Purpose of the Appraisal:

To estimate market value of the subject as zoned Exclusive Farm Use 40 acre minimum
(present zoning)

AND
as HYPOTHETICALLY zoned RI - Rural Industrial
(the current equivalent of former M-3 Heavy Industrial zoning)

as outlined in the text and exhibits of the reports

Use of the Appraisal:

For use in a State Measure 37 proceeding brought by the owners and their attorney in Lane County, Oregon

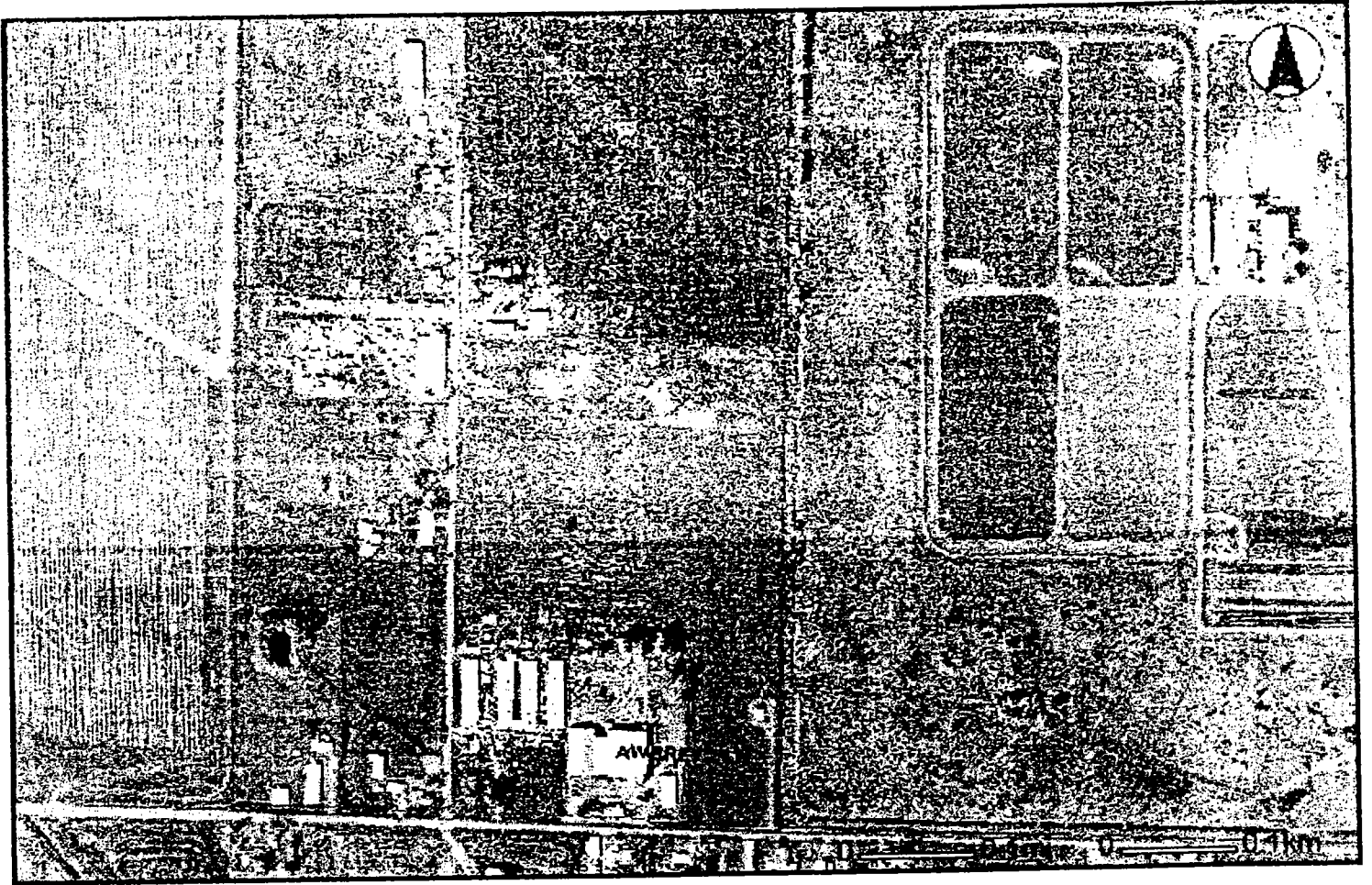
Date of Most Recent Inspection
and Effective Date of Report:
April 14, 2005

Report Completion Date:
June 17, 2005

Prepared by:

Craig E. McKern, Appraiser, P.C.
Certified Residential Real Estate Appraiser
1574 Coburg Road, PMB 397
Eugene, Oregon 97401-4802
files 040905A and 040905B





PHOTOGRAPH ADDENDUM One

Borrower/Client	No borrower		
Property Address	90987 Brown Lane // Tax Lot 16-04-33-00-1001		
City	Eugene	County	Lane
State	Oregon	Zip Code	97402
Lender	Donald J. and Cheryl L. Wobbe		



Looking north on Brown Lane with subject on right, portion of Collins Wood Products property on left



Looking south on Brown Lane toward Awbrey Lane with Collins property, a long standing industrial use on the west side of Brown Lane.

Various wood products are also stacked and stored on adjacent tax lots including the subject site which has been rented to Collins since at least 1982.



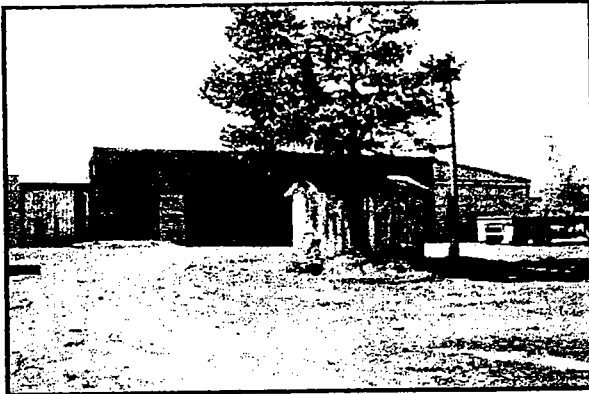
Looking east from Brown lane into subject site with manufactured home site on left and barn and storage buildings on right

PHOTOGRAPH ADDENDUM Two

Borrower/Client	No borrower						
Property Address	90987 Brown Lane // Tax Lot 16-04-33-00-1001						
City	Eugene	County	Lane	State	Oregon	Zip Code	97402
Lender	Donald J. and Cheryl L. Wobbe						



Looking east from Brown Lane to outbuildings on far southwest corner of subject site



Looking south from truck turnaround area to storage outbuildings



Older barn used for storage by Collins Wood Products

PHOTOGRAPH ADDENDUM Three

Borrower/Client	No borrower		
Property Address	90987 Brown Lane // Tax Lot 16-04-33-00-1001		
City	Eugene	County	Lane
State	Oregon	Zip Code	97402
Lender	Donald J. and Cheryl L. Wobbe		



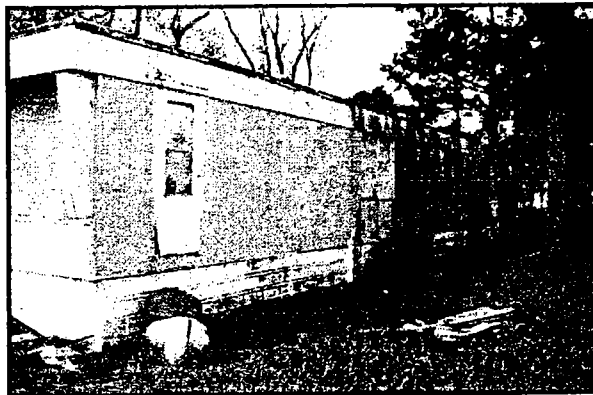
Older manufactured home on site, a single wide reportedly made in 1975 and so is not a H.U.D. certified or qualified home.

The appraiser regards such older manufactured homes as placeholders for an eventual newer structure, be it a replacement manufactured or site built home.

However, should zoning revert to an Industrial designation, a manufactured home may possibly not be permitted except as watchman's or caretaker's quarters. See county zoning regulations for details.



South elevation detail



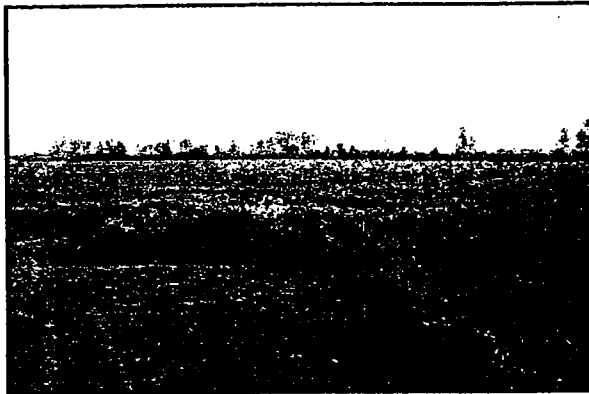
North elevation detail

PHOTOGRAPH ADDENDA Four

Borrower/Client	No borrower						
Property Address	90917 Brown Lane // Tax Lot 16-04-33-00-1001						
City	Eugene	County	Lane	State	Oregon	Zip Code	97402
Lender	Donald J. and Cheryl L. Wobbe						



Looking north from northwest barn storage structure, manufactured home out of sight at left



Looking northeast from same camera point as above



Looking east from same camera point near barn storage structure as above

LAND APPRAISAL REPORT

File No. 040905A

IDENTIFICATION	Borrower <u>No borrower</u>		Census: Tract <u>41-39-44</u> Map Reference <u>See Below</u>							
	Property Address <u>90987 Brown Lane // Tax Lot 16-04-33-00-1001</u>									
	City <u>Eugene</u>	County <u>Lane</u>	State <u>Oregon</u>	Zip Code <u>97402</u>						
	Legal Description <u>Lengthy Metes and Bounds Legal Description will see preliminary title report</u>									
NEIGHBORHOOD	Sale Price \$ <u>Not Sold</u>		Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.	Property Rights Appraised <u>Fee</u>	Leasehold <u>De Minimis PUR</u>				
	Actual Real Estate Taxes \$ <u>TBA</u> (yr)		Loan charges to be paid by seller \$ <u>N/A</u>		Other sales concessions <u>Not Applicable</u>					
	Lender/Client <u>Donald J. and Cheryl L. Wobbe</u>		Address <u>2442 NW Market Street, #415, Seattle, Washington 98107</u>							
	Occupant <u>Tenants</u>		Appraiser <u>Craig E. McKern</u>		Instructions to Appraiser <u>appraise to market value per USPAP standards.</u>					
	Craig E. McKern, Appraiser, P.C. 1574 Coburg Road, PMB 397, Eugene, Oregon 97401		telephone 541-345-0744 facsimile 541-345-0577							
	Location	Urban	Suburban	Rural	Good Avg. Fair Poor					
	Built Up	Over 75%	25% to 75%	Under 25%	Employment Stability					
	Growth Rate	Fully Dev.	Rapid	Steady	Convenience to Employment					
	Property Values	Increasing	Stable	Declining	Convenience to Shopping					
	Demand/Supply	Shortage	In Balance	Oversupply	Convenience to Schools					
Marketing Time	Under 3 Mos.	4-6 Mos.	Over 6 Mos.	Adequacy of Public Transportation						
Present Land Use	40% 1 Family	5% 2-4 Family	% Apts	% Condo	% Commercial	Recreational Facilities				
Change in Present Land Use	40% Industrial	5% Vacant	10% public uses, airport			Adequacy of Utilities				
Predominant Occupancy	Not Likely	Likely (*)	Taking Place (*)		Property Compatibility					
Single Family Price Range	\$ 100,000 to \$ 300,000	Predominant Value \$ <u>none</u>	Protection from Detrimental Conditions							
Single Family Age	20 yrs to 90+ yrs.	Predominant Age <u>None</u> yrs.	Police and Fire Protection							
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>Subject is located in unincorporated Lane County just outside the Eugene Urban Growth Boundary along Awbrey Lane. Land uses, improvements vary widely with single family homes on acreages, saw and paneling mills, trucking facilities, small warehouse and commercial businesses, the Metropolitan Wastewater Treatment sewage sludge disposal facility, farm acreages (grass seed and hay), two sets of railroad mainline tracks and various public uses present.</u>										
SITE	Dimensions <u>990 feet x 1,100 feet more or less</u>		= <u>25.00</u> Sq. Ft. or Acres		Corner Lot					
	Zoning classification <u>E40-Exclusive Farm Use 40 acre minimum new site</u>		Present Improvements <input type="checkbox"/> do not conform to zoning regulations							
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>reversion to Rural Industrial zoning (formerly M-3 Heavy Industrial zoning) under Measure 37.</u>									
	Public <input type="checkbox"/> Other (Describe) <input type="checkbox"/>		OFF SITE IMPROVEMENTS		Topo <u>Level</u>					
	Elec.	<input type="checkbox"/>	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size <u>Typical of the larger surrounding area</u>						
	Gas	<input type="checkbox"/>	Surface <u>All Weather Gravel</u>	Shape <u>Nearly square</u>						
	Water	<input type="checkbox"/> Private Well	Maintenance <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	View <u>Distant Fields, hills</u>						
	San Sewer	<input type="checkbox"/> Private Septic	Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage <u>Adequate; FEMA map 41039C-0620F 06-20-1999; Zone X</u>						
	Underground Elect. & Tel. <input type="checkbox"/>		Sidewalk <input type="checkbox"/> Street Lights <input type="checkbox"/>	Is the property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes						
	Comments favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions: <u>Brown Lane (aka Awbrey Street and Foley Lane) is a public access road serving about 6 different landowners. Collins Wood Products rents the southwest corner of subject site including older manufactured home, outbuildings; see photos and captions. Present manufactured home on site considered of "placeholder" value only.</u>									
Soils are 31% Class IVw Awbrig silty clay loam (grass seed and grain) and 69% Class IIw Coburg loam (grain, grass seed, irrigated row crop).										
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.										
MARKET DATA ANALYSIS	ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address		<u>90987 Brown Lane Eugene</u>		<u>90932 Brown Lane Eugene // For sale by owner</u>		<u>92211 Purkerson Road Junction City // asking \$445,000</u>		<u>94545 Love Lake Road Junction City // asking \$259,900</u>	
	Proximity to Subject				<u>1/4 mile south</u>		<u>2 air miles northwest</u>		<u>6 air miles northeast</u>	
	Sales Price		<u>Not Sold</u>		<u>\$ 200,000</u>		<u>\$ 422,500</u>		<u>\$ 210,000</u>	
	Price/acre									
	Data Source		<u>Inspection/Owner</u>		<u>Purchaser/ County Rcrds</u>		<u>Sellers Choice R. E./County</u>		<u>RE/max Integrity/ County Rcrds</u>	
	Date of Sale and Time Adjustment		DESCRIPTION		DESCRIPTION +(-)\$ Adjust.		DESCRIPTION +(-)\$ Adjust.		DESCRIPTION +(-)\$ Adjust.	
	Location		<u>Mixed Use Suburban</u>		<u>Mixed Use Suburban</u>		<u>Suburban/Airport</u>		<u>Suburban Rural</u>	
	Site/View		<u>25 acres/Fields, hills</u>		<u>4.9ac/ Fields/Road +80,000</u>		<u>26.74 acres/Fields 0</u>		<u>35.96ac/Fields, hills -20,000</u>	
	Outbuildings		<u>Barn, storage sheds</u>		<u>No outbuildings +30,000</u>		<u>Barn/shop/storage -20,000</u>		<u>No outbuildings +30,000</u>	
	Dwelling		<u>Placeholder MH</u>		<u>Old House/poor con 0</u>		<u>1991 Sitebuilt home -160,000</u>		<u>1985 Dbl-wide NH -10,000</u>	
	Well / Septic		<u>Installed/ Installed</u>		<u>Installed/ Installed</u>		<u>Installed/ Installed</u>		<u>Installed/ Installed</u>	
	Slope/Soils/Drive		<u>Clis II & IV/ Level/ Yes</u>		<u>Clis II & IV/ Level/ Yes</u>		<u>Clis II & IV/ Level/ Yes</u>		<u>Class I/ Level/ Yes -10,000</u>	
	Sales or Financing Concessions		<u>Not Applicable assumed</u>		<u>New Conv. Loan No Points, Costs</u>		<u>New Conv. Loan No Points, Costs</u>		<u>New Conv. Loan No Points, Costs</u>	
	Net Adj. (Total)				<u>+ - \$ 110,000</u>		<u>+ - \$ 190,000</u>		<u>+ - \$ 30,000</u>	
Indicated Value of Subject				<u>Net 55.0 % \$ 310,000</u>		<u>Net 45.0 % \$ 232,500</u>		<u>Net 14.3 % \$ 180,000</u>		
RECONCILIATION	Comments on Market Data: <u>Extremely limited market data for similar size EFU zoned sites in the south Willamette Valley which have been openly marketed and sold in the past 2 calendar years. Sale 2 is the most proximate and similar site and soils but has an average plus quality site built home for which a calculated deduction is made of contributory value; the site is also affected by being under the Eugene Airport flyway. ****</u>									
	Comments and Conditions of Appraisal: <u>The appraisal is made to cash equivalency per USPAP and FIRREA guidelines. USPAP departure provisions do not apply. See attached assumptions, limiting conditions and comments. **** Sale 1 appears to be a very high indicator on a dollar per acre basis with an old house and garage; site size adjusted at \$2,000 per net acre difference. Sale 3 is dated and is now a low indicator. Location adjustment considers industrial use proximate to subject versus less intense uses near Indicator 3 and airport flyway over Sale 2.</u>									
	Final Reconciliation: <u>The market data (sale comparison) approach is the only reliable method of estimating vacant or non-residential site value. The cost approach is omitted as there is limited value for the depreciated improvements on site. The income approach does not normally apply to vacant land; in this case the rental of dwelling and outbuildings has been long-standing for industrial use (storage of wood products).</u>									
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>April 14, 2005</u> to be \$ <u>230,000</u>									
	The opinion of value stated is within a range of indicated values. Value opinion is provided for comparison purposes in a Measure 37 proceeding only and only an actual open market exposure test can be considered to prove a true market value.									
Appraiser(s)		Craig E. McKern		Review Appraiser (if applicable)		Did <input type="checkbox"/>		Did Not Physically Inspect Property <input type="checkbox"/>		

SUPPLEMENTAL ADDENDUM

File No. 040905A Page # 11

File No. 040905A

Borrower/Client No borrower			
Property Address 90987 Brown Lane // Tax Lot 16-04-33-00-1001			
City Eugene	County Lane	State Oregon	Zip Code 97402
Lender Donald J. and Cheryl L. Wobbe			

THIS ADDENDUM FORM IS PARTIALLY APPRAISAL REPORT 040905B. THE "AFTER" SCENARIO WITH THE SUBJECT SITE AND IMPROVEMENTS HYPOTHETICALLY REZONED TO RURAL INDUSTRIAL ZONING. THIS IS A RESTRICTED APPRAISAL REPORT OF A COMPLETE APPRAISAL THIS ADDENDUM FORM IS USED BECAUSE THERE IS INSUFFICIENT RELEVANT DATA TO FULLY COMPLETE AND JUSTIFY THE USE OF A LAND APPRAISAL FORM. THE APPRAISER DETERMINED THIS USE OF THIS REPORT IS RESTRICTED AND THAT THERE IS LIMITED MARKET INFORMATION TO DETERMINE THE HYPOTHETICAL VALUE OF THE HYPOTHETICAL 25 ACRE RURAL INDUSTRIAL ZONED SUBJECT SITE FOR COMPARISON PURPOSES ONLY IN A MEASURE 37 PROCEEDING.

Sale comments of Land Sale "before" scenario continued:

The purchaser of Sale 1 is Terry Cummings, an active Realtor with a number of years experience who purchased this property from the owner directly with no realty fee involved. He said it is his intention to renovate the dwelling and then rent it out and also to build a 3,000 square foot shop on this site Tax Lot 700 (Lot 5, Awbrey Acres). Mr. Cummings also indicated that Collins Wood Products was in process of purchasing Lot 6, Awbrey Acres, Tax Lot 800, for in the range of \$260,000 for 4.9 +/- acres and a 1968 built, 2003 square foot home per county records. Awbrey Acres was approved as a platted tract in 1912 per plat attached.

These sale indicators provide a very high value indicator relative to the other two sales cited on a dollar per square foot basis especially for Rural Residential zoned acreage outside the Urban Growth Boundary of Eugene. However these two sales must be considered in reconciling value in this report 040905A. Using a conservative \$2,000 per net acre difference for the acreage adjustment was determined by the farmland use of the subject site over and above the one plus or minus acre homesite and outbuilding area. While Sale One computes to about \$40,000 per acre, this is a price per acre which is not paid for farmland in Lane County. It is approximately the 160% of the price paid for industrial zoned land inside the Urban Growth Boundary as noted below. However, smaller parcel size must also be considered a factor versus larger sites where the price per acre is reduced or discounted.

REPORT 040905B -- VALUE OF SUBJECT UNDER HYPOTHETICAL RURAL INDUSTRIAL ZONING

This report is not reported on a Land Appraisal Report grid as there is only one reasonably valid indicator for comparative purposes which the appraiser could find and confirm in the Awbrey Lane area. This indicator is a parcel located within the Urban Growth Boundary of Eugene and which will have city sewer services extended to it. This site will soon be usable for I-2 Industrial uses through with the new sewer system hookup. This site is east of the subject and across Awbrey Lane.

Tax Lots 17-04-04-00-00100 and 00101 are under contract for a price of about or just under \$650,000 for a 10.94 acre and a 14.68 acre (combined 25.62 acres more or less) I-2 zoned site. It is buildable when the sewer line is completed and the intended purchaser will place a new warehouse and distribution center on it, using a part of the acreage total. Sewer service is to be extended to this site at the expense of the purchaser. There are no present improvements. Utilities are available at Awbrey Lane and there is a driveway into the property. Doing the math, the price computes to 25.62 acres times 43,560 square feet equals 1,116,007 square feet divided INTO \$650,000 or \$0.58 per square foot.

According to Clayton Walker, broker for the above property, the fact it is in the UGB and sewer service is available is a very large consideration when an purchaser with an immediate industrial use is considering a land parcel purchase. The fact this sale is in the UGB and sewer is available, at a cost, would be a negative adjustment to the subject. However, this pending sale allows the appraiser and the reader to look at a value for the subject under the hypothetical Rural industrial zoning scenario. Realizing sewer service would not be available to the subject even if the zoning were changed from Exclusive Farm Use to Rural Industrial, the dollar per foot for the subject site as vacant land, excluding the present structures which may be of no use to a future purchaser and considering the present industrial use of adjacent property and also the industrial use of the outbuildings of the subject, can still be roughly judged to be in the \$.40 to \$0.50 per square foot range. Calculated, this shows a square footage for the subject site of 1,089,000 square feet times \$0.40 per foot equals hypothetical \$435,600 value. Using the same footage times \$0.50 per foot shows \$544,500 as a hypothetical value with zoning changed to Rural Industrial.

These calculated figures must be weighed against the indicated value shown for the subject "as is" under EFU zoning. One additional factor is the present rent paid to the owners/clients by Collins Wood Products in the amount of \$700.00 per month according to Don Wobbe. Mr. Wobbe furnished information and a testimonial from Duane R. Hofer stating the present outbuildings have been used by Collins Wood Products and its predecessor, Emmett Engeman dba Shim and Stake, since at least 1982. In the appraiser's opinion, the amount of rent would not be a determining factor for a prospective purchaser of the subject no matter what the zoning. The present rent, even including any rent from the 24 acres of open grass or hayfield, is insufficient inducement by itself, in the appraiser's opinion, to create a paying proposition for a buyer who was not looking ahead to a zone change and a different, more intense land use. Further information from Don Wobbe in a phone conversation on June 20, 2005, indicates the \$700 rent has been kept artificially low as Collins Wood Products does all maintenance for buildings and the manufactured home, and that a market rent would be somewhere in the \$1,500 range.

Further factors to be considered:

1. Use of parcels adjacent to the subject north and east of the subject as Rural industrial and Exclusive Farm Use zoned land under authority of the Metropolitan Wastewater Management Commission. These fields are used for growing grass seed and hay crops using diluted sewage effluent as irrigation and fertilizer. (Tax Lots 16-04-33-00-00201 and 01100, totaling 291 acres more or less)
2. Under Rural Industrial zoning, the right to have a residential dwelling on the subject site may be modified or deleted. There are provisions for watchman or caretaker quarters in the Lane County code, see the code for specifics.
3. The subject site was at one time zoned M-3 Heavy Industrial and this was prior to the general zoning changes under Senate Bill 100 circa 1973 and which took effect in Lane County circa 1984. Even if Rural Industrial zoning was restored, it does not appear feasible at this time to extend sewer service to the subject site. To do so would be prohibitively expensive in the appraiser's opinion and in any case would require at a minimum that the subject site and other adjacent sites be placed inside the UGB. Such governmental action is unlikely in the near term except as a function of continued Measure 37 actions to change the zoning of the subject site and possibly also of other sites nearby.

Borrower: No borrower	File No. 040905A
Property Address: 90987 Brown Lane // Tax Lot 16-04-33-00-1001	
City: Eugene	County: Lane
State: Oregon	Zip Code: 97402
Lender: Donald J. and Cheryl L. Wobbe	

APPRAISAL AND REPORT IDENTIFICATION

This appraisal conforms to one of the following definitions:

Complete Appraisal (The act or process of estimating value, or an opinion of value, performed without invoking the Departure Rule.)

Limited Appraisal (The act or process of estimating value, or an opinion of value, performed under and resulting from invoking the Departure Rule.)

This report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a) of a Complete or Limited Appraisal performed under STANDARD 1.)

Summary (A written report prepared under Standards Rule 2-2(b) of a Complete or Limited Appraisal performed under STANDARD 1.)

Restricted (A written report prepared under Standards Rule 2-2(c) of a Complete or Limited Appraisal performed under STANDARD 1, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

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

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

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

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

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

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

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

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

I have made a personal interior inspection of the subject property.

There is no guarantee from the appraiser that the attached report(s) will be found fully satisfactory to the Lane County jurisdiction for handling Measure 37 claims, as these requirements may change due to court ordered or Legislature passed modifications. The owners of the subject are represented by able counsel.

Comments on Appraisal and Report Identification

Note any departures from Standards Rules 1-3 and 1-4, plus any USPAP-related issues requiring disclosure:

This appraisal report is complete on the basis of the full site inspection, not the extent of commentary attached.

The appraised value includes a realty fee as did the sale prices of the comparables, unless otherwise stated.

There were directly observed toxic materials or hazardous substances in the immediate area of the subject and these are assumed to be safely stored and used according to label directions. A specific search for and recognition of toxic waste and hazardous materials such as might be found in a farm and ranch environment (a Level I assessment) is beyond the scope of the appraiser's training and knowledge. Common household, shop and garden chemicals and substances found in most homes and garages, including those of the reader, are assumed to exist around the site. These common toxic materials and hazardous substances include chemicals such as fertilizers, weed killers, pest poisons and sprays, bleach, detergent, oils, cleansers, solvents and fuels, among other solid, liquid and paste substances, and are assumed to be used according to label directions and Federal, state and local regulations unless otherwise specifically noted in this report. It is specifically assumed there is no toxic mold or fungus manifest on the site which would affect livability or marketability.

See attached supplemental addendum. This report has been prepared for use in a State Measure 37 proceeding and is restricted to that use only. See the cover letter page for brief explanations of the use and purpose of this report 040905A in conjunction with report 040905B which is for the subject in HYPOTHETICAL Rural Industrial zoning in order to provide "before and after" scenarios. The actual legality, validity and application of State Measure 37 is still in question with present and future court and Legislature involvements a certainty.

<p>APPRAISER:</p> <p>Signature: <u>Craig E. McKern</u></p> <p>Name: <u>Craig E. McKern</u></p> <p>Date Signed: <u>June 17, 2005</u></p> <p>State Certification #: <u>CR00024</u></p> <p>or State License #: _____</p> <p>State: <u>Oregon</u></p> <p>Expiration Date of Certification or License: <u>09-30-2006</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Date Signed: _____</p> <p>State Certification #: <u>email: cem9th@msn.com</u></p> <p>or State License #: <u>phone 541-345-0744/fax 541-345-0577</u></p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p>
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Did Did Not Inspect Property

SUPPLEMENTAL ADDENDUM

Borrower/Client	No borrower		
Property Address	90987 Brown Lane // Tax Lot 16-04-33-00-1001		
City	Eugene	County	Lane
State	Oregon	Zip Code	97402
Lender	Donald J. and Cheryl L. Wobbe		

Appraisal Development and Reporting Process:

As per prior agreement with the client named on the cover sheet and first form page of this report, the level of appraisal service requested is a Restricted Appraisal Report of a Complete Appraisal of the subject property. This level of service has, in the past, been known as a "form appraisal" using standard FNMA or FHLMC forms to convey information to the reader. This level of appraisal service is for the most part the same as past "form appraisals".

This report is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2c of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it represents only limited discussions of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value stated elsewhere. Supporting documentation that is not provided with this report concerning the data, reasoning and analyses has been retained in the appraiser's file copy. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use of this report stated below.

Scope of Work:

In preparing this report, the appraiser inspected the subject site and the improvements on April 14, 2005. Relevant information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered.

All three approaches to value were considered: the sales comparison approach only was developed. The cost approach does not apply to mainly unimproved land. The present older improvements are given a depreciated contributory value.

A land value range was determined by appraisal of the subject site and improvements "as is" with present EFU zoning in report 040905A and for comparison purposes as hypothetically zoned Rural Industrial in report 040905B.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject is likely to remain a rental income property in the foreseeable future, which is the case for the subject dwelling at this time; however, see comments attached.

Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the market value as defined on the attached certification/limiting conditions addendum included with the attached USPAP addendum.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, Donald and Cheryl Wobbe and their legal counsel, Michael Farthing, for this purpose only. Duly constituted Lane County committees or courts for Measure 37 appeals are also an expected reader of this report but Lane County is not a client of the appraiser.

This report in its present configuration is not intended for any financing purpose whatsoever. Any other authorized use of this report will be stated either below or in the letter of engagement.

The appraiser is not and will not become responsible for any unauthorized use. Errors and omissions insurance is not extended to a future third party reader and the appraiser must be notified, timely and in writing, of any future transfer/assignment of this report to any third party.

Supplemental Certifications:

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

In addition, I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, with conformity to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

signed and dated June 17, 2005

Craig E. McKern
president

Craig E. McKern Appraiser P.C.

IF THIS REPORT IS ELECTRONICALLY TRANSFERRED A SIGNATURE WILL NOT APPEAR ON THIS PAGE

7601797

MEMORANDUM AGREEMENT

IT IS HEREBY UNDERSTOOD AND AGREED by and between OWEN W. KAYSER and GEORGIA N. KAYSER, husband and wife, as Sellers, and DONALD J. WOBBE and CHERYL L. WOBBE, husband and wife, as Buyers, that on ~~October 13~~ ^{November 13}, 1975, the parties entered into a Land Sale Contract wherein and whereby Sellers agreed to sell, and Buyers agreed to purchase the following described real property, to-wit:

Beginning at a two-inch pipe which is North 89° 05' West a distance of 3597.44 feet and North 00° 02' West a distance of 20.00 feet from the Southeast corner of Section 33, Township 16 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon, thence North 00° 02' West 1520.00 feet to the TRUE POINT OF BEGINNING; thence North 00° 02' West 1100.00 feet; thence North 89° 05' West 990.00 feet; thence South 00° 02' East 1100.00 feet; thence South 89° 05' East 990.00 feet to the true point of beginning, in Lane County, Oregon.

The terms and conditions of said sale are fully set forth in said contract, and reference thereto is hereby made.

The true and actual consideration for said sale is \$52,000.00.

Until a change is requested, all tax statements shall be sent to the following address:

Donald J. and Cheryl L. Wobbe
Address: 90987 Westwood Lane
Truogee, Oregon 97142

DATED: ~~October~~ ^{November} 13, 1975.

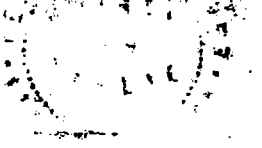
[Signature]
[Signature]
Sellers:
[Signature]
[Signature]
Buyers:

7601797

STATE OF OREGON)
(ss.
COUNTY OF LANE)

On this 9th day of December, 1975, before me, personally appeared
OWEN W. KAYSER and GEORGIA N. KAYSER, and acknowledged the foregoing
instrument to be their voluntary act and deed.

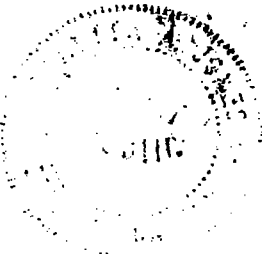
Richard C. [Signature]
Notary Public for Oregon
My comm. exp. 10-18-75



STATE OF OREGON)
(ss.
COUNTY OF LANE)

On this 13th day of October, 1975, before me, personally appeared
DONALD J. WOBBE and CHERYL L. WOBBE, and acknowledged the foregoing
instrument to be their voluntary act and deed.

South A. [Signature]
Notary Public for Oregon
My comm. exp.: 6-14-79



7601797

State of Oregon,
County of Lane—ss.
I, D. M. PENFOLD, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

1976 JAN 14 AM 9 50

Reel 777 B

Lane County OFFICIAL RECORDS

D. M. PENFOLD, Director of the
Department of Records & Elections
[Signature]

C19-083-05

600

After recording return to: <u>Donald James Webbe & Cheryl</u> <u>2547 N. W. MARKET ST #415</u> <u>Seattle WA - 98107</u> <small>NAME, ADDRESS, ZIP</small>	<u>9847643</u>	State of Oregon County of Lane - ss. I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at '98 JUN 19 PM 2:15 Read 2431R Lane County OFFICIAL RECORDS Lane County Clerk By <u>David J. Hubley</u> County Clerk
Until a change is requested, mail all tax statements to: <u>SAME AS ABOVE</u> <small>NAME, ADDRESS, ZIP</small>		

WARRANTY DEED-STATUTORY FORM

OWEN W. KAYSER and GEORGIA N. KAYSER, husband and wife Grantor
 conveys and warrants to DONALD J. WOBBE and CHERYL L. WOBBE, husband and wife

Grantee, the following described property free of encumbrances, except as specifically set forth herein.

Beginning at a two-inch pipe which is North 89° 05' West a distance of 3597.44 feet and North 00° 02' West a distance of 20.00 feet from the Southeast corner of Section 33, Township 16 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon, thence North 00° 02' West 1520.0 feet to the TRUE POINT OF BEGINNING; thence North 00° 02' West 1100.00 feet; thence North 89° 05' West 990.00 feet; thence South 00° 02' East 1100.00 feet; thence South 89° 05' East 990.00 feet to the true point of beginning, in Lane County, Oregon.

9806JUN.19'9801REC 5.00
 9806JUN.19'9801PFUND 10.00
 9806JUN.19'9801A&T FUND 20.00

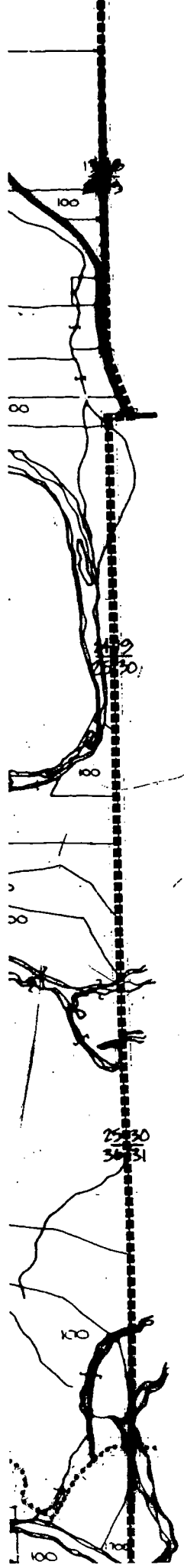
(IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE)

The said property is free from all encumbrances except 1975-76 taxes, easements, conditions and restrictions of record:

true consideration for this conveyance is \$ 52,000.00
 Dated December 2 19 75
Owen Kayser
Georgia N. Kayser

STATE OF OREGON, County of Lane, ss. Personally appeared the above named
OWEN W. KAYSER and GEORGIA N. KAYSER, husband and wife
 and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:
 Dated December 2 A.D. 19 75
 My Commission Expires: 10-18-77
Betha C. Jones
 Notary Public for Oregon

CASCADE TITLE COMPANY 1075 Oak Street, Eugene Form No. 107

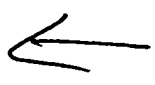


SCALE AT: 0.25" = 1 MILE (1.0" = 850')
 REDUCE TO: 5.3" = 1 MILE (1.0" = 1000')

16.04

REVISIONS

- (A) THE AREA BOUNDED BY THE SOUTHERN PACIFIC RAILROAD AND THE OREGON ELECTRIC RAILROAD TRACK AND NORTH OF AMBERY LAKE TO THE JUNCTION CITY LIMITS WAS EXCLUDED FROM ORD. #613. THIS AREA WAS ZONED M2, MAR. 25, 1966, Z66-000
- (B) AGT-5 TO M-3, ORD. # 743, AUG. 1, 1979, ZC 79-133, T.L. 800, 900, 1400, 1500
- (C) RRS TO C-3, ORD. # 846, NOV. 26, 1980, ZC 80-178; ORDER # 81-2-18-17, FEB. 18, 1981
- (D) AGT 20 TO RR1, ORDER # L80-12-16-10, DEC. 27, 1980, T.L. # 1301, ZC 80-275, (SEE RR/SC MAP # 3)
- (E) AGT TO M2 (PORTION), HO 82-5-21-1, MAY 21, 1982, 16-04-34 # 900, ZC 81-106
- (F) EFD TO CA, LCPC 82-8-10-2, AUG. 24, 1982, 16-04-20 # 500, 600, ZC 82-129
- (G) AGT 5 TO C1, LCPC 82-10-12-3, OCT. 26, 1982, 16-04-20 # 300, 400, PZC 82-198
- (H) RRS TO C3, PA 0146-89, MARCH 23, 1989, 16-04-05-3-2 # 900, 1000, 1006
- (I) M2 TO M2/SR, PA 3519-90, DEC. 21, 1990, 16-04-17 # 1100, 1200, 900 (PORTION), 16-04-20 # 100



NOTE: AREA INSIDE DOUBLE TAPE IN SECTION 31, ZONED UNDER ORD # 498, AUG. 1, 1973, ZC 73-53

NOTE: AREA NORTH & WEST OF DOUBLE TAPE LINE, FROM SECTIONS 34, 35 & 36 IS THE WILLAMETTE-LONG TOM SUBAREA ZONING, ORD. #613.

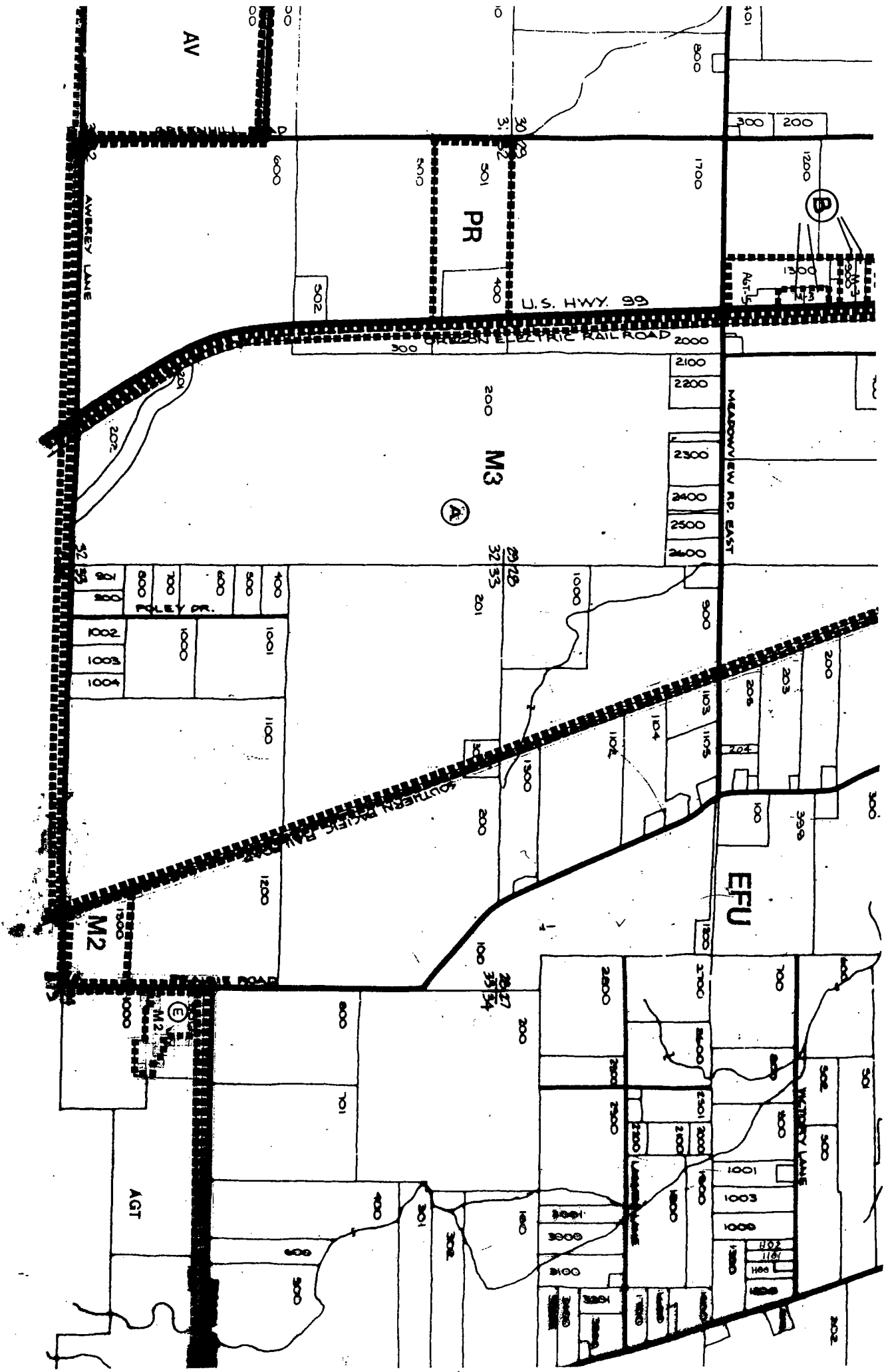
LANE COUNTY ZONING MAP

(FOR MAP STATUS SEE LANE CODE CHAPTER #)

TOWNSHIP 16 SOUTH. RANGE 04 WM

ORDINANCE NO 613
 ADOPTED THIS DAY OF 1991

M. P. ...



AV

AWBRY LANE

PR

U.S. HWY. 99

M3

MEADOWVIEW RD. EAST

EFU

M2

AGT

WATSON LANE

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1966 cont.	JOURNAL OF ORDINANCES	ORDINANCES	REEL	PAGE	MO.	DAY	YEAR
	Industrial District to C-3 Commercial District & R-2 Multiple Family Residential	Ordinance #206 rezoning property on W. 11th from RA Suburban District & M-2 Light/	28	230	Feb	10	1966
	Timber Raising Dist. to RA Suburban District	Ordinance #207 rezoning property on Willow Creek Road from AGT Agriculture, Grazing/	28	232	Feb	10	1966
	Ordinance #208 zoning certain land in Secs 27, 28, 29, 32, 33, 34, Twp 15 S, R 4 W.M.	& Secs 3, 4, 5, 8, 9, 10, 11, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, & 36, Twp 16, S R 4 W.M. & Secs 1, 3, 4, 5, & 10, Twp 17 S R					
	4 W.M. & Sec 6 Twp 17 S R 3 W.M. & Secs 30 & 31, Twp 16 S R 3 W.M. to AGT Agriculture, Grazing, Timber Raising Dist., M-2 Light Industrial Dist. & M-3 Heavy Indus. Dist.	zoning, Timber Raising Dist. to R-2 Multiple Family Residential Dist. (River Rd. Area)	28	332	Feb	24	1966
	Ordinance #210 rezoning land in Sec 13, Twp 17 S R 4 W.M. from AGT Agriculture, Gra-	named Blue Sky Drive; Ruby Lane now named Ruby Ave. & Quince St. now named Mint Ave.	28	581	Mar	16	1966
	Ordinance naming & renaming roads: Road running north of Sweet Lane proposed to be/		28	582	Mar	16	1966
	Ordinance renaming Lakeview Drive to Marina Road		28	755	Apr	8	1966
	Agriculture, Grazing, Timber Raising-Trailer Park District	Ordinance No. 211 zoning certain land west of Seavy Loop Rd. N of High. 58 AGT-TF/	28	928	May	4	1966
	WM to AGT Agriculture, Grazing, Timber Raising District	Ordinance #212 zoning certain land in Secs 8, 9, 16, 17, 20, and 21, Twp 16S, R3W/	29	475	Jun	22	1966
	trial District	Ordinance #213 zoning certain land in Sec 24 Twp 18S, R3W, WM to M-2 Light Indus-/	29	476	Jun	22	1966
	District	Ordinance #214 zoning Lots 2 & 3 - Block 3- Goshen Plat to M-2 Light Industrial/	29	477	Jun	22	1966
	Ordinance #215 zoning certain land in Secs 7, 17, 18, 19, 20, 21, 28, 29, 30, 32, Twp	18S, R3W, WM, and Secs 10, 11, 12, 13, 14, 23, 24, 25, Twp 16S, R4W, WM to AGT	29	478	Jun	22	1966
	Agriculture, Grazing, Timber Raising District	Ordinance renaming Anchor Way to Anchor Avenue	29	707	Jun	30	1966
	Ordinance #217 amending Ordinance #4, Secs. IV, VII, VIII, IX, X, XVII & XXI	and of Knoop Lane, if extended, from RA Suburban Dis. to RG Garden Apts. Res. Dis.	30	107	Jul	14	1966
	Ordinance #218 rezoning land located on the east side of River Rd. at the Easterly/	Suburban Dis. to RG Garden Apt. Residential District.	30	122	Jul	14	1966
	Ordinance #219 rezoning land located on E side of River Rd. S of Park Ave. from RA/	Dis. to RG Garden Apt. Residential District	30	123	Jul	14	1966
	Ordinance #220 rezoning land located on E side of Stephens Drive from RA Suburban/	of Willamette River from RA Suburban Dis. to RG Garden Apt. Residential District	30	124	Jul	14	1966
	Ordinance #221 rezoning land located between McClure Lane & Stults Ave along W bank/		30	125	Jul	14	1966
	Ordinance #222 adopting a Comprehensive Plan and zoning certain land in Sections 34,	35, 36, Twp 17S, R5W, W.M., Sections 1, 2, 3, 11, 14, 23, 28, 33, 36, Twp 18S, R5W,	30	127	Jul	14	1966
	Ordinance #223, Zoning & Land Use, Adopting a plan and zoning certain land in Secs.	6, 7, 8, 17, 18, 19, 20, 30, 31, Twp 18S, R2W, W.M., Secs. 1, 2, 5, 8, 9, 10, 11,					
	12, 13, 14, 15, 16, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 35, 36,						

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