



Portland General Electric Company
121 SW Salmon Street • Portland, Oregon 97204
PortlandGeneral.com

March 25, 2016

via e-file
puc.filingcenter@state.or.us

Public Utility Commission of Oregon
201 High St. SE, Suite 100
PO Box 1088
Salem, OR 97308-1088

Attention: **Commission Filing Center:**

Re: **UP-XXX** In the Matter of the Application of Portland General Electric Company in Regard to the Sale of its property along the St. Mary's Substation in the City of Beaverton, to the County of Washington.

Enclosed is the signed Application requesting approval to sell property in Beaverton, Washington County, Oregon, to the County of Washington.

We ask that this Application be placed on the docket for consideration at the Commission's public meeting on May 17, 2016, or as soon thereafter as possible.

If you have any questions or require further information, please call me at (503) 464-8937 or Launa Harmon at (503) 464-7251. Please direct all formal correspondence, questions, or requests to the following e-mail address: pge.opuc.filings@pgn.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stefan Brown", with the word "for" written in blue ink below it.

Stefan Brown,
Manager, Regulatory Affairs

Encls.

BEFORE THE PUBLIC UTILITY COMMISSION

OF OREGON

UP ____

In the Matter of the Application of)	
Portland General Electric Company)	Application for Approval of
in Regard to the Sale of its property)	Sale of Property

Pursuant to ORS 757.480 and OAR 860-027-0025, Portland General Electric Company ("PGE") files this application ("Application") seeking approval from the Oregon Public Utility Commission ("Commission") for the sale of certain PGE property. As described below, the County of Washington, State of Oregon, ("Washington") initiated the sale and requested to purchase certain PGE property in order to widen roads located along the SW 158th Avenue Corridor, between SW Walker Road and SW Jenkins Road in Beaverton Oregon.

Background

PGE owns St. Mary's Substation located at 1785 SW 158th Avenue in the City of Beaverton Oregon, County of Washington. The property consists of a 23.93 acres located at the southwest corner of the intersection of SW Merlo Road and SW Jenkins Road in Beaverton, Oregon. Washington proposes to buy approximately 6,784 SF (four affected pieces of the 23.93 acres located in Tax Lot 400, or "Parcels"). Table 1 below provides details on the Parcels that are no longer needed for utility purposes or useful in the performance of PGE's duties to the public.

PGE asks for Commission approval to sell the Parcels to Washington. Washington has the authority to acquire the Parcels through its exercise of Right of Way¹ (eminent domain) purchase authority for the purpose of the SW 158th Avenue Walker to Merlo improvement project. However, PGE and

¹ Pursuant to Public Law 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, commonly called the Uniform Act, is the primary law for acquisition and relocation activities on Federal or federally assisted projects and programs.

Washington have reached agreement to sell the Parcels to Washington as discussed below. The improvements and power substation are not included in the Parcels that Washington wishes to purchase and would not be impacted. The Parcels consist of three sections of land which are no longer needed for utility purposes and not necessary or useful in the performance of PGE's duties to the public, and this sale will not impact our utility operations at this site. The sale also includes a temporary construction easement with a ten-month duration. Use of the temporary construction easement by Washington will not impact utility operations.

A detailed description of the Parcels begins on Page 18 of the Appraisal, a valuation of the proposed acquisition begins on page 25, and a site location map begins on Page 55. St. Mary's Substation is located at 1785 SW 158th Avenue, in Washington County, and consists of land and the power substation. PGE purchased the 23.93 acres in August of 1963 and uses the land to provide transmission and distribution services to customers in and around the City of Beaverton.

An independent MAI appraiser inspected the Parcels and researched general market conditions (Exhibit I). The appraisal estimated the value of the 6,784 SF of land being sold at \$154,000. PGE and Washington will execute a Dedication Deed (Exhibit I-2) for the Parcels, and a Temporary Construction Easement (Exhibit K). Washington has agreed to pay the appraised value. These funds are due and payable in cash upon OPUC approval, and execution and delivery of the Deed and easements at closing of the sale. PGE purchased the Parcels in 1963 for \$896. For accounting purposes (See Exhibit J), PGE will defer the gain on the sale of the Parcels of approximately \$153,104. PGE agrees to adhere to the Commission's desired treatment of gains on the sale of land for the Parcels below.

Parcel 1	Right of Way Dedication	2607 SF *	65,175
Parcel 2	Permanent Slope and Utility Easement	2,281 SF *	28,513
Parcel 3	Permanent Drainage Easement	1896 SF *	23,700
Parcel 4	Temporary Construction Easement (10 month duration)	4045 SF	6,320
	Improvements (Landscaping, paving, and THPRD* Sign)		29,582
	¹ Rounded Valuation		¹ \$154,001

*Tualatin Hills Park and Recreation District

I. Required Information Under OAR 860-027-0025(1)

Pursuant to the requirements of OAR 860-027-0025, PGE represents as follows:

(a) *The exact name and address of the utility's principal business office:* Portland General Electric Company, 121 SW Salmon Street, Portland, Oregon 97204.

(b) *The state in which incorporated, the date of incorporation, and the other states in which authorized to transact utility operations:* PGE is a corporation organized and existing under and by the laws of the State of Oregon. The date of its incorporation is July 25, 1930. PGE is authorized to transact business in the states of Oregon, California Idaho, Montana, Utah, Washington and as of February 21, 1995, is also registered as an extra-provincial corporation in Alberta, Canada, but conducts retail utility operations only in the state of Oregon.

(c) *Name and address of the person on behalf of applicant authorized to receive notices and communications in respect to the applications:*

PGE-OPUC Filings
Rates & Regulatory Affairs
Portland General Electric Company
121 SW Salmon Street, 1WTC-0306
Portland, OR 97204
(503) 464-7857 (telephone)
(503) 464-7651 (fax)
pge.opuc.filings@pgn.com

Doug Tingey
Associate General Counsel
Portland General Electric Company
121 SW Salmon Street, 1WTC-1301
Portland, OR 97204
(503) 464-8926 (telephone)
(503) 464-2200 (fax)
doug.tingey@pgn.com

In addition, the names and addresses to receive notices and communications via the e-mail service list are:

Launa Harmon, Specialist Regulatory Affairs
E-Mail: launa.harmon@pgn.com

(d) *The names, titles, and addresses of the principal officers:* As of March 8, 2016, the following are the principal officers of PGE, and their titles. They are each located at PGE's primary business offices located at 121 SW Salmon Street, Portland, Oregon 97204:

<u>Name</u>	<u>Title</u>
James J. Piro	President and Chief Executive Officer
James F. Lobdell	Senior Vice President, Finance, Chief Financial Officer and Treasurer
William O. Nicholson	Senior Vice President, Customer Service, Transmission and Distribution
Maria M. Pope	Senior Vice President, Power Supply & Operations, and Resource Strategy
Larry N. Bekkedahl	President, Transmission and Distribution Services
Carol A. Dillin	Vice President, Customer Strategies and Business Development
J. Jeffrey Dudley	Vice President, General Counsel, Corporate Compliance Officer and Assistant Secretary
Campbell A. Henderson	Vice President, Information Technology and Chief Information Officer
Bradley Y. Jenkins	Vice President, Generation
Anne F. Mersereau	Vice President Human Resources, Diversity and Inclusion
W. David Robertson	Vice President, Public Policy
Kristin A. Stathis	Vice President, Customer Service Operations
Kirk M. Stevens	Controller and Assistant Treasurer
Brett C. Greene	Director of Finance and Assistant Treasurer

Marc S. Bocci	Associate General Counsel and Corporate Secretary
Cheryl A. Chevis	Assistant Corporate Secretary
Nora E. Arkonovich	Assistant Corporate Secretary
Karen J. Lewis	Assistant Corporate Secretary

(e) *A description of the general character of the business done and to be done, and a designation of the territories served, by counties and states:* PGE is engaged, and intends to remain engaged, in the generation, purchase, transmission, distribution, and sale of electric energy for public use in Clackamas, Columbia, Hood River, Jefferson, Marion, Morrow, Multnomah, Polk, Sherman, Washington, and Yamhill counties, Oregon. PGE is also engaged, and intends to continue to engage in the wholesale of natural gas.

(f) *A statement as of the date of the balance sheet submitted with the application, showing for each class and series of capital stock: brief description; the amount authorized (face value and number of shares); the amount outstanding (exclusive of any amount held in the treasury); amount held as reacquired securities; amount pledged; amount owned by affiliated interests; and amount held in any fund:* The following represents PGE's stock as of December 31, 2015, the date of PGE's most recent Form 10-K:

	<u>Outstanding Shares</u>	<u>Amount (\$000s)</u>
Common Stock: *		
No Par Value	88,792,751	\$1,195,545
(160,000,000 shares authorized)		

* Company Directors hold 229,986 shares.

None of the outstanding shares of common stock referenced above are held as reacquired securities or have been pledged by PGE. Vanguard Group, Inc. held 7.25% of the outstanding PGE common stock reported as of February 10, 2016, in an SEC Form 13-F/G filing. BlackRock, Inc. held

5.70% of the outstanding PGE common stock reported as of January 28, 2015 13-G filing. PGE does not have enough information to determine if any of these funds qualify as affiliates.

(g) *A statement, as of the date of the balance sheet submitted with the application, showing for each class and series of long-term debt and notes: brief description (amount, interest rate and maturity); amount authorized; amount outstanding (exclusive of any amount held in the treasury); amount held as reacquired securities; amount pledged; amount held by affiliated interests; and amount in sinking and other funds:* The long-term debt as of December 31, 2015 is as follows:

Description	Authorized (\$000s)	Outstanding (\$000s)
First Mortgage Bonds:		
3.55% series due 1-15-2030	\$ 75,000	\$ 75,000
6.26% series due 5-1-2031	100,000	100,000
6.31% series due 5-1-2036	175,000	175,000
4.47% series due 8-14-2043	75,000	75,000
9.31% series MTN due 8-11-2021	20,000	20,000
6.75% series VI due 8-1-2023	50,000	50,000
6.875% series VI due 8-1-2033	50,000	50,000
5.80% series due 6-1-2039	170,000	170,000
5.81% series due 10-1-2037	130,000	130,000
5.80% series due 3-1-2018	75,000	75,000
3.50% series due 5-15-2035	70,000	70,000
3.81% series due 6-15-17	58,000	58,000
4.47% series due 6-15-44	150,000	150,000
4.74% series due 11-15-2042	105,000	105,000
4.84% series due 12-15-2048	50,000	50,000
6.10% series due 4-15-2019	300,000	300,000
5.43% series due 5-03-2040	150,000	150,000
4.39% series due 8-15-2045	100,000	100,000
4.44% series due 10-15-2046	100,000	100,000
3.51% series due 11-15-2024	80,000	80,000
Total First Mortgage Bonds	<u>2,083,000</u>	<u>2,083,000</u>
Pollution Control Bonds:		
City of Forsyth, MT		
5.45% series B 5-1-2033 ⁽¹⁾	21,000	21,000
Series A 5-1-2033, remarketed 3-11-10 at 5%	97,800	97,800
Port of Morrow, OR		
Series A 5-1-2033, remarketed 3-11-10 at 5%	23,600	23,600
	(21,000)	(21,000)
Total Pollution Control Bonds outstanding	<u>121,400</u>	<u>121,400</u>

⁽¹⁾This debt instrument, purchased by the Company on May 1, 2009, is currently held for possible remarketing

Description	Authorized (\$000s)	Outstanding (\$000s)
Other Long Term Debt:		
Long-Term Contracts	84	84
Unamortized Debt Discount and Other	(656)	(656)
Total Other Long-Term Debt	<u>(572)</u>	<u>(572)</u>
Total Long-Term Debt	<u>2,203,828</u>	<u>2,203,828</u>
Total Classified as Short-Term	(133,000)	(133,000)
Net Long Term Debt	<u>2,070,828</u>	<u>2,070,828</u>

None of the long-term debt is pledged or held as reacquired securities, by affiliated interests, or in any fund, except as noted above.

(h) *Whether the application is for disposition of facilities by sale, lease, or otherwise, a merger or consolidation of facilities, or for mortgaging or encumbering its property, or for the acquisition of stock, bonds, or property of another utility, also a description of the consideration, if any, and the method of arriving at the amount thereof:* PGE asks for Commission approval to sell the Parcels, described in Table 1 above, to Washington. The total sale price agreed upon by Washington and PGE is \$154,000, based on the appraised value of the Parcels (See Exhibit I).

(i) *A statement and general description of facilities to be disposed of, consolidated, merged, or acquired from another utility, giving a description of their present use and of their proposed use after disposition, consolidation, merger, or acquisition. State whether the proposed disposition of facilities or plan for consolidation, merger, or acquisition includes all the operating facilities of the parties to the transaction:* The 6,784 SF Parcels described above, consists of variable strips of land in the vicinity of SW 158th Avenue, between SW Walker Road and SW Jenkins Road, described further in the Dedication Deed (Exhibit I-2).

(j) *A statement by primary account of the cost of the facilities and applicable depreciation reserve involved in the sale, lease, or other disposition, merger or consolidation, or acquisition of property of another utility. If original cost is not known, an estimate of original cost based, to the extent possible, upon records or data of the applicant or its predecessors must be furnished, a full explanation of the manner in which such estimate has been made, and a statement indicating where all existing data and records may be found:* The sale price agreed upon by Washington and PGE is \$154,000 and is based on the appraised value of the Parcels. The book value of the Parcels and property was determined using PGE's accounting records and is provided in Exhibit J. An accounting history for St. Mary's Substation is included in Exhibit L.

(k) *A statement as to whether or not any application with respect to the transaction or any part thereof, is required to be filed with any federal or other state regulatory body:* No application with respect to this transaction is currently required to be filed with any federal or other state regulatory body.

(l) *The facts relied upon by applicants to show that the proposed sale, lease, assignment, or consolidation of facilities, mortgage or encumbrance of property, or acquisition of stock, bonds, or property of another utility will be consistent with the public interest:* The sale of the Parcels is consistent with public interest because the rights given up are not necessary for serving PGE's duty to the public.

(m) *The reasons, in detail, relied upon by each applicant, or party to the application, for entering into the proposed sale, lease, assignment, merger, or consolidation of facilities, mortgage or encumbrance of property, acquisition of stock, bonds, or property of another utility, and the benefits, if any, to be derived by the customers of the applicants and the public:* See the "Background" section and paragraphs h) and l) above. Customers will benefit from the deferral of the gain of approximately \$153,104, to be refunded in the future. (See Exhibit J).

(n) *The amount of stock, bonds, or other securities, now owned, held or controlled by applicant, of the utility from which stock or bonds are proposed to be acquired:* Not applicable.

(o) *A brief statement of franchises held, showing date of expiration if not perpetual, or, in case of transfer/sale, that transferee has the necessary franchises:* Not applicable.

II. Required Exhibits Under OAR 860-027-0025(2)

The following exhibits are submitted and by reference made a part of this application:

EXHIBIT A. *A copy of the charter or articles of incorporation with amendments to date:* Third Amended and Restated Articles of Incorporation, effective on May 7, 2014 and previously filed in Docket UP-310 and by reference made a part of this Application.

EXHIBIT B. *A copy of the bylaws with amendments to date:* The Tenth Amended and Restated Bylaws dated May 7, 2014 were previously filed in Docket UP-310 and by reference made a part of this application.

EXHIBIT C. *Copies of all resolutions of directors authorizing the proposed disposition, merger, or consolidation of facilities, mortgage or encumbrance of property, acquisition of stock, bonds, or property of another utility, in respect to which the application is made and, if approval of stockholders has been obtained, copies of the resolutions of the stockholders should also be furnished:* Not applicable (no such resolutions are related to this Application).

EXHIBIT D. *Copies of all mortgages, trust, deeds, or indentures, securing any obligation of each party to the transaction:* None.

EXHIBIT E. *Balance sheets showing booked amounts, adjustments to record the proposed transaction and pro forma, with supporting fixed capital or plant schedules in conformity with the forms in the annual report, which applicant(s) is required, or will be required, to file with the Commission:* A

balance sheet showing booked amounts, adjustments to record the proposed transaction as of December 31, 2015 are attached. [electronic format]

EXHIBIT F. *A statement of all known contingent liabilities, except minor items such as damage claims and similar items involving relatively small amounts, as of the date of the application:* A Statement of Contingent liabilities, as of December 31, 2015, is attached. [electronic format]

EXHIBIT G. *Comparative income statements showing recorded results of operations, adjustments to record the proposed transaction and pro forma, in conformity with the form in the annual report which applicant(s) is required, or will be required, to file with the Commission:* A comparative income statement showing recorded results of operations and adjustments to record the proposed transaction, as of December 31, 2015, is attached. [electronic format]

EXHIBIT H. *An analysis of surplus for the period covered by the income statements referred to in Exhibit G:* An analysis of surplus for the period covered by the income statements referred to in Exhibit G, as of December 31, 2015, is attached. [electronic format]

EXHIBIT I. *A copy of each contract in respect to the sale, lease or other proposed disposition, merger or consolidation of facilities, acquisition of stock, bonds, or property of another utility, as the case may be, with copies of all other written instruments entered into or proposed to be entered into by the parties to the transaction pertaining thereto:* Attached.

Exhibit I - Appraisal and Exhibit I-2 – Dedication Deed [electronic format]

EXHIBIT J. *A copy of each proposed journal entry to be used to record the transaction upon each applicant's books:* Attached. [electronic format]

EXHIBIT K. *A copy of each supporting schedule showing the benefits, if any, which each applicant relies upon to support the facts as required by subsection (1)(l) of this rule and the reasons as required by subsection (1)(m) of this rule:*

Exhibit K - County Obligation Agreement [electronic format]

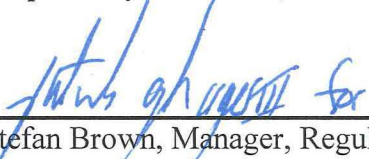
EXHIBIT L. A statement by primary account of the Cost of the Property. Attached is an Accounting History for the St. Mary's Substation Property.

III. Prayer for Relief

PGE respectfully request a Commission order finding the sale of the Property to Washington will not harm PGE customers and is consistent with the public interest.

Dated this 25th day of March, 2016.

Respectfully Submitted,



Stefan Brown, Manager, Regulatory Affairs
On Behalf of Portland General Electric Company
121 SW Salmon Street, 1WTC-0306
Portland, Oregon 97204
Phone: (503) 464-7857
Facsimile: (503) 464-7651
E-Mail: stefan.brown@pgn.com

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Exhibit E
St. Mary's Substation (2016)

Portland General Electric Company and Subsidiaries
Consolidated Balance Sheet
December 31, 2015
(In Millions)

	December 31, 2015	Adjustments ⁽¹⁾	Adjusted Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 4	0.154	\$ 4
Accounts receivable, net	158		158
Unbilled revenues	95		95
Inventories	83		83
Regulatory assets - current	129		129
Other current assets	88		88
Total current assets	<u>557</u>	<u>0.154</u>	<u>557</u>
Electric utility plant	8,560		8,560
Construction work in progress	545		545
Total cost	<u>9,105</u>		<u>9,105</u>
Less: accumulated depreciation and amortization	<u>(3,093)</u>		<u>(3,093)</u>
Electric utility plant, net	<u>6,012</u>		<u>6,012</u>
Regulatory assets - noncurrent	524		524
Nuclear decommissioning trust	40		40
Non-qualified benefit plan trust	33		33
Other noncurrent assets	55		55
Total assets	<u>\$ 7,221</u>	<u>0.154</u>	<u>\$ 7,221</u>
LIABILITIES AND EQUITY			
Current liabilities			
Accounts payable	\$ 98		\$ 98
Liabilities from price risk management activities - current	130		130
Short-term debt	6		6
Current portion of long-term debt	133		133
Accrued expenses and other current liabilities	259		259
Total current liabilities	<u>626</u>	<u>-</u>	<u>626</u>
Long-term debt, net of current portion	2,071		2,071
Regulatory liabilities - noncurrent	928	0.154	928
Deferred income taxes	632		632
Unfunded status of pension and postretirement plans	259		259
Liabilities from price risk management activities - noncurrent	161		161
Asset retirement obligations	151		151
Non-qualified benefit plan liabilities	106		106
Other noncurrent liabilities	29		29
Total liabilities	<u>\$ 4,963</u>	<u>0.154</u>	<u>\$ 4,963</u>
Commitments and contingencies (see notes)	-		-
Equity			
Portland General Electric Company shareholders' equity			
Preferred stock	-		-
Common stock	1,196		1,196
Accumulated other comprehensive loss	(8)		(8)
Retained earnings	1,070		1,070
Total Portland General Electric Company shareholders' equity	<u>2,258</u>	<u>-</u>	<u>2,258</u>
Noncontrolling interests' equity	-		-
Total Equity	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities and equity	<u>\$ 7,221</u>	<u>0.154</u>	<u>\$ 7,221</u>

⁽¹⁾ Footnote not used this quarter.

Exhibit "F"
Statement of Contingent Liabilities
As of December 31, 2015

PGE is subject to legal, regulatory, and environmental proceedings, investigations, and claims that arise from time to time in the ordinary course of its business. Contingencies are evaluated using the best information available at the time the consolidated financial statements are prepared. Legal costs incurred in connection with loss contingencies are expensed as incurred. The Company may seek regulatory recovery of certain costs that are incurred in connection with such matters, although there can be no assurance that such recovery would be granted.

Loss contingencies are accrued, and disclosed if material, when it is probable that an asset has been impaired or a liability incurred as of the financial statement date and the amount of the loss can be reasonably estimated. If a reasonable estimate of probable loss cannot be determined, a range of loss may be established, in which case the minimum amount in the range is accrued, unless some other amount within the range appears to be a better estimate.

A loss contingency will also be disclosed when it is reasonably possible that an asset has been impaired or a liability incurred if the estimate or range of potential loss is material. If a probable or reasonably possible loss cannot be reasonably estimated, then the Company i) discloses an estimate of such loss or the range of such loss, if the Company is able to determine such an estimate, or ii) discloses that an estimate cannot be made and the reasons.

If an asset has been impaired or a liability incurred after the financial statement date, but prior to the issuance of the financial statements, the loss contingency is disclosed, if material, and the amount of any estimated loss is recorded in the subsequent reporting period.

The Company evaluates, on a quarterly basis, developments in such matters that could affect the amount of any accrual, as well as the likelihood of developments that would make a loss contingency both probable and reasonably estimable. The assessment as to whether a loss is probable or reasonably possible, and as to whether such loss or a range of such loss is estimable, often involves a series of complex judgments about future events. Management is often unable to estimate a reasonably possible loss, or a range of loss, particularly in cases in which: i) the damages sought are indeterminate or the basis for the damages claimed is not clear; ii) the proceedings are in the early stages; iii) discovery is not complete; iv) the matters involve novel or unsettled legal theories; v) there are significant facts in dispute; vi) there are a large number of parties (including circumstances in which it is uncertain how liability, if any, will be shared among multiple defendants); or vii) there is a wide range of potential outcomes. In such cases, there is considerable uncertainty regarding the timing or ultimate resolution, including any possible loss, fine, penalty, or business impact.

Trojan Investment Recovery Class Actions

In 1993, PGE closed the Trojan nuclear power plant (Trojan) and sought full recovery of, and a rate of return on, its Trojan costs in a general rate case filing with the OPUC. In 1995, the OPUC issued a general rate order that granted the Company recovery of, and a rate of return on, 87% of its remaining investment in Trojan.

Numerous challenges and appeals were subsequently filed in various state courts on the issue of the OPUC's authority under Oregon law to grant recovery of, and a return on, the Trojan investment. In 2007, following several appeals by various parties, the Oregon Court of Appeals issued an opinion that remanded the matter to the OPUC for reconsideration.

In 2008, the OPUC issued an order (2008 Order) that required PGE to provide refunds of \$33 million, including interest, which were completed in 2010. Following appeals, the 2008 Order was upheld by the Oregon Court of Appeals in February 2013 and by the Oregon Supreme Court (OSC) in October 2014.

In 2003, in two separate legal proceedings, lawsuits were filed in Marion County Circuit Court (Circuit Court) against PGE on behalf of two classes of electric service customers. The class action lawsuits seek damages totaling \$260 million, plus interest, as a result of the Company's inclusion, in prices charged to customers, of a return on its investment in Trojan.

In August 2006, the OSC issued a ruling ordering the abatement of the class action proceedings. The OSC concluded that the OPUC had primary jurisdiction to determine what, if any, remedy could be offered to PGE customers, through price reductions or refunds, for any amount of return on the Trojan investment that the Company collected in prices.

The OSC further stated that if the OPUC determined that it can provide a remedy to PGE's customers, then the class action proceedings may become moot in whole or in part. The OSC added that, if the OPUC determined that it cannot provide a remedy, the court system may have a role to play. The OSC also ruled that the plaintiffs retain the right to return to the Circuit Court for disposition of whatever issues remain unresolved from the remanded OPUC proceedings. In October 2006, the Circuit Court abated the class actions in response to the ruling of the OSC.

In June 2015, based on a motion filed by PGE, the Circuit Court lifted the abatement. PGE has filed a motion for summary judgment dismissing the lawsuits. On July 27, 2015, the Circuit Court heard oral argument on the Company's motion for Summary Judgment. The court has yet to issue a decision on the motion. Following oral argument on PGE's motion for summary judgment, the plaintiffs moved to amend the complaints. PGE opposed the request to amend and the Court has not yet issued its decision.

PGE believes that the October 2014 OSC decision has reduced the risk of a loss to the Company in excess of the amounts previously recorded and discussed above. However, because the class actions remain pending, management believes that it is reasonably possible that such a loss to the Company could result. As these matters involve unsettled legal theories and have a broad range of potential outcomes, sufficient information is currently not available to determine the amount of any such loss.

Pacific Northwest Refund Proceeding

In response to the Western energy crisis of 2000-2001, the FERC initiated, beginning in 2001, a series of proceedings to determine whether refunds are warranted for bilateral sales of electricity in the Pacific Northwest wholesale spot market during the period December 25, 2000 through June 20, 2001. In an order issued in 2003, the FERC denied refunds. Various parties appealed the order to the Ninth Circuit Court of Appeals (Ninth Circuit) and, on appeal, the Ninth Circuit remanded the issue of refunds to the FERC for further consideration.

On remand, in 2011 and thereafter, the FERC issued several procedural orders that established an evidentiary hearing, defined the scope of the hearing, expanded the refund period to include January 1, 2000 through December 24, 2000 for certain types of claims, and described the burden of proof that must be met to justify abrogation of the contracts at issue and the imposition of refunds. Those orders included a finding by the FERC that the *Mobile-Sierra* public interest standard governs challenges to the bilateral contracts at issue in this proceeding, and the strong presumption under *Mobile-Sierra* that the rates charged under each contract are just and reasonable would have to be specifically overcome either by: i) a showing that a respondent had violated a contract or tariff and that the violation had a direct connection to the rate charged under the applicable contract; or ii) a showing that the contract rate at issue imposed an excessive burden or seriously harmed the public interest. The FERC also held that a market-wide remedy was not appropriate, given the bilateral contract nature of the Pacific Northwest spot markets. Refund proponents appealed these procedural orders at the Ninth Circuit. On December 17, 2015, the Ninth Circuit held that the FERC reasonably applied the *Mobile-Sierra* presumption to the class of contracts at issue in the proceedings and dismissed evidentiary challenges related to the scope of the proceeding. Plaintiffs on behalf of CERS filed a request for rehearing on February 1, 2016.

In response to the evidence and arguments presented during the hearing, in May 2015, the FERC issued an order finding that the refund proponents had failed to meet the *Mobile-Sierra* burden with respect to all but one respondent. In December 2015, the FERC denied all requests for rehearing of its order. With respect to the remaining respondent, FERC ordered additional proceedings, and a January 2016 revised initial decision has now recommended that certain contracts by such respondent be subject to refund.

The Company has settled all of the direct claims asserted against it in the proceedings for an immaterial amount. The settlements and associated FERC orders have not fully eliminated the potential for so-called “ripple claims,” which have been described by the FERC as “sequential claims against a succession of sellers in a chain of purchases that are triggered if the last wholesale purchaser in the chain is entitled to a refund.” However, the remaining respondent subject to the revised initial decision has stated on the record that it will not pursue ripple claims, and on February 1, 2016, the Acting Chief Administrative Law Judge issued an order holding that the issue of ripple claims is terminated for purposes of Phase II of these proceedings. Therefore, unless the current FERC orders are overturned or modified on appeal, the Company does not believe that it will incur any material loss in connection with this matter.

Management cannot predict the outcome of the various pending appeals and remands concerning this matter. If, on rehearing, appeal, or subsequent remand, the Ninth Circuit or the FERC were to reverse previous FERC rulings on liability or find that a market-wide remedy is appropriate, it is possible that additional refund claims could be asserted against the Company. However, management cannot predict, under such circumstances, which contracts would be subject to refunds, the basis on which refunds would be ordered, or how such refunds, if any, would be calculated. Further, management cannot predict whether any current respondents, if ordered to make refunds, would pursue additional refund claims against their suppliers, and, if so, what the basis or amounts of such potential refund claims against the Company would be. Due to these uncertainties, sufficient information is currently not available to determine PGE’s liability, if any, or to estimate a range of reasonably possible loss.

EPA Investigation of Portland Harbor

A 1997 investigation by the United States Environmental Protection Agency (EPA) of a segment of the Willamette River known as Portland Harbor revealed significant contamination of river sediments. The EPA subsequently included Portland Harbor on the National Priority List pursuant to the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as a federal Superfund site and listed 69 Potentially

Responsible Parties (PRPs). PGE was included among the PRPs as it has historically owned or operated property near the river. In January 2008, the EPA requested information from various parties, including PGE, concerning additional properties in or near the original segment of the river under investigation as well as several miles beyond. Subsequently, the EPA has listed additional PRPs, which now number over one hundred.

The Portland Harbor site is currently undergoing a remedial investigation (RI) and feasibility study (FS) pursuant to an Administrative Order on Consent (AOC) between the EPA and several PRPs known as the Lower Willamette Group (LWG), which does not include PGE.

In March 2012, the LWG submitted a draft FS to the EPA for review and approval. In August 2015, the EPA substantially revised the draft FS as submitted by the LWG and issued its own draft FS which is currently in the process of undergoing further consideration and comment. The draft FS, along with the RI, is expected to provide the framework for the EPA to determine a clean-up remedy for Portland Harbor that will be documented in a Record of Decision (ROD).

The EPA's draft FS evaluates several alternative clean-up approaches, which would take from four to 18 years with the present value of estimated costs ranging from \$800 million to \$2.4 billion, depending on the selected remedial action levels and the choice of remedy. While the revised draft FS aids in the development of a proposed plan to remediate Portland Harbor, the draft FS does not address responsibility for the costs of clean-up, allocate such costs among PRPs, or define precise boundaries for the clean-up. In November 2015, the EPA proposed its preferred alternative remedy to the National Remedy Review Board (NRRB) for comment. The EPA's preferred alternative has an estimated present value cost of \$1.5 billion and would take approximately seven years to complete. The EPA anticipates it will release, for public review and comment, a Proposed Cleanup Plan in the Spring of 2016. The Company currently expects the EPA to issue a determination of its preferred remedy in a final ROD in late 2016, however responsibility for funding and implementing the EPA's selected remedy is not expected to be known for some time. PGE is participating in a voluntary process to establish and develop allocation of costs.

Where injuries to natural resources have occurred as a result of releases of hazardous substances, federal and state natural resource trustees may seek to recover for damages at such sites, which is referred to as natural resource damages. As it relates to the Portland Harbor, PGE has been participating in the Portland Harbor Natural Resource Damages assessment (NRDA) process. The EPA does not manage NRDA activities, but provides claims information and coordination support to the Natural Resource Damages (NRD) trustees. Damage assessment activities are typically conducted by a Trustee Council made up of the trustee entities for the site, and claims are not concluded until a final remedy for clean-up has been settled. The Portland Harbor NRD trustees are the National Oceanic and Atmospheric Administration, the U.S. Fish and Wildlife Service, the state of Oregon, and certain tribal entities.

After the claimed damages at a site are assessed, the NRD trustees may seek to negotiate legal settlements or take other legal actions against the parties responsible for the damages. Funds from such settlements must be used to restore injured resources and may also compensate the trustees for costs incurred in assessing the damages. It is uncertain what portion, if any, PGE may be held responsible related to Portland Harbor.

As discussed above, significant uncertainties still remain concerning the precise boundaries for clean-up, the assignment of responsibility for clean-up costs, the final selection of a proposed remedy by the EPA, the amount of natural resource damages, and the agreement of allocation of costs amongst PRPs. Although it is probable that the Company's share of these costs could be material, the Company does not currently have sufficient

information to reasonably estimate the amount, or range, of its potential costs for investigation or remediation of the Portland Harbor site and NRDA. The Company plans to seek recovery of any costs resulting from the Portland Harbor proceeding through regulatory recovery in customer prices and through claims under insurance policies.

Alleged Violation of Environmental Regulations at Colstrip

In July 2012, PGE received a Notice of Intent to Sue (Notice) for violations of the Clean Air Act (CAA) at Colstrip Steam Electric Station (CSES) from counsel on behalf of the Sierra Club and the Montana Environmental Information Center (MEIC). The Notice was also addressed to the other CSES co-owners, including Talen Montana, LLC, the operator of CSES. PGE has a 20% ownership interest in Units 3 and 4 of CSES. The Notice alleges certain violations of the CAA, including New Source Review, Title V, and opacity requirements, and stated that the Sierra Club and MEIC would: i) request a United States District Court to impose injunctive relief and civil penalties; ii) require a beneficial environmental project in the areas affected by the alleged air pollution; and iii) seek reimbursement of Sierra Club's and MEIC's costs of litigation and attorney's fees.

The Sierra Club and MEIC asserted that the CSES owners violated the Title V air quality operating permit during portions of 2008 and 2009 and that the owners have violated the CAA by failing to timely submit a complete air quality operating permit application to the Montana Department of Environmental Quality (MDEQ). The Sierra Club and MEIC also asserted violations of opacity provisions of the CAA.

On March 6, 2013, the Sierra Club and MEIC sued the CSES co-owners, including PGE, for these and additional alleged violations of various environmental related regulations. The plaintiffs are seeking relief that includes an injunction preventing the co-owners from operating CSES except in accordance with the CAA, the Montana State Implementation Plan, and the plant's federally enforceable air quality permits. In addition, plaintiffs are seeking civil penalties against the co-owners including \$32,500 per day for each violation occurring through January 12, 2009, and \$37,500 per day for each violation occurring thereafter.

In May 2013, the defendants filed a motion to dismiss 36 of 39 claims alleged in the complaint. In September 2013, the plaintiffs filed a motion for partial summary judgment regarding the appropriate method of calculating emissions increases. Also in September 2013, the plaintiffs filed an amended complaint that withdrew Title V and opacity claims, added claims associated with two 2011 projects, and expanded the scope of certain claims to encompass approximately 40 additional projects. In July 2014, the court denied the defendants' motion to dismiss and the plaintiffs' motion for partial summary judgment.

In August 2014, the plaintiffs filed a second amended complaint to which the defendants' response was filed in September 2014. The second amended complaint continues to seek injunctive relief, declaratory relief, and civil penalties for alleged violations of the federal Clean Air Act. The plaintiffs state in the second amended complaint that it was filed, in part, to comply with the court's ruling on the defendants' motion to dismiss and plaintiffs' motion for partial summary judgment. Discovery in this matter is complete. The parties filed various summary judgment motions during the summer of 2015. Oral argument on those motions occurred on December 1, 2015. On or about December 31, 2015, the Magistrate Judge issued Findings and Recommendations that, if adopted by the trial court, would result in dismissal of several of the plaintiffs' claims. The case is currently set for trial on May 6, 2016.

Management believes that it is reasonably possible that this matter could result in a loss to the Company. However, due to the uncertainties concerning this matter, PGE cannot predict the outcome, estimate a range of potential loss, or determine whether it would have a material impact on the Company.

Other Matters

PGE is subject to other regulatory, environmental, and legal proceedings, investigations, and claims that arise from time to time in the ordinary course of business, which may result in judgments against the Company. Although management currently believes that resolution of such matters, individually and in the aggregate, will not have a material impact on its financial position, results of operations, or cash flows, these matters are subject to inherent uncertainties, and management's view of these matters may change in the future.

UP XXXX_PGE App_St. Marys_Exh F_3-25-16.docx

Exhibit G
St. Mary's Substation (2016)

Portland General Electric Company and Subsidiaries
Consolidated Statement of Income
Twelve Months Ended
December 31, 2015
(In Millions)

	Twelve Months Ended December 31, 2015	Adjustments	Adjusted Total
Revenues	\$1,898	0.154	\$1,898
Operating Expenses:			
Purchased power and fuel	661		661
Generation, transmission and distribution	266		266
Administrative and other	241		241
Depreciation and amortization	305		305
Taxes other than income taxes	116		116
Total operating expenses	<u>1,589</u>		<u>1,589</u>
Income from Operations	309	0.154	309.154
Other Income:			
Allowance for equity funds used during construction	21		21
Miscellaneous income, net	1		1
Other Income, net	22	-	22
Interest Expense	<u>114</u>		<u>114</u>
Income before income taxes	217	0	217
Income Taxes	45		45
Net Income	<u><u>\$172</u></u>	<u><u>0.154</u></u>	<u><u>\$172</u></u>

Exhibit H
St. Marys Substation (2016)

Portland General Electric Company and Subsidiaries
Consolidated Statement of Retained Earnings
Twelve Months Ended
December 31, 2015
(In Millions)

	<u>Retained Earnings</u>	<u>Adjustments ⁽¹⁾</u>	<u>Adjusted Total</u>
Balance at Beginning of Period, January 1, 2015	\$1,000		\$1,000
Net Income	172		172
	<u>1,172</u>		<u>1,172</u>
Dividends Declared			
Common stock	(102)		(102)
	<u>\$1,070</u>	<u>\$0</u>	<u>\$1,070</u>

(1) No preliminary adjusting entries to the Statement of Retained Earnings.

APPRAISAL OF

**PGE Property
1785 SW 158th Avenue
Beaverton, Oregon 97006
Washington County File 100243-23**

PREPARED FOR

Washington County
Department of Land Use & Transportation
1400 SW Walnut Street, MS 18
Hillsboro, Oregon 97123-5625

PREPARED BY

John V. Donnerberg, MAI
4805 SW Oleson Road
Portland, Oregon 97225
503-297-9046

DATE OF VALUE

November 30, 2015

JD2015-043

January 8, 2016

Tara Heesacker, Right of Way Supervisor
Washington County
Dept of Land Use & Transportation
1400 SW Walnut Street, MS-18
Hillsboro, Oregon 97123-5625

Re: Portland General Electric Property
1785 SW 158th Avenue
Beaverton, Oregon 97006
Washington County File 100243-23
Appraisal File JD2015-043

Dear Ms. Heesacker:

In accordance with your request, I have completed an appraisal of a portion of the above-referenced parcel. It is my opinion, based on an investigation and analysis of the available data that the value of the proposed acquisition as of November 30, 2015 is:

**ONE HUNDRED FIFTY-FOUR THOUSAND DOLLARS
(\$154,000)**

The appraisal has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board. The report is intended to comply with the ODOT Right of Way Manual. Further, the report is also subject to the requirements of the Code of Professional Ethics and Standards of Professional conduct of the Appraisal Institute. The value as reported is subject to all Assumptions and Limiting Conditions presented in the attached report. **This appraisal was developed for right-of-way acquisition purposes on part of Washington County. Any other use of this report without written permission from the appraiser is prohibited.**

Respectfully Submitted,


John V. Donnerberg, MAI
Oregon Certification C000554

JVD:lb

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Land Sale Location Map	Qualifications of the Appraiser

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Owner	Portland General Electric Company 121 SW Salmon Street 1WTC-0401 (World Trade Center) Portland, OR 97204
Owner Representative	Mike Livingston, Manager Property Services Portland General Electric Company 121 SW Salmon Street, Portland, OR 97204 mike.livingston@pgn.com
Property Address	1785 SW 158 th Avenue, Beaverton, Oregon 97006
Legal Description	Washington County Parcel 1S-1W Section 5CC Tax Lot 400 also known as Parcel R0036348.
Site Size	23.93 acres per Washington County Assessor map documentation.
Improvements	The property is improved with a Portland General Electric substation facility and associated perimeter improvements.
Zoning	Former Zone: Washington County Institutional Current Zone: City of Beaverton Interim Status Likely Future Zone: City of Beaverton, SC-MU, Station Community-Multiple Use District
Highest and Best Use	As though improved: As is As though vacant: Multi-family residential
Proposed Acquisition	Parcel 1, Right of Way Dedication, 2,607 SF Parcel 2, Permanent Slope and Utility Easement, 2,281 SF Parcel 3, Permanent Drainage Easement, 1,896 SF Parcel 4, Temporary Construction Easement, 4,045 SF (Duration 10 Months)
Date of Inspection	November 30, 2015
Date of Value	November 30, 2015
Date of Report	January 8, 2016

Value Conclusions:

Taking	
Land	\$123,708
Improvements	<u>\$ 29,582</u>
Total Taking	\$153,290
Damages	\$ 0
Special Benefits	<u>\$ 0</u>
Total Taking and Damages	\$153,290
Rounded	\$154,000

ASSUMPTIONS AND LIMITING CONDITIONS

General

1. The property description used in this report is assumed to be reasonably correct.
2. No survey of the property has been made by the appraiser, and no responsibility is assumed in connection with such matters. Maps in this report are included only to assist the reader in visualizing the property. Property dimensions and size should be considered as approximate.
3. No responsibility is assumed for matters of a legal nature affecting title to the property, nor is an opinion of title rendered. The title is assumed to be good and merchantable.
4. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
7. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser however is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.

10. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
11. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.
13. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.
14. The liability of the appraiser, his employees and subcontractors is limited to the initial employer (client) only, and only up to the amount of the fee actually received for the assignment. Further, there is no accountability, obligation, or liability to any third party. If the appraisal report is placed in the hands of anyone other than the initial employer, the initial employer shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiency (if any) in the property.
15. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing assumptions and limiting conditions.

Extraordinary Assumptions

1. This appraisal assumes that all hard surface materials within proposed temporary easement areas will be replaced, avoided, or restored as part of the County Road project. These materials include asphalt or concrete surfaces. Landscaping items will be addressed and valued in the following appraisal analysis.

GENERAL CONSIDERATIONS

Date of Inspection

November 30, 2015

Date of Value

November 30, 2015

Date of Report

January 8, 2016

Exposure Time

Using jurisdictional exception and in keeping with the Uniform Standards for Federal Land Acquisitions, exposure time has not been considered in this appraisal.

Property Rights Appraised

The property rights appraised constitute the fee simple interest and/or easement impact on the fee simple interest of the subject property.

Purpose of the Appraisal

The purpose of the appraisal is to estimate the Fair Market Value (as defined within the ODOT Right-of-Way Manual) of the subject property. The appraisal analysis will also identify any potential damages or benefits as a result of the proposed acquisition on the subject property.

Intended Use

The intended use of this appraisal is to identify the appropriate compensation for the proposed acquisition.

Client and Intended User

The client is Washington County and agents thereof. The intended user is the same.

Reporting Option

This report was developed as a standard report as identified in the 2014-2015 version of the Uniform Standards of Professional Appraisal Practice.

Definition of Market Value

As per the Right-of-Way Manual, Oregon Department of Transportation (updated January 2012), Fair Market Value is defined as “the amount of money, in cash, that property would bring if offered for sale by one who desired but was not obliged to sell, and was bought by one willing but not obliged to buy. It is the actual value of the property on the date of the taking, with all its adaptations to general and special uses, that is to be considered.

“However, nothing shall be allowed for prospective value, speculative value or possible value based upon future expenditures and improvements.” Refer, also, to Highway Comm. v. Superbilt Mfg. Co. (1955) 204 OR 393, 412, 281 P2d 707.

The above definition, while being applicable to properties in the jurisdiction of the State of Oregon, conflicts with the market value definition found in Section A-9 of the Uniform Standards for Federal Land Acquisitions which states:

“Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.”

SCOPE OF THE APPRAISAL

This appraisal is being completed in compliance with the Oregon Right-of-Way Manual Chapter 4 (revision date January 2012).

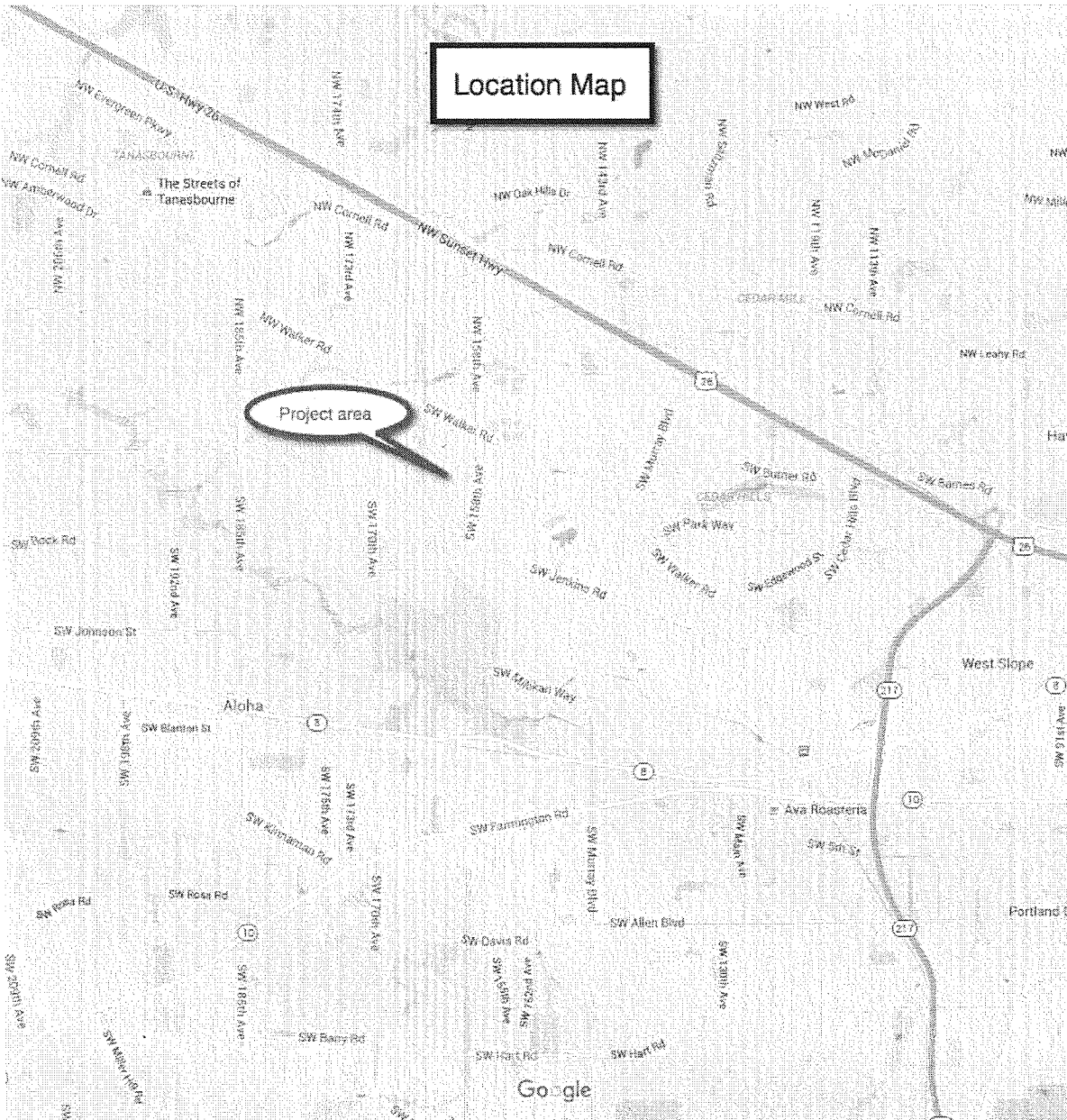
Steps taken in completing the appraisal assignment included a physical inspection of the subject property and a review of the surrounding neighborhood. The City of Beaverton Zoning Code was researched in order to ascertain the allowable uses for the subject property. I also interviewed Yelena Sasin, Planning Technician, at the city of Beaverton with respect to the specific uses allowed within the subject property zone classification. I contacted Cassera Phipps, Beaverton planner, via email with respect to potential long-range planning changes associated with the City's comprehensive plan.

I also have had conversations with Jana Fox, Associate Planner with the City of Beaverton during a previous assignment involving the subject property. Ms. Fox was helpful in identifying the potential zones associated with the subject absent the current institutional property use.

Comparable sales were researched through county records, RMLS, CoStar comparables, First American DataTree, and other professional resources. I personally inspected all comparables sales identified in this report.

This appraisal consists of a taking and damages analysis. That is, the value of the proposed acquisition has been quantified by estimating the value impact associated with the taking, plus any additional value impact associated with potential damages or benefits to the remainder parcel.

NEIGHBORHOOD DESCRIPTION



General characteristics

The subject property is located along the SW 158th Avenue Corridor, between SW Walker Road and SW Jenkins Road in Beaverton, Oregon. Neighborhood boundaries are generally defined by Highway 26 (Sunset Highway) to the north, State Highway 8 (Tualatin Valley Highway) to the south, the City of Portland to the east, and the City of Hillsboro the west.

In the immediate vicinity of the subject property, uses include a variety of commercial and multi-residential uses. Prominent neighborhood features include the Nike World Headquarters immediately east of the subject, as well as a Costco Wholesale Warehouse at the intersection of SW Jenkins Road and SW 158th Avenue. The neighborhood is located approximately ten minutes west of the City of Beaverton's central business district and approximately twenty minutes west of the City of Portland's central business district via Highway 26.

The neighborhood is experiencing an influx of new development spurred primarily by several large-scale projects including the expansion of the nearby Nike World Headquarters, as well as Intel's nearby expansion projects.

Services

Commercial services are available at a variety of locations along SW Walker Road, SW Murray Boulevard, and SW Cedar-Hills Boulevard. The neighborhood also includes a variety of multi-family developments with an influx of newer projects being proposed in and around both the City of Beaverton and the City of Hillsboro.

Schools

According to the Beaverton School District website, schools in the neighborhood include Elmonica Elementary School, Five Oaks Middle School, and Westview High School. Merlo Station High School is also located within the neighborhood.

Planning

The neighborhood falls under the jurisdiction of the City of Beaverton's planning department. Planning throughout the neighborhood is heavily influenced by the proximity of the nearby Merlo Station Max Light Rail Facility. The station is located within one-quarter mile of the subject property thus specific planning guidelines are in effect. These "station community" planning classifications allow for a variety of pedestrian-oriented development including commercial, multi-family, and smaller retail uses. This will be discussed further in the following zoning section of this appraisal report.

Development Trends

In the specific vicinity of the subject property the area includes several larger land holdings which are occupied by former single-family residential structures. These larger holdings are ripe for redevelopment due to the smaller size and limited contribution value associated with the older single-family residential uses. In many instances these legacy uses are no longer highest and best use.

Commercial characteristics

Primary surface arterials within the subject neighborhood include SW Jenkins Road and SW Walker Road. Washington County indicates that SW 158th Avenue at SW Jenkins Road accommodates approximately 10,500 vehicles per day. Southwest 158th Avenue at SW Walker Road accommodates approximately 22,000 vehicles per day. Southwest Jenkins Road, running in an east-west direction, accommodates approximately 21,700

vehicles per day at SW 158th Avenue while SW Walker Road accommodates an additional 18,762 vehicles running in an east-west direction at SW 158th Avenue.

These consist of moderate traffic counts, but when considering cross-traffic, properties located at intersections are exposed to between 20,000 and 40,000 vehicles per day. The nearby Costco Warehouse and Nike World Headquarters also generate a significant volume of daily traffic. In short, the SW 158th Avenue Corridor could feasibly accommodate a variety of both commercial and multi-family residential improvements based on existing traffic volumes.

The Nike expansion will ultimately accommodate up to 2,500 new employees per published reports. This will increase traffic exposure and demand for nearby housing.

Multifamily characteristics

When considering multi-family demand, the appraiser notes improving regional fundamentals such as decreased vacancy, increased rent per square foot, and increased median sale prices per square foot over the past 3 to 5 years in all categories. As of late 2015 the suburban west-side apartment market has approximately 4,200 units proposed and another 1,200 units under construction. The Portland Metro median cap-rate, according to Barry & Associates Apartment Appraisers, is at an all-time low 5.3% for the overall metropolitan area. Prices per square foot, as of the year ending September 2015, are indicated at approximately \$125 per square foot per the Barry Apartment Report. This is up from just under \$100 per square foot as of 2014.

These fundamental indicators, along with growing employment, point to increasing demand for apartment-style units particularly in the vicinity of mass transit stations, such as the nearby Merlo Road Station.

GENERAL PROPERTY INFORMATION

Owner

Portland General Electric Company
121 SW Salmon Street
1WTC-0401 (World Trade Center)
Portland, OR 97204

Owner Representative

Mike Livingston, Manager Property Services
Portland General Electric Company
121 SW Salmon Street, Portland, OR 97204
mike.livingston@pgn.com

Property Address

1785 SW 158th Avenue, Beaverton, Oregon 97006

Legal Description

Washington County Parcel 1S-1W Section 5CC Tax Lot 400 also known as Parcel R0036348.

Assessment Data

Due to the utility ownership status of the subject property, Washington County does not maintain assessment information for the subject parcel.

Zoning

The subject property is currently zoned with an interim status as identified by the City of Beaverton Planning Department. The property was formerly under the jurisdiction of Washington County. Under that jurisdiction the property had an institutional zone classification. The City of Beaverton does not maintain a similar zone status. Conversations with Jana Fox, Associate Planner with the city, indicate that the property would likely be re-zoned to a corresponding zone reflecting the surrounding land-use districts. The property shares similar physical and locational characteristics with the neighboring parcel to the north (Costco). The Costco property is zoned SC-MU under the jurisdiction of the City of Beaverton. The SC-MU zone represents a likely zoning alternative absent the existing institutional use of the property. I have concluded that this zone represents the most logical zone category with respect to future zone changes, absent the current utility use.

The SC-MU zone is identified as the Station Community-Multiple Use district. The language in the zone code indicates that the zone district is generally located within one-half mile of a light rail station platform. The primary permitted uses include offices, retail, and service uses. Mixed use and residential development is also permitted with no maximum residential density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required primarily due to the nearby light rail station opportunities.

Site development requirements are very flexible. There is no minimum or maximum parcel size. The zone calls for a minimum residential density of 30 dwelling units per acre within 400 feet of a light rail station, and 24 units per acre outside of that radius. There is no maximum residential development density, however all developments must meet a maximum floor area ratio of requirement of either 1.0:1 or 1.2:1, depending on the proximity to light rail. The zone has no minimum width or depth requirements. The zone has no setback requirements, unless the property abuts a lower intensity residential zone. The zone calls for a maximum building height of 60-feet, unless is within 400-feet of a light rail station and then the maximum building height is 100-feet.

In summary, the zone consists of a relatively high intensity development opportunity area. The zone allows for most commercial, multi-family residential, and mixed-used opportunities. The zones' transit-oriented language has significant requirements with respect to pedestrian connectivity and orientation.

Site Area (Larger Parcel Determination)

Although Portland General Electric owns a variety of parcels in the subject neighborhood, the focus of this assignment is on the tax lot in the immediate vicinity of the proposed acquisition corridor. The identified tax lot (1S-1W-5CC TL400) encompasses a total area of 23.93 acres per Washington County assessor map documentation.

Existing Use

The subject property is improved with a Portland General Electric substation facility. The property also includes perimeter landscaping, including an established Tualatin Hills Park and Recreation District (THPRD) trail system which parallels the north and east boundaries of the property.

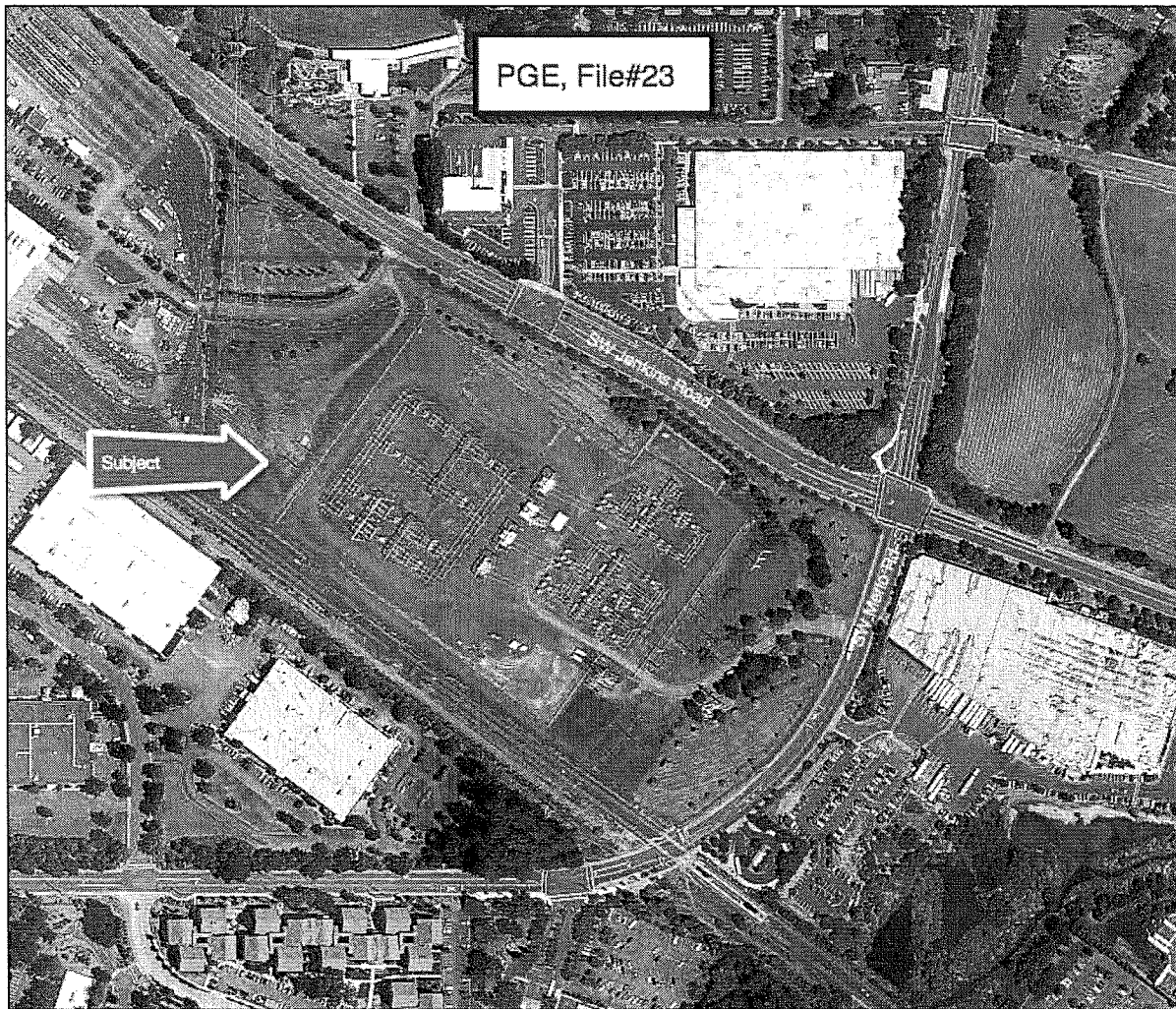
Sales History

There have been no recent transactions involving the subject property. The appraiser has not been provided a preliminary title report with respect to the subject ownership. The appraiser has been unable to identify the exact date of acquisition by Portland General Electric; however, the property has been occupied for a substantial period of years according to Mike Livingston of PGE's property management department.

Inspection

The subject property owner was invited to be present during the course of the appraiser's inspection via both regular and certified U.S. mail. The letter was dated October 29, 2015. No response to the mailing was received. Accordingly, the appraiser was unaccompanied during the course of the property inspection which occurred on November 30, 2015. Said date of inspection establishes the date of value for this appraisal.

PROPERTY DESCRIPTION



General Description

The subject property consists of a 23.93-acre parcel located at the southwest corner of the intersection of SW Merlo Road and SW Jenkins Road in Beaverton. PGE operates a major substation facility at the site. The facility is known as the Saint Mary's Bulk Transmission Station.

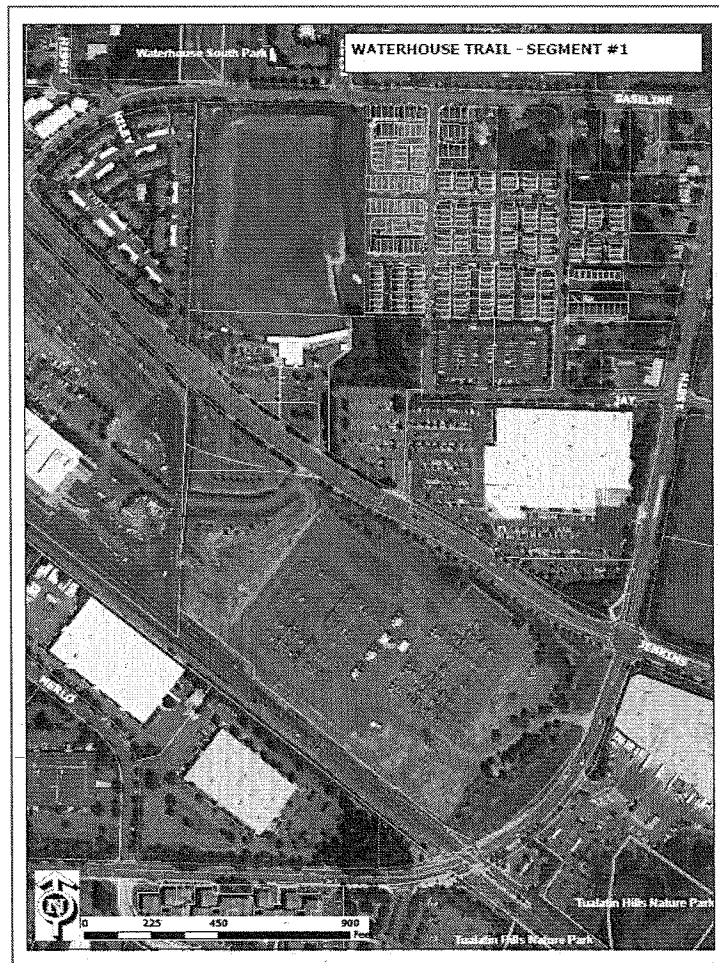
Absent the current facilities, the property would be a suitable development parcel given its level topography and potential zoning characteristics. The south boundary of the site is formed by the West Side Max Light Rail corridor while the easterly boundary of the property is formed by Merlo Road/ 158th Avenue. The north boundary of the property is formed by SW Jenkins Road. The property has two established access points. The parcel shares a driveway entrance with the adjacent TriMet maintenance facility at 16250 SW Jenkins Road. The east boundary of the property has an established driveway entrance

into the vicinity of the Merlo Road frontage. County records indicate the address of the identified subject tax lot at 1785 SW 158th Ave.

The proposed acquisition alignment is primarily focused along the east boundary of the site. Property improvements in this area are limited to a series of overhead powerlines, landscaping surfaces, and an existing THPRD public trail. The landscaping consists of a variety of irrigated lawn surfaces with occasional trees. The north boundary of the property has an earthen berm which provides a visual screen between the adjacent SW Jenkins Road corridor and the interior portions of the property. The formal substation improvements are located behind a chain link fence structure a substantial distance from the proposed acquisition area. The contribution value associated with the existing utility infrastructure is beyond the scope of this appraisal.

Existing Trail Easement

The THPRD trail easement is known as the Waterhouse Trail and was placed on the subject property in late 2013 or early 2014. The general alignment of the existing trail is identified in the following exhibit.



The THPRD easement corridor encompasses a total area of approximately 61,912 SF. The easement consists of a 20-foot wide permanent access easement which has been paved with an asphalt surface. Previous appraisal activity involving the existing easement revealed that the language of the easement was to allow for future flexibility with regard to the trail location. That is, if the underlying fee owner (PGE) desired that the easement be relocated in order to accommodate future development activity, this relocation would be allowed under the terms of the easement.

The flexibility of the existing THPRD trail easement diminishes its impact while maintaining the underlying fee value associated with the land outside of the encumbered area, including the area of the proposed county acquisition. This will be an important factor to consider in the following valuation analysis.

Access

The property has several access points along the adjacent road frontages. In the vicinity of the proposed acquisition corridor, the property has a significant access along its east boundary with SW Merlo Road (AKA SW 158th Avenue). The project will not result in any long term changes to the current access characteristics associated with the subject property.

Utilities

The MetroMap database indicates the subject property has access to municipal services, including Tualatin Valley Water District domestic water, and sewer services provided Clean Water Services District. Fire protection is provided by Tualatin Valley Fire & Rescue. Other typical utilities included PGE electricity and Northwest Natural gas.

Summary

In summary, the subject property functions well as it is currently configured. Absent the current institutional improvements, the site would likely be re-zoned to a multi-family residential or mixed-use status (likely SC-MU). If the property were vacant and available for development it would make a suitable candidate for a variety of potential projects including both commercial and multi-family residential formats.

HIGHEST AND BEST USE

The highest and best use is defined as: The reasonable and probable use that supports the highest present value of vacant land or improved property as of the date of appraisal. As defined, the highest and best use must be reasonably probable, legally and physically possible, as well as financially feasible.

A complete highest and best use discussion requires consideration of the six major influences detailed under USPAP 1-3 (a).

1. Existing land use regulations.
2. Probability for modification of land use regulations.
3. Economic demand.
4. Physical adaptability of the real estate.
5. Neighborhood trends.
6. Highest and Best Use of the real estate.

The highest and best use analysis must begin under the assumption that the land is vacant and available for development to its highest and best use. Under standard appraisal rules, the analysis must be developed to "recognize that land is appraised as though vacant and available for development to its highest and best use and that the appraisal of improvements is based on their actual contribution to the site." (USPAP 1-3 (b))

The existing property improvements represent an institutional use of the site. The primary focus of this appraisal is to estimate the underlying land value associated with the subject larger parcel. Absent the institutional use of the property the site would make a suitable candidate for a variety of potential development alternatives.

Later analysis will demonstrate that the subject property is competitive from both a commercial and multi-family residential standpoint. Given the corner location enjoyed by the subject site, the property may possess slightly superior commercial characteristics when compared with competing multi-family scenarios. Regardless, later discussion will demonstrate that the underlying land value is similar under either development alternative.

PROPOSED ACQUISITION AND EFFECTS ON REMAINDER

PROPOSED ACQUISITION

Parcel 1, Right of Way Dedication, 2,607 SF

Parcel 1 consists of a Right of Way Dedication to be placed in the vicinity of the NE corner of the subject larger parcel. Improvements in the vicinity include a variety of landscaping and an asphalt sidewalk surface.

Terms of the dedication are tantamount to a fee taking for purposes of appraisal analysis.

Parcel 2, Permanent Slope and Utility Easement, 2,281 SF

Parcel 2 consists a Permanent Slope and Utility Easement to be placed along the northeast boundary of the subject larger parcel in the vicinity of its SW Merlo Road frontage. The easement extends from the property's east driveway entrance continuing in a northerly direction to a point near the intersection of SW Merlo Road and SW Jenkins Road. The variable width easement will be used to accommodate a variety of potential utilities. The easement will also be used for slope blending purposes preventing any future structural development activity in the vicinity. Surface improvements in the vicinity of Parcel 2 include an irrigated lawn with occasional trees.

In the before condition the land in this vicinity consist of gently sloped to level property. Given the flexible site development criteria associated with the subject's potential zone classification, much of this area consists of potentially buildable property in the before condition. As noted earlier, the nearby THPRD trail is flexible in terms of placement. It could be moved in an effort to allow for structural improvements in the vicinity of the county acquisition area.

Terms of the easement call for creating sloped surface conditions with the capability to accommodate either above-grade or underground utilities throughout much of the alignment. In that regard, the easement impact is significant as will be discussed in the following valuation section.

Parcel 3, Permanent Drainage Easement, 1,896 SF

Parcel 3 consists a proposed Permanent Drainage Easement to be located along the east boundary of the subject larger parcel, south of the east driveway entrance. The easement will be used to install a variety of county storm drainage facilities and will prevent all future structural development activity in the vicinity. The land in this portion of the property consists of gently sloped landscaped surfaces. Thus, the proposed drainage easement will have a substantial impact on the underlying land utility and corresponding value.

Parcel 4, Temporary Construction Easement, 4,045 SF (Duration 10 months)

Parcel 4 consists of a proposed temporary construction easement to be placed in the vicinity of the subject's easterly driveway entrance. The easement also extends the rear or west side of the above described Parcels 1, 2 and 3. The easement has a variable width and will be primarily used for access to the adjacent work zones as well as to reconstruct the paved surfaces in the vicinity of the easterly driveway entrance and sidewalk surfaces near the NE property corner.

Improvements in the vicinity of Parcel 4 include a portion of the general landscaping and a three-foot high by five-foot wide (3' x 5') metal sign associated with the THPRD trail system. Hard surfaces, such as the asphalt sidewalk system and east driveway entrance, will be preserved or restored as part of the project in this vicinity.

During the easement's 10-month duration, the property owner will maintain a shared use of the entire area, except for the immediate timeframe involving actual construction activity. The temporary easement is equivalent to a shared-use land lease for purposes of valuation.

EFFECTS ON REMAINDER

In the after condition, the subject property will function in a similar manner as the before condition. The property will maintain its before condition highest and best use characteristics. The appraiser has concluded no damages to the remainder property as a result of the project.

VALUATION COMMENTS

There are three classic approaches which can be used in estimating a value for a given parcel of real estate. These methods are the Sales Comparison Approach, the Income Capitalization Approach and the Cost Approach.

The Sales Comparison Approach is a method whereby the value for a given property is estimated through a comparison process with other similar properties which have recently sold. The sale prices are adjusted for differences including the element of time, physical characteristics, and condition. The Sales Comparison provides a reliable value indication given the availability of adequate sales data.

The Cost Approach is a method whereby the replacement cost of the improvements is estimated. The estimated cost new is then charged for depreciation including physical deterioration, plus functional and economic obsolescence. The value of the underlying site is then added to this figure, resulting in an overall value indication for the property being appraised. The subjectivity of the depreciation estimate tends to increase with the age of the improvements. The Cost Approach is therefore most reliable when dealing with newer properties.

The final method is the Income Capitalization Approach. This method is generally applicable to commercial and investment properties which are capable of producing a rental income. This process first involves the estimation of the economic rent the property is capable of producing. The appropriate expenses are then deducted, resulting in an estimate of net operating income. The income is then capitalized with an overall rate, resulting in the final value estimate.

In this appraisal, the primary goal is to establish the value of the subject's underlying site. In that regard, the Sales Comparison Approach is the most meaningful method of estimating value. The Sales Comparison Approach has been the only method employed in this appraisal.

SALES COMPARISON APPROACH

The Sales Comparison Approach is the most meaningful method of vacant land valuation in this case. The Sales Comparison Approach is the only method used in arriving at the subject's land contribution value. I have researched the commercial and multi-family land market throughout the westerly half of the Portland Metropolitan area in an effort to identify appropriate comparable sales. The following transactions have been most helpful in that regard.

Comparable Land Sales											
Sale	Location	Date	Price	Area (SF)	Area (Acres)	Proposed Units	Price/SF	Price/Unit	Density (Units/Ac)	Zone	Comments
1	14385 SW Jenkins Road, Beaverton	Sep-12	\$ 6,950,000	322,344	7.400	N/A	\$ 21.56	N/A	N/A	SC-MU, Beaverton	Level corner site, developed with Villasport fitness club
2	5803 SW Beaverton - Hillsdale Hwy, Portland	Oct-14	\$ 402,500	23,087	0.530	22	\$ 17.43	\$ 18,295	41.51	R2, Portland	Proposed "RAM Apartments", 22 units. Former tennis courts.
3	15830 SW Baseline Road, Beaverton	Jan-15	\$ 1,650,000	102,366	2.350	126	\$ 16.12	\$ 13,095	53.82	SC-HDR, Beaverton	Proposed 4-story, 126-unit apartment building with 126 parking stalls. Near Nike.
4	16251 SW Jenkins Road, Beaverton	Oct-14	\$ 4,600,000	585,011	13.430	236	\$ 7.86	\$ 19,492	17.57	SC-HDR, Beaverton	236 unit affordable housing project, Former Sunset Golf Center, 8.5 acres usable with powerline easments.
5	1115 SW 158th Ave, Beaverton	Pending	\$ 800,000	25,265	0.580	Not available	\$ 31.66	N/A	N/A	SC-HDR, Beaverton	To be added to land associated with sale 3 above. To close Spring 2016. 1216 SF SFR on site.

Land Sale No. 1 – 14385 SW Jenkins Road, Beaverton, 9/25/2012, \$6,950,000

This transaction consists of a 7.4-acre parcel located at the corner of SW Jenkins Road and Murray Blvd in Beaverton. The level, corner site was sold to a buyer who intended to construction a large fitness facility (Villa Sport). The well exposed property is situated at a signalized intersection across from the Nike World Headquarters. The site is zoned SC-MU under the jurisdiction of the City of Beaverton. Said zone allows for a variety of commercial uses. The transaction involves a cash consideration after being listed with a commercial broker.

Land Sale No. 2 – 5803 SW Beaverton-Hillsdale Hwy, Portland, 10/20/2014, \$402,500

This transaction involves a 0.53-acre parcel of multi-family zoned land located along the north side of SW Beaverton-Hillsdale Highway at the intersection of SW 56th Avenue in Portland. The property was formerly used as a tennis court facility for the adjacent fitness club. The buyer plans to construct 22 multi-family dwelling units, resulting in an indicated unit price of \$18,295 per potential unit or \$17.43 per square foot of land area. The level, rectangular site has good access to municipal utilities via the adjacent road right of way. Access will likely be provided by the adjacent SW 56th Avenue frontage.

Land Sale No. 3 – 15830 SW Baseline Road, Beaverton, 1/16/2015, \$1,650,000

This transaction involves the sale of 2.35-acres of land situated at the northwest corner of the intersection of SW Baseline Road and SW 158th Avenue in Beaverton. The transaction involved four individual tax lots purchased by the same buyer, resulting in the total land area identified above. The properties included several detached single family residential improvements, which will be removed prior to construction of a 126-unit apartment project. Conversations with the buyer indicate that the transaction required an additional consideration amount of \$50,000 in acknowledgment of an extended escrow period.

The property will also require demolition costs of approximately \$50,000 inclusive of minor environmental clean-up in addition to the recorded transaction price. This results in an adjusted consideration of \$1,750,000 which translates into an adjusted unit price of \$17.10 per square foot or \$13,889 per potential dwelling unit. The property had access to municipal utilities in the adjacent road right of way. The level, rectangular site will make a convenient location for the proposed apartment project. The project is located in close proximity to the nearby Nike headquarters. The site is zoned SC-HDR under the jurisdiction of the City of Beaverton.

Subsequent to this transaction the buyer completed substantial design work and obtained approval from Washington County for a 126-unit apartment development. The property was then re-sold to Spanos Corporation for a consideration of \$4,000,000, or approximately \$38.91 per square foot. Conversations with the seller in the second transaction, Tim Weiskind, indicate that there was substantial value in the entitlement and design process. Thus, this secondary transaction is not indicative of a raw or un-entitled land purchase.

Land Sale No. 4 – 16251 SW Jenkins Road, Beaverton, 10/31/2014, \$4,600,000

This transaction consists of a 13.43-acre site located along the north side of SW Jenkins Road, just west of the Beaverton Costco location. The property is zoned SC-HDR under the jurisdiction of the City of Beaverton. The property was purchased in anticipation of constructing 236 affordable apartment units. The purchase was made using a HUD affordable housing finance package however, the seller received a cash consideration. The property had a significant powerline encumbrance along the westerly third of the site. This portion of the property was also encumbered with a THPRD trail easement. This resulted in a net useable property area of approximately 8.5-acres, per information provided by the buyer representative. This translates to a useable property unit value of \$12.42 per square foot. The buyer indicates that the sale was negotiated approximately 12 to 14 months prior to the date of October 31, 2014 and thus the indicated unit value is more dated than it may appear based on its recorded sale date. The site had access to all necessary municipal utilities within the adjacent street right of ways. A minor dedication was required along the south property boundary in the vicinity of SW Jenkins Road as reflected in the above net useable property area.

Land Sale No. 5 – 1115 SW 158th Ave, Beaverton, Pending to close 4/2016, \$800,000

This pending transaction consists of a 0.58-acre site currently improved with a 1,216 SF single-family residence. The property is being purchased to be incorporated into an adjacent land holding (identified in the above land sale 3 discussion). The sale price involves a cash consideration to the seller with an overall unit price of \$31.66 per square foot. The property will ultimately be incorporated into an apartment development. The existing residential structure had no contribution value in the transaction and will result in an additional demolition cost.

Conversation with the buyer in this transaction indicate a high level of motivation. The purchase of this property will allow for additional flexibility, and potentially a higher number of units per acre in the adjacent land holding. In short, this transaction represents an above-average level of buyer motivation and may not be indicative of typical unit pricing for similarly situated parcels. The level rectangular parcel will require a dedication along its easterly boundary of approximately 24-feet, thus reducing the net useable area from the above identified gross property area.

ADJUSTMENTS

Terms

All sales were reported to be cash or cash equivalent and no adjustment has been made for this factor.

Time

As discussed in the earlier Neighborhood Description section of this report the Portland area apartment land market is seeing healthy levels of appreciation and overall demand. The subject zone classification could accommodate a variety of potential property uses including both commercial and multi-family improvements.

With exception to transaction #1, most of the data is relatively current. The multi-family land market has experienced increases in demand and corresponding increases in unit pricing during the identified time-frame. A specific sale-resale example, or paired sale example, has not been encountered during the course of research for this appraisal. Trends identified in the earlier neighborhood discussion suggest rates of land appreciation in excess of general rates of overall inflation (CPI Index). In the absence of a reliable time trend index, I will consider the relative date of each the transactions in the following value conclusions.

Conclusions

The subject property is well-suited to either commercial or multi-family development. The above transactions were primarily purchased for their multi-family development capability, except for sale #1. A multi-family development of the subject site would be consistent with surrounding land use patterns in the immediate vicinity. The subject's zoning

potential is similar to the potential associated with several of the identified transactions in the SC-MU and SC-HDR zone classification.

The upper-end of the demonstrated range is established by pending transaction #5. However, conversations with the buyers' representative suggest an above-average level of motivation. The demonstrated unit value of \$31.66 per square foot overstates the appropriate unit value of the subject property.

The low-end of the range is established by sale #4. Although this transaction is located in close proximity to the subject, the site suffered from development difficulty associated with existing powerline and public trail easements. The property had an extended escrow time period which would tend to depress the indicated unit value. Finally, the property was purchased to be developed with an affordable housing project making use of HUD financing mechanisms. For these reasons the transaction understates the appropriate subject unit value on both the net and gross basis.

Sale 3 is a meaningful value indicator given similar zoning characteristics and close proximity to the subject site. The transaction closed in January 2015 with an indicated gross unit value of \$16.12 per square foot, or approximately \$13,095 per potential dwelling unit. In light of the current escalating market for apartment land, the transaction understates the appropriate unit value of the subject. The subsequent sale of this parcel with entitlements is not a meaningful comparable when compared with the raw condition of the subject site.

Sale 2 has been included as a secondary indicator of apartment land values in the Portland Metropolitan area. The transaction is located outside of the immediate subject neighborhood. This sale isolates the value of land with no commercial development capability.

Sale 1 is located in close proximity to the subject. The site was purchased for a quasi-commercial use. The transaction is dated, occurring September 2012. It has been included primarily due its close proximity to the subject neighborhood and similar zoning characteristics. This transaction would bracket the lower-end of appropriate unit land values when considering the subject site.

Overall, the subject's appropriate unit value is best reflected by the mid to upper end of the demonstrated range. I conclude the subject's fee land value at \$25.00 per square foot.

**Concluded Subject Property Unit Land Value
\$25.00 per square foot**

VALUATION OF PROPOSED ACQUISITION

LAND VALUE

Parcel 1, Right of Way Dedication, 2,607 SF

Parcel 1 consists of a right of way dedication to be placed along the northeasterly boundary of the subject larger parcel. The easement is tantamount to a fee taking for purposes of valuation. The land in the vicinity of Parcel 1 contributes value to the larger parcel at a rate of \$25.00 per square foot. Thus, the land value impact associated with Parcel 1 may be calculated as follows:

$$\begin{aligned} &\text{Parcel 1 Land Value Impact} \\ &2,607 \text{ SF} \times \$25.00/\text{SF} = \$65,175 \end{aligned}$$

Parcel 2, Permanent Slope and Utility Easement, 2,281 SF

Parcel 2 consists of a permanent slope and utility easement to be placed along the northeasterly property boundary just west of the above-described Parcel 1 dedication area. The variable width easement corridor includes a variety of landscaping including an irrigated lawn surface and occasional trees. The land in the vicinity of Parcel 2 contributes value to the larger parcel at a rate equivalent to that of the remainder of the site. Thus, the before condition fee value may be calculated as follows:

$$\begin{aligned} &\text{Parcel 2 Before Condition Land Value} \\ &2,281 \text{ SF} \times \$25.00/\text{SF} = \$57,025 \end{aligned}$$

Next, the appraiser must estimate the value impact associated with the proposed slope and utility easement. In this instance the easement will be used for slope blending purposes, removing gentle slope characteristics enjoyed in the before condition. The easement will also allow for a variety of potential utility items to be placed both above and below ground.

Although this portion of the subject property is isolated from the interior portion of the site by the existing THPRD trail easement, terms of the THPRD trail easement allow for flexibility with regard to future trail placement. In that regard, the land in the vicinity of all of the acquisition components potentially represents developable ground.

The flexible zoning characteristics associated with the SC-MU zone classification would have allowed structural development activity within the proposed slope and utility easement corridor. This development potential will be removed in the after condition. The corridor will still maintain some utility to the remainder in the way of providing additional density allowances or minimum landscaping requirements. I conclude that the easement will maintain at least 50% of its before condition utility and associated value. Thus, the overall land value loss would not exceed 50% of the above identified before condition value. This may be calculated as follows:

Parcel 2 Easement Land Value Impact

$$\$57,025 \times 50\% = \$28,513$$

Parcel 3, Permanent Drainage Easement, 1,896 SF

Parcel 3 consists of a proposed permanent drainage easement. The easement will be used to accommodate a storm drainage facility located south of the east property driveway. In the before condition this land consists of potentially buildable ground. In the after condition the proposed drainage infrastructure will prevent any significant use of the site beyond open space or density transfer uses. Prior to considering the impact of the proposed easement, I will first establish the before condition fee value throughout the affected areas.

Parcel 3 Before Condition Land Value

$$1,896 \text{ SF} \times \$25.00/\text{SF} = \$47,400$$

Next, I must identify the appropriate value impact associated with the easement encumbrance. As identified above, this portion of the property will lose any future structural development capability. The current open space use will be maintained. However, the area will be occupied by a county owned drainage facility. As such the proposed drainage easement represents a substantial loss of utility throughout the affected area. This loss of the utility would not exceed 50% of the identified underlying land value noted above. Accordingly, the land value impact associated with Parcel 3 may be tabulated as follows.

Parcel 3 Land Value Impact

$$\$47,400 \times 50\% = \$23,700$$

Parcel 4, Temporary Construction Easement, 4,045 SF (Duration: 10 Months)

Parcel 4 consists of an irregularly shaped acquisition component which generally parallels the west boundary of the above described acquisition areas. Prior to considering the impact of the easement encumbrance, I will first establish the before condition fee land value. The land in the vicinity of Parcel 4 contributes value the larger parcel at a rate equivalent to that of the remainder of the site. This has been established earlier in the appraisal at \$25.00 per square foot. Thus, the before condition fee value associated with Parcel 4 may be tabulated as follows:

Parcel 4, before condition land value

$$4,045 \text{ SF} \times \$25.00 = \$101,125$$

Next, I must identify the appropriate value impact associated with the easement encumbrance. Terms of the proposed temporary easement call for a shared use of the area with a maximum duration of ten months. In that regard, the proposed temporary easement is equivalent to a short term land lease. In an effort to identify an appropriate rental rate of return, the appraiser has considered the following lease examples.

Land Lease Examples	
Example #1	
Location	SE 11th & Main, Portland
Legal	1S1E02BD 7201, 7400
Date	9/7/2007
Area	20,000 SF
Zone	IG 1, Industrial
Term	\$4,000 / month net rent
Comments	Partially paved storage yard with older fence. Parcel sold 9/7/07 for \$775,000 with asking rent noted above, indicating an annual rate of return of 6.2%.
Example #2	
Location	13150 SE Highway 212, Clackamas OR
Legal	2S2E11D, TL 2100
Date	11/16/2011
Area	2.40 Acres
Zone	I-2 Industrial
Term	Asking rent \$100,424/yr (\$.08/sf/mo)
Comments	Paved fenced yard with Hwy 212 visibility. Property listed for sale at \$1,046,090 (\$10/SF). Asking rent/price = 9.6% annual return.
Example #3	
Location	SEC of NE Gertz Rd and NE 4th Ave, Portland
Legal	1N1E11B, TL's 1900, 2000, & 2100
Date	6/1/2010
Area	2.01Acres
Zone	IG 1, Industrial
Term	\$39,600/year net
Comments	Property sold for \$550,000 6/1/2010 with asking rent of \$39,600 indicating an annual return of 7.2%.

The above lease examples demonstrate a variety of return rates ranging from 6.2% per year to 9.6% per year. A short term, exclusive use rate would represent the upper end of the demonstrated range while a shared, long term rate would require a significantly lower rate of return. In this instance, the proposal calls for an occupancy period of only ten months.

Although, the use will be shared, the short duration of the easement would suggest a higher rate of return. Accordingly, I conclude an appropriate rate of return of 7.5% per year or approximately 0.625% per month of defined duration. Given the proposed ten-month duration, the overall rental rate is 6.25%. The land value impact may be tabulated as follows:

Parcel 4 Land Value Impact
 $\$101,125 \times 6.25\% = \$6,320$

Land Value Summary

When combined, the project will have the following land value impact:

Land Value Impact		
Parcel 1	Right of Way Dedication	\$ 65,175
Parcel 2	Permanent Slope and Utility Easement	\$ 28,513
Parcel 3	Permanent Drainage Easement	\$ 23,700
Parcel 4	Temporary Construction Easement	<u>\$ 6,320</u>
Total Land Value Impact		\$123,708

IMPROVEMENT VALUE

The proposed acquisition will disrupt a portion of the subject's existing landscape surface as well as sections of existing paved sidewalk area. Finally, the project may potentially remove an existing THPRD sign structure located in the vicinity of acquisition Parcel 4 near the property's northeast corner. The value contribution associated with each of these disrupted items will be considered in the following paragraphs.

Landscaping and Irrigation

When combined, the proposed acquisition has a total impact area of 10,829 SF. Of that, approximately 1,946 SF consists of existing driveway surface or asphalt sidewalk area. These hardscape surfaces will be preserved or restored as part of the project (except in the area of Parcel 1, see comments below). Thus, the net landscaped surface area may be calculated by deducting the hardscape surfaces from the overall impact area.

When combined the property has a total hardscape surface in the vicinity of the acquisition corridor of 1,946 SF resulting in a net landscaping surface of 8,883 SF (10,829 SF – 1,946 SF). The landscaping area consists of low cost institutional class landscaping. The landscaping includes irrigation and sparsely placed deciduous trees. Marshall Valuation Service suggest a replacement cost for similar landscaping, inclusive of the irrigation, at \$2.76 per square foot after considering local and current cost multipliers. Given the disrupted landscaping area of approximately 8,883 SF this results in the following landscaping value impact.

$$\begin{aligned} &\text{General Landscaping Impact} \\ &8,883 \text{ SF} \times \$2.76/\text{SF} = \$24,517 \end{aligned}$$

Irrigation Severance

In addition to the general landscape impact, the remainder irrigation system will need to be re-configured in the after condition. It is difficult to identify the specific location of the current system infrastructure; however, a general allowance will be included in acknowledgement of the need to address the system severance. I conclude an

allowance of 10% of the general landscape cost as an adequate amount to address any necessary repairs.

This may be calculated as follows.

$$\begin{aligned} &\text{Irrigation repairs:} \\ &\$24,517 \times 10\% = \$2,452 \end{aligned}$$

When combined the project will result in a total landscape value impact of \$26,969.

Total landscape impact: \$26,969

Lost Sidewalk Surfaces

The project will remove approximately 252 square feet of existing sidewalk surface in the vicinity of acquisition Parcel 1. This sidewalk surface will be transferred to the County's ownership. Compensation has been calculated as follows.

Marshall Valuation Service suggests a replacement cost for similar asphalt surfaces, including a 4" crushed rock base, at \$5.19 per square foot. The project will remove approximately 252 square feet of pedestrian path near the northeast corner of the site. Thus, the lost surface has the following cost:

$$\begin{aligned} &\textbf{Lost Sidewalk Cost} \\ &\text{(in vicinity of Parcel 1)} \\ &252 \text{ SF} \times \$5.19/\text{SF} = \$1,308 \end{aligned}$$

The sidewalk appears to be a recent installation. The surface is in good condition. Thus, no depreciation allowance will be applied.

THPRD Sign

The project will potentially remove an existing sign in the vicinity of Parcel 4 near the northeast property corner. The sign consists of a three-foot high by five-foot wide (3' x 5') double-faced metal sign with no illumination. Marshall Valuation suggests a replacement cost for similar sign structures at \$87 per square foot. Thus, the sign has the following replacement cost and corresponding contribution value:

$$\begin{aligned} &\textbf{Sign Value} \\ &15 \text{ SF} \times \$87/\text{SF} = \$1,305 \end{aligned}$$

When combined, the project results in the following improvement value impacts:

Improvement Value Summary		
1	Landscaping	\$ 26,969
2	Paved Sidewalk	\$ 1,308
3	THPRD Sign	<u>\$ 1,305</u>
Total Land Value Impact		\$ 29,582

DAMAGES TO REMAINDER PARCEL

The remainder parcel will function in a similar manner as the before condition. No damage to the remainder parcel has been identified in this appraisal.

VALUE SUMMARY

When combined, the project has the following value impacts:

Value Summary		
Taking		
	Land	\$123,708
	Improvements	<u>\$ 29,582</u>
Total Taking		\$153,290
Damages		\$ 0
Special Benefits		<u>\$ 0</u>
Total Taking and Damages		\$153,290
Rounded		\$154,000

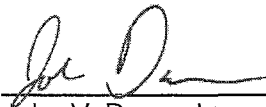
After rounding, the concluded value impact associated with the proposed acquisition as of November 30, 2015 is:

**ONE HUNDRED FIFTY-FOUR THOUSAND DOLLARS
(\$154,000)**

CERTIFICATION

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 personal interest with respect to the parties involved.
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ◆ My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- ◆ My compensation for 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 subject property and the sales used in this report.
- ◆ No one provided significant professional assistance to the person signing this report.
- ◆ The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Practice of the Appraisal Institute.
- ◆ 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.
- ◆ I previously performed an appraisal of a portion of the subject property relative to a THPRD trail easement which was placed on the site. This assignment was unrelated to the current assignment. The previous report was dated August 14, 2012. Other than the previous appraisal, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ◆ As of the date of this report, I have completed the continuing education program of the Appraisal Institute.



John V. Donnerberg, MAI
Oregon Certification C000554, Exp. 5/31/2016

ADDENDUM

PHOTOGRAPHS – SUBJECT PROPERTY
Taken November 30, 2015 by John V. Donnerberg, MAI



2015-046-229

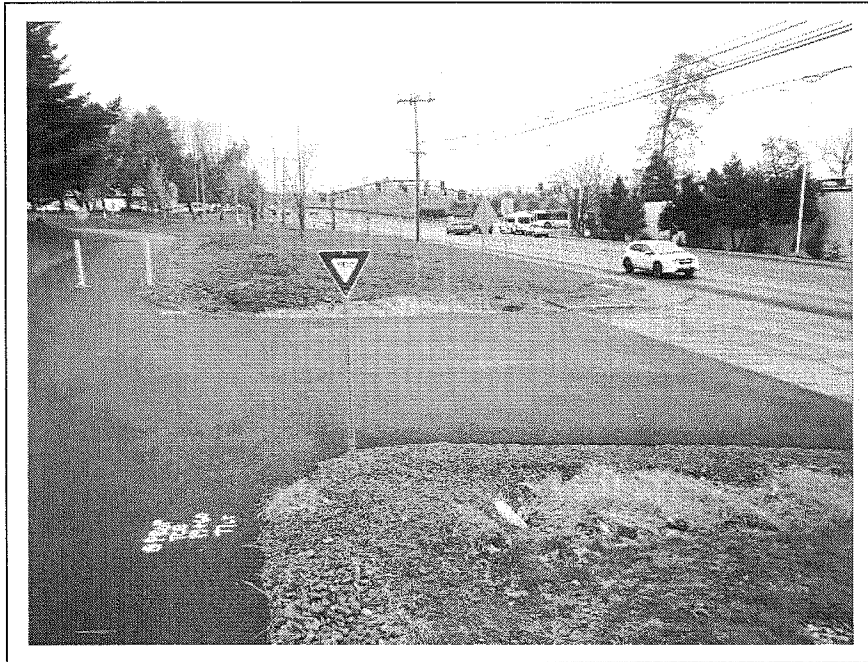
Facing west viewing proposed acquisition in vicinity of Parcel 3 as seen from opposite side of SW Merlo Road



2015-046-230

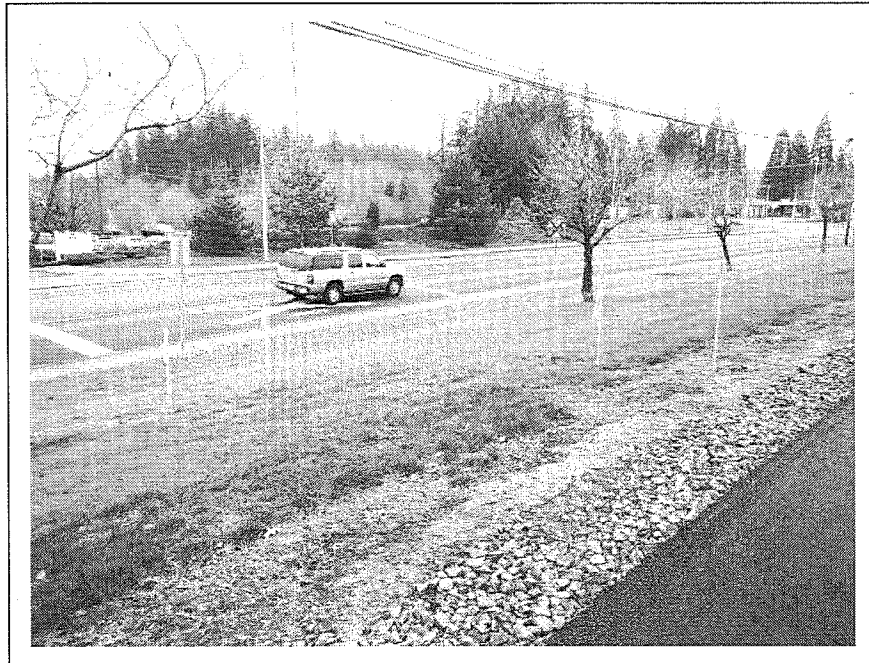
Facing north viewing east boundary of subject site in vicinity of proposed acquisition corridor

PHOTOGRAPHS – SUBJECT PROPERTY
Taken November 30, 2015 by John V. Donnerberg, MAI



2015-046-238

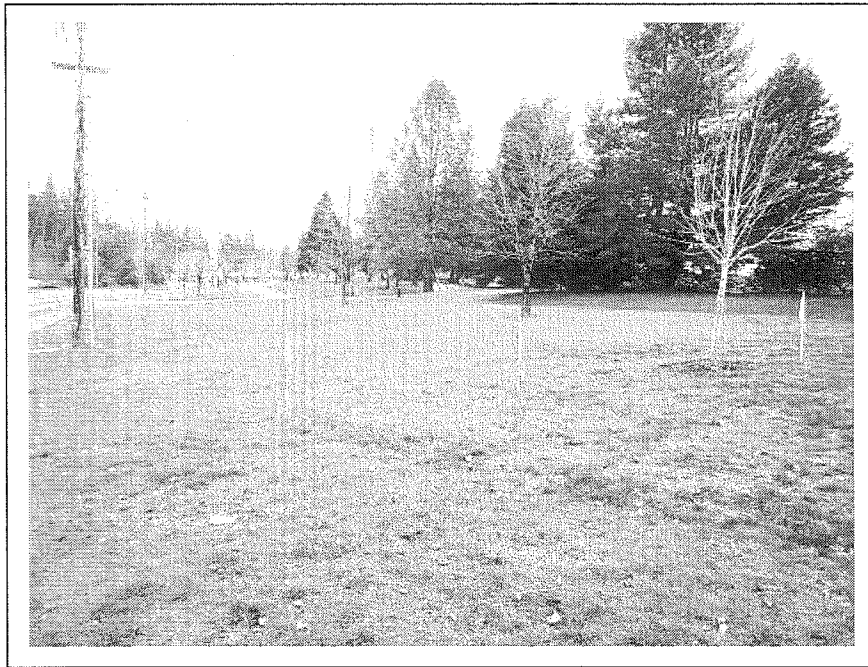
Facing north viewing proposed acquisition alignment in vicinity of east driveway entrance



2015-046-241

Facing SE viewing proposed acquisition area in vicinity of proposed storm drainage facility

PHOTOGRAPHS – SUBJECT PROPERTY
Taken November 30, 2015 by John V. Donnerberg, MAI



2015-046-260

Facing south viewing proposed acquisition alignment as seen from NE property boundary



2015-046-261

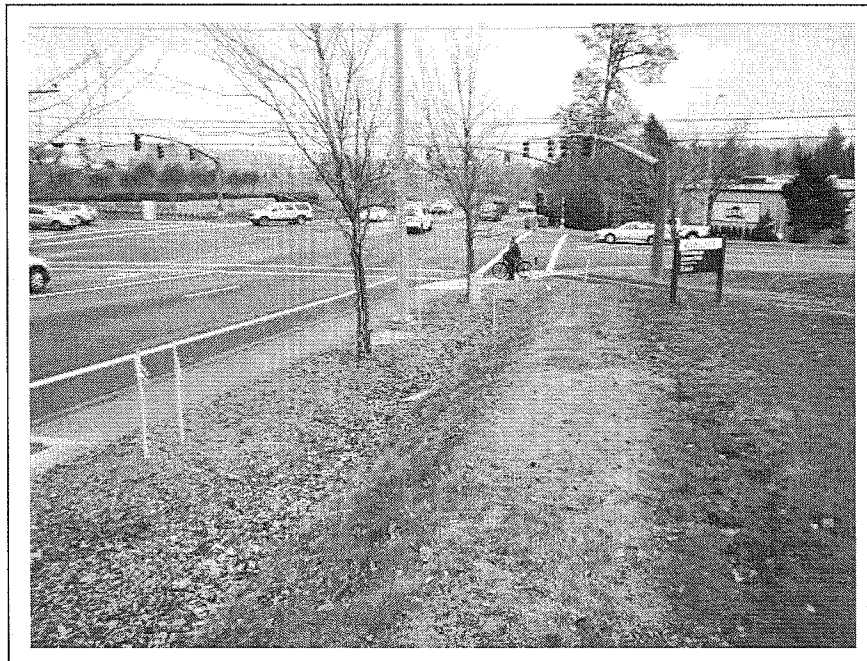
Facing west viewing pedestrian sidewalk and landscaping in vicinity of Parcel 1

PHOTOGRAPHS – SUBJECT PROPERTY
Taken November 30, 2015 by John V. Donnerberg, MAI



2015-046-265

Viewing sign structure located in vicinity of Parcel 4 at NE property corner



2015-046-267

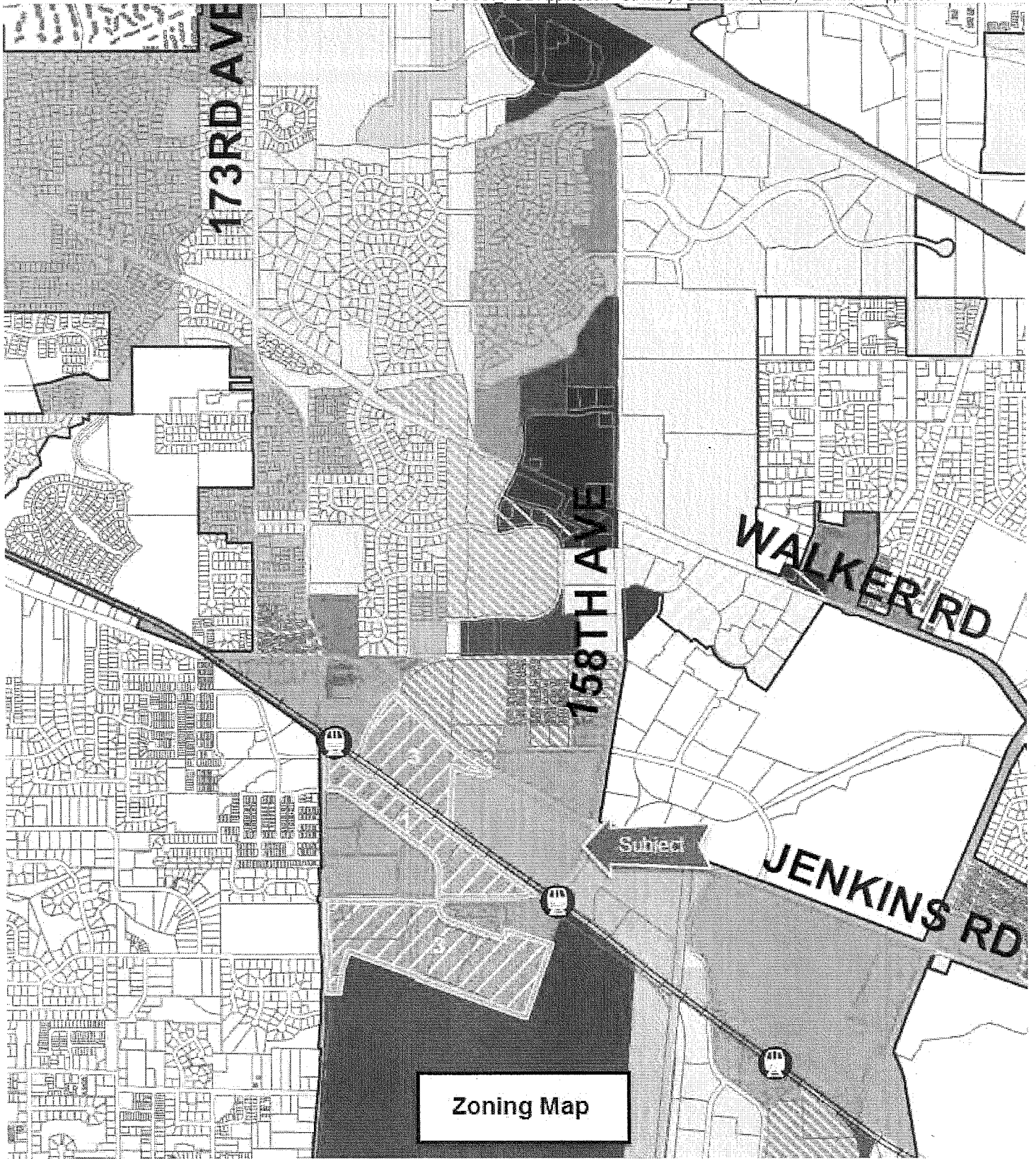
Facing east viewing NE property corner

PHOTOGRAPHS – SUBJECT PROPERTY
Taken November 30, 2015 by John V. Donnerberg, MAI



2015-046-268

Facing SE viewing land in vicinity of acquisition Parcel 1, 2, and 4



Zoning Map

EXHIBIT "A"

S.W. 158th Avenue
 (SW Walker Road to Merlo Station LRT)
 October 2, 2015
 Parcels 1, 2, 3 and 4

County Road Project No.: 100243
 File No.: 23
 Assessors Map: 1S105CC
 Tax Lot No.: 00400

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described below.

S.W. 158th AVENUE CENTERLINE (S.W. WALKER ROAD TO S.W. JENKINS ROAD)

A road centerline situated in the Northwest one-quarter and in the Southwest one-quarter of Section 5, all within Township 1 South, Range 1 West of the Willamette Meridian in the City of Beaverton, Washington County, Oregon, being more particularly described as follows:

Beginning at SW Walker Road (County Road No. 215) Centerline Station 81+83.59 = SW 158th Avenue Centerline Station 63+51.72, said point bears North 36° 02' 34" West, a distance of 5,870.40 feet from the Northwest corner of the John Elliot Donation Land Claim 42, as recorded in USBT Book 3 Page 482 in the Washington County Survey Records; thence from said point of beginning, South 02° 00' 01" East, a distance of 1354.41 feet to Station 77+06.19 at a point of curvature; thence along the arc of a 1909.86 foot radius curve to the right through a central angle of 11° 32' 57" (the long cord bears South 03° 46' 27" West, 384.32 feet) 384.97 feet to Station 80+91.16 at a point of tangency; thence South 09° 32' 56" West 1652.02 feet to the terminus of S.W. 158th Avenue (County Road No. 2480) at Station 97+43.18, also being at the centerline intersection with S.W. Jenkins Road (County Road No. 2501) and S.W. Merlo Road (County Road No. 2746). The equation station for S.W. Merlo Road is 22+82.71; Thence continuing onto S.W. Merlo Road, South 18°52'36" West, a distance of 295.92 feet to Station 19+86.79 at a point of curvature; thence along the arc of a 796.80 foot radius curve to the right through a central angle of 70° 57' 30" (the long cord bears South 54° 21' 20" West, 924.94 feet) 986.80 feet to Station 10+00.00 at the point of terminus, said point bears South 77° 38' 49" West, a distance of 1981.17 feet from the Southwest corner of the Lawrence Hall Donation Land Claim 43 as recorded in USBT Book 3 Pages 466-468 in the

P:\Washington County\037657\Survey\Documents\Legal Descriptions\037657-V-EX23 legal.doc

Washington County Survey Records, in the Southeast one-quarter of Section 5, Township 1 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 158th Avenue is determined by holding a station of 63+51.72 = 81+83.59 at the Centerline of SW 158th Avenue and the Centerline of SW Walker Road as per Survey Number 31,902 Washington County Survey Records and County Road No. 2480 Washington County Road Records.

BASIS OF BEARINGS:

South 02° 00' 01" East between the 5/8 inch iron rod with aluminum cap stamped "O.S.H.D." in a monument box at SW Walker Road Station 81+83.59 and the 5/8 inch iron rod with yellow plastic cap stamped "O.S.H.D." in a monument box at the point of intersection and intersection of SW 158th Avenue and W Baseline Road, per Survey Number 31,902, Washington County Survey Records.

Station to Station	Offset Distances Westerly of S.W. Merlo Road Centerline
20+34.97 to 21+72.00	45.00 feet along a straight line to 55.00 feet
21+72.00 to 21+91.00	55.00 feet along a straight line to 62.00 feet
21+91.00 to 22+33.00	62.00 feet along a straight line to 102.00 feet
22+33.00 to 22+40.17	102.00 feet along a straight line to 128.00 feet

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. Merlo Road and S.W. Jenkins Road.

The parcel of land to which this description applies contains 2,607 square feet, more or less.

PARCEL 2 (PERMANENT SLOPE AND UTILITY EASEMENT)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described above under Parcel 1.



	Offset Distances Westerly of S.W. Merlo Road Centerline
--	--

20+15.00 to 21+99.30	57.00 feet along a straight line to 69.91 feet
----------------------	--

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. Merlo Road and all that portion within the above described Parcel 1.

The parcel of land to which this description applies contains 2,281 square feet, more or less.

PARCEL 3 (PERMANENT DRAINAGE EASEMENT)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described above under Parcel 1.

	Offset Distances Westerly of S.W. Merlo Road Centerline
--	--

16+97.00 to 18+10.00	63.00 feet parallel with the centerline
----------------------	---

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. Merlo Road.

The parcel of land to which this description applies contains 1,896 square feet, more or less.

PARCEL 4 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described above under Parcel 1.

	Offset Distances Westerly of S.W. Merlo Road Centerline
--	--

16+97.00 to 18+10.00	67.00 feet parallel with the centerline
----------------------	---

18+10.00 to 18+19.00	67.00 feet along a straight line to 49.00 feet
18+19.00 to 19+60.00	49.00 feet parallel with the centerline
19+60.00 to 20+00.00	77.00 feet along a straight line to 82.00 feet
20+00.00 to 20+15.00	82.00 feet along a straight line to 60.00 feet
20+15.00 to 21+73.00	60.00 feet along a straight line to 71.00 feet
21+73.00 to 22+50.00	71.00 feet along a straight line to 138.50 feet

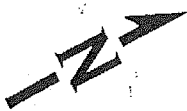
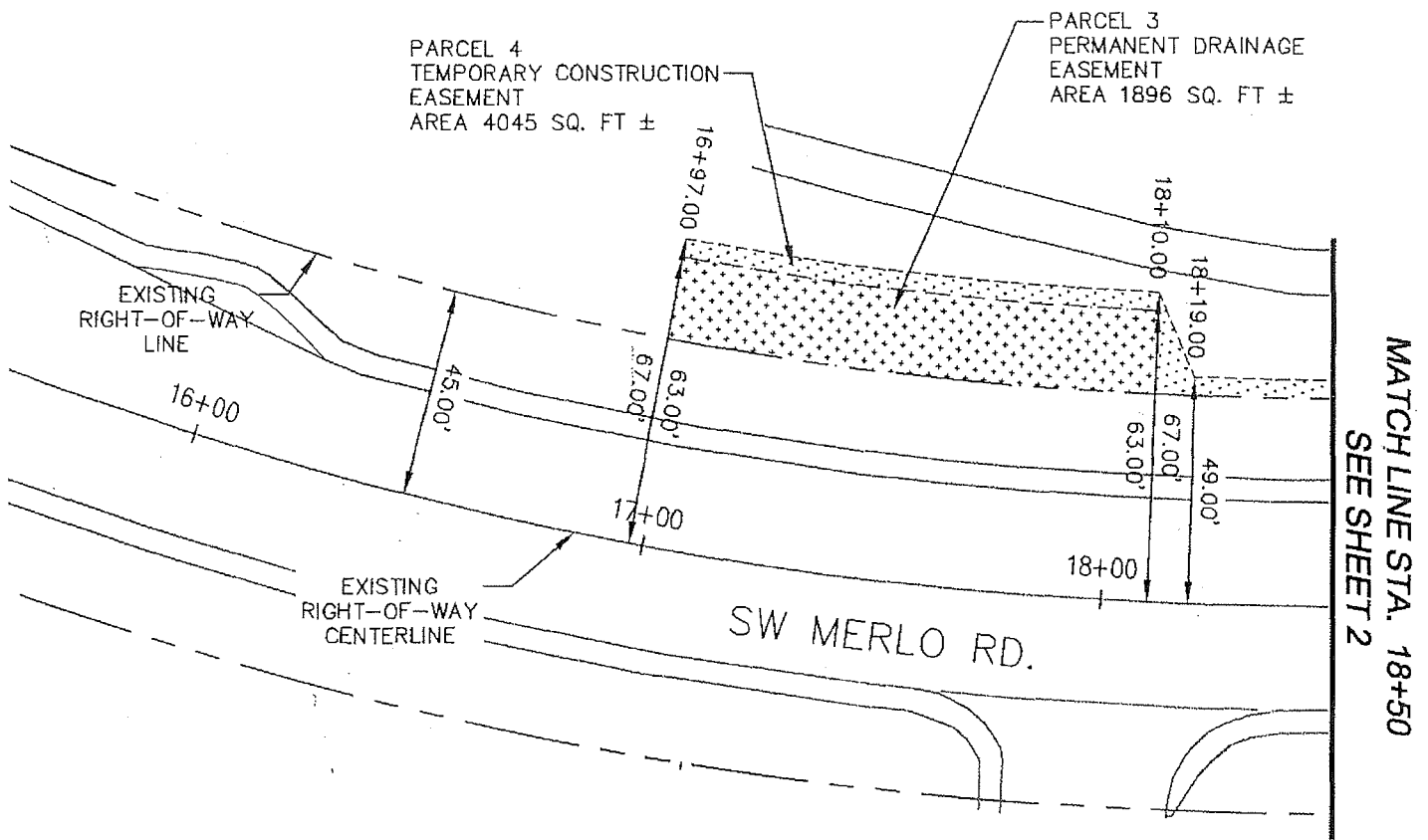
Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. Merlo Road, S.W. Jenkins Road and all that portion within the above described Parcel 1, 2 and 3.

The parcel of land to which this description applies contains 4,045 square feet, more or less.



EXHIBIT "B"
(Sheet 1 of 3)

FILE 23
PORTLAND GENERAL ELECTRIC
1S105CC TL00400



LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) 2607 SQ. FT. ±
- PERMANENT SLOPE & UTILITY EASEMENT (PARCEL 2) 2281 SQ. FT. ±
- PERMANENT DRAINAGE EASEMENT (PARCEL 3) 1896 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 4) 4045 SQ. FT. ±

FILE NO.: 23 (Sheet 1 of 3)
TAX LOT: 400
TAX MAP: 1S105CC
ADDRESS: 1785 SW 158TH AVENUE

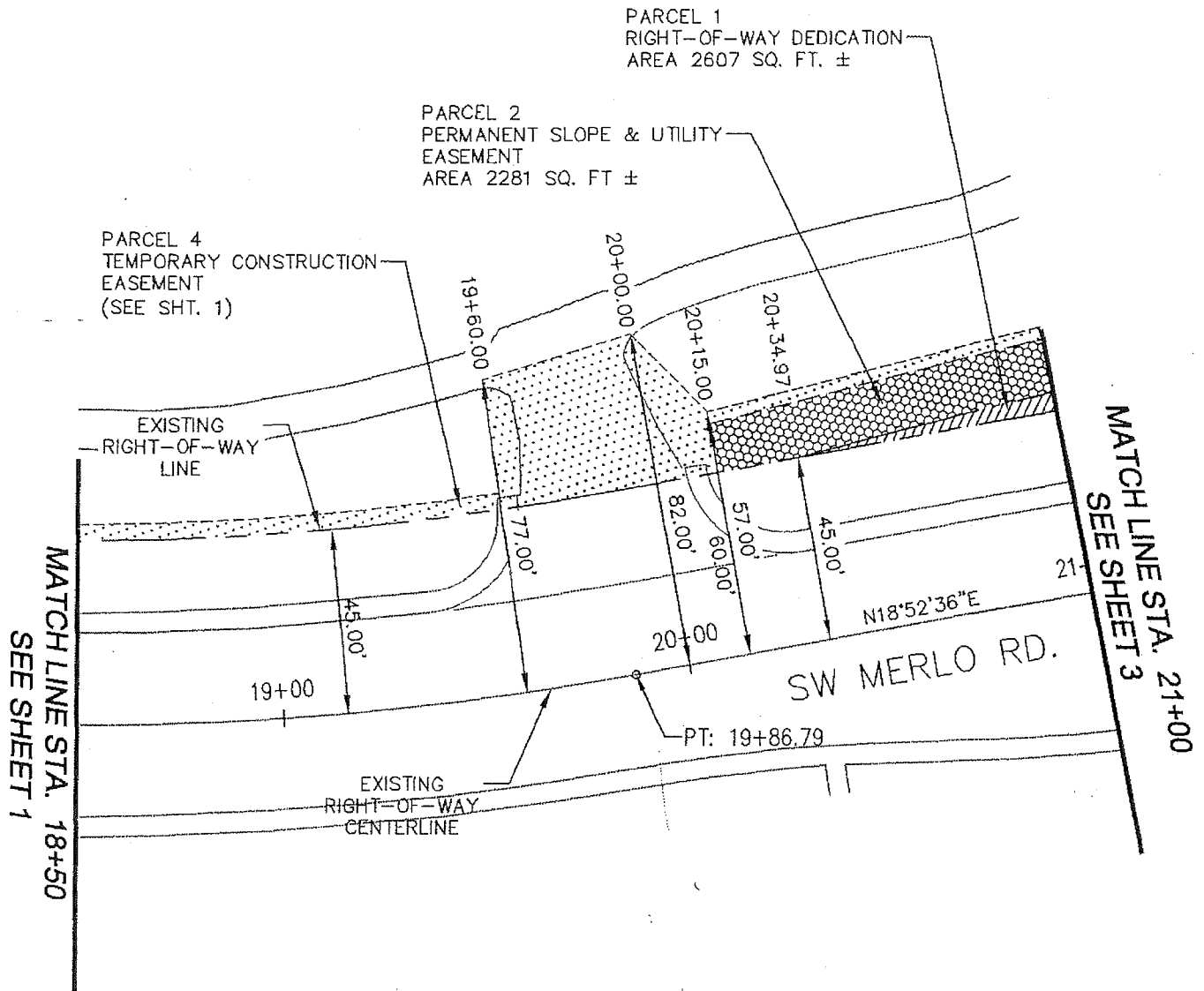
SW 158th Avenue
(SW Walker Road
to Merlo Station LRT)
WASHINGTON COUNTY PROJECT NO. 100243

SUBMITTAL DATE: 10/02/2015
REVISED DATE:
REVISED DATE:
REVISED DATE: *JK* *DN*

WHPacific
9155 SW Barnes Rd. Suite 303
Portland, OR 97225
503-626-1155 Fax: 503-626-0175
www.whpacific.com
DWG: 037857-V-EX23.dwg

EXHIBIT "B"
(Sheet 2 of 3)

FILE 23
PORTLAND GENERAL ELECTRIC
1S105CC TL00400

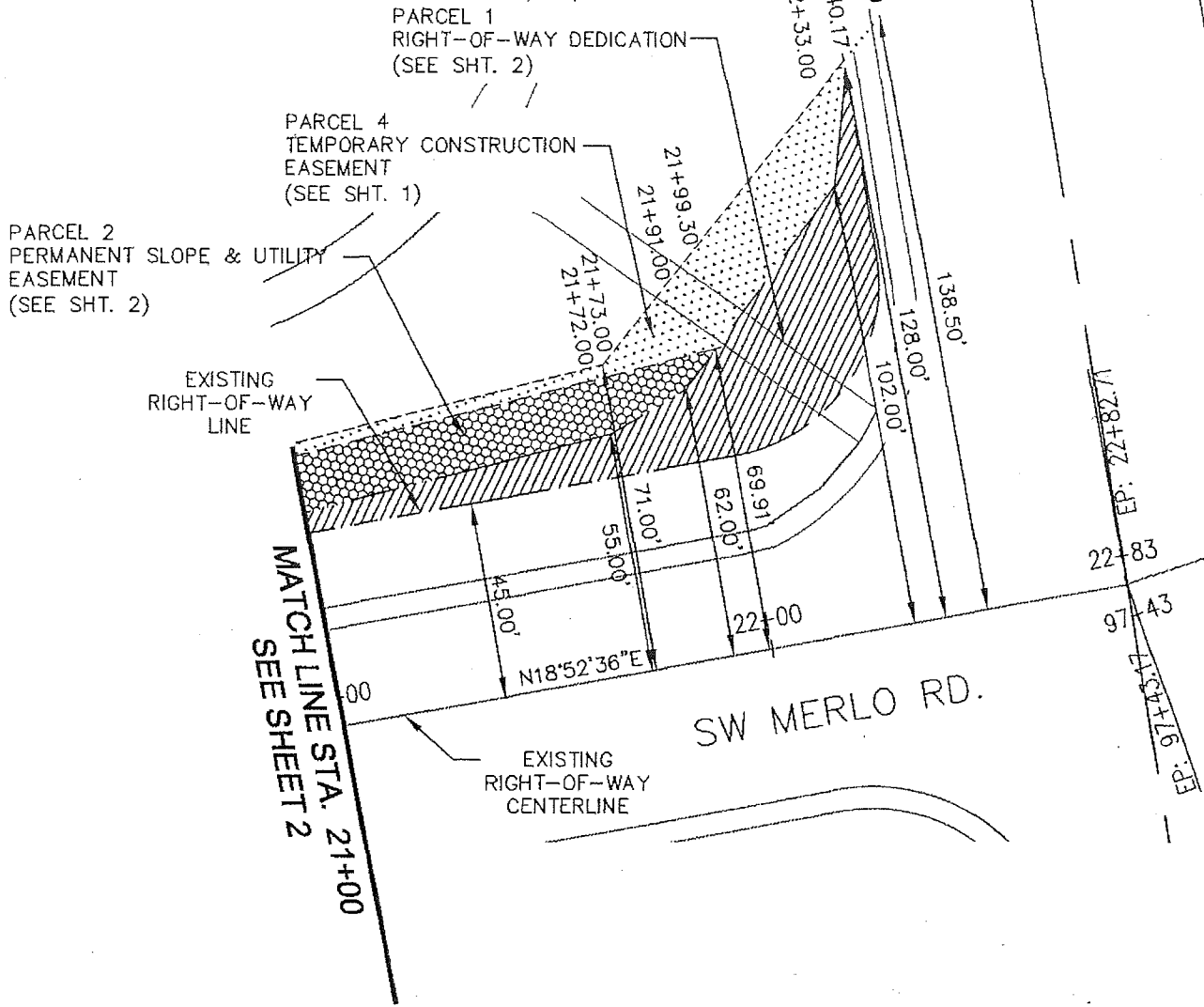


LEGEND	
	RIGHT-OF-WAY DEDICATION (PARCEL 1) (SEE SHT. 1)
	PERMANENT SLOPE & UTILITY EASEMENT (PARCEL 2) (SEE SHT. 1)
	TEMPORARY CONSTRUCTION EASEMENT (PARCEL 4) (SEE SHT. 1)

FILE NO.: 23 (Sheet 2 of 3)	<p>SW 158th Avenue (SW Walker Road to Merlo Station LRT)</p> <p>WASHINGTON COUNTY PROJECT NO. 100243</p>	SUBMITTAL DATE: 10/02/2015	 <small>1755 SW Barnes Rd, Suite 300 Portland, OR 97205 503-526-0650 Fax 503-526-0715 www.whpacific.com</small>
TAX LOT: 400		REVISED DATE:	
TAX MAP: 1S105CC		REVISED DATE:	
ADDRESS: 1785 SW 158TH AVENUE		REVISED DATE: <i>JK DM</i>	
		DWG: 037657-V-EX23.dwg	

EXHIBIT B
(Sheet 3 of 3)

FILE 23
PORTLAND GENERAL ELECTRIC
1S105CC TL00400



LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) (SEE SHT. 1)
- PERMANENT SLOPE & UTILITY EASEMENT (PARCEL 2) (SEE SHT. 1)
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 4) (SEE SHT. 1)

FILE NO.: 23 (Sheet 3 of 3)
TAX LOT: 400
TAX MAP: 1S105CC
ADDRESS: 1785 SW 158TH AVENUE

<p>SW 158th Avenue (SW Walker Road to Merlo Station LRT)</p> <p>WASHINGTON COUNTY PROJECT NO. 100243</p>

SUBMITTAL DATE: 10/02/2015
REVISED DATE:
REVISED DATE:
REVISED DATE: JK dm

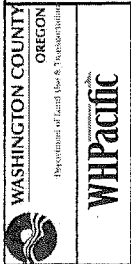
WHPacific

9750 SW Barnes Rd. Suite 300
Portland, OR 97225
503 628-0455 Fax 503 628-0175
www.whpacific.com

DWG: 037857-V-EX23.dwg



EXPIRES: 12/31/2016



PROJECT NUMBER
100243

SW 158th Avenue
Metro Station LRT - SW Walker Road
WASHINGTON COUNTY
CONSTRUCTION NOTES
STA. "C" 92+50 TO STA. "C" 97+00

UNIT B
SHEET NO. 3 OF XX
SHEET TITLE



MAJOR STREET'S TRANSPORTATION IMPROVEMENT PROGRAM

CONSTRUCTION NOTES

THIS SHEET TO FACE SHT. 3A

- 1 Const. curb and gutter
(For details, see sht. W-2)
- 2 Const. P.C. conc. sidewalk
(For details, see sht. W-3)
- 3 Const. mountable conc. curb
(For details, see sht. W-2)
- 4 Const. retaining wall no. 1
Const. moment slab and barrier
(See wall plans)
- 5 Const. private rd. appr.
(For details, see sht. W-2)
- 6 Const. mod. private rd. appr.
(For details, see sht. 2B-16)
- 7 Sta. 94+25.00, 42.43' Lt.
Const. std. manhole
Rim - 194.80
Inst. 48" stm. pipe - 252"
(For details, see shts. B-3, C & GJ)
- 8 Sta. 94+24.00, 24.50' Rt.
Remove extg. inlet
Const. flow control manhole - 84" dia.
Rim - 192.14
Inst. 12" stm. pipe - 48"
Inst. 24" stm. pipe - 66"
Pipe slope - 0.20 %
Connect extg. pipes to manhole
(For details, see shts. B-3, C thru C-3, & GJ-3)
- 9 Sta. 94+17.00, 24.95' Lt.
Const. type CG-48 inlet
Rim - 192.07
Inst. 4" subsurface drain pipe - 80"
Connect drain pipe to inlet
(For details, see sht. C-5, W-3, & GJ-2)
- 10 Sta. 94+17.00, 19.83' Rt.
Const. type CG-2 inlet
Rim at FL - 191.47
Inst. 10" stm. pipe - 45"
Pipe slope - 1.00%
Inst. 4" subsurface drain pipe - 80"
Connect drain pipe to inlet
(For details, see sht. C-4)
- 11 Const. detention access riser - 6
(For details, see sht. GJ)
- 12 Sta. 96+52.87, 23.39' Lt.
Remove extg. inlet
Const. std. flat top manhole
Rim - 193.09
Connect extg. pipes to manhole
(For details, see shts. B-3, C)
- 13 Sta. 96+53.12, 23.65' Rt.
Remove extg. inlet
Const. std. flat top manhole
Rim - 193.08
- 14 Sta. 94+58.77, 39.74' Rt.
Const. type CG-48 manhole inlet
Rim - 191.74
Inst. 6" stm. pipe - 26"
Inst. 10" stm. pipe - 114"
(For details, see shts. C-5, C-6)
- 15 Const. type ACO
Drain trench drain behind curb- 67"
Top grate elev. - 191.73 (N), 191.36 (S)
I.E. out at end outlet - 190.37
(For detail, see sht. GJ-2)
- 16 Sta. 95+67.43, 38.37' Rt.
Const. type CG-48 inlet
Rim - 192.41
- 17 Adjust water valve box - 2
- 18 Relocate fire hydrant
(By others)
- 19 Relocate underground power
(By others)
- 20 Preserve and protect trees
- 21 Preserve and protect extg. retaining wall
- 22 Relocate underground telephone
(By others)
- 23 Inst. light pole
- 24 Const. asph. conc. bump - 40"
Match extg. bump size and shape
- 25 Const. asph. appr. - 2
(For details, see sht. W-2)
- 26 Preserve and protect extg. inlet

CURB RETURN TABLE

CURB	CURB POINT	C.L. STA.	C.L. OFFSET	T.O.C. ELEV.	RADIUS	DELTA	LENGTH
A	P.C.	94+26.71	21.97' Rt.	XXX.XX	20.00'	50°53'07"	17.76'
	1/4 Δ	94+31.04	22.29' Rt.	XXX.XX			
	1/2 Δ	94+35.20	23.78' Rt.	XXX.XX			
	3/4 Δ	94+38.91	26.19' Rt.	XXX.XX			
	P.R.C.	94+41.92	29.46' Rt.	XXX.XX			
B	P.R.C.	94+41.92	29.46' Rt.	XXX.XX	20.00'	53°05'03"	18.53'
	1/4 Δ	94+44.99	32.59' Rt.	XXX.XX			
	1/2 Δ	94+48.63	34.95' Rt.	XXX.XX			
	3/4 Δ	94+52.67	36.43' Rt.	XXX.XX			
	P.T.	94+56.92	36.96' Rt.	XXX.XX			
C	P.C.	94+74.20	37.02' Rt.	XXX.XX	30.00'	86°52'45"	45.49'
	1/4 Δ	94+84.13	39.65' Rt.	XXX.XX			
	1/2 Δ	94+92.21	45.67' Rt.	XXX.XX			
	3/4 Δ	94+97.75	54.26' Rt.	XXX.XX			
	P.T.	95+00.30	64.60' Rt.	XXX.XX			
D	P.C.	95+30.59	64.92' Rt.	XXX.XX	30.00'	87°33'21"	45.84'
	1/4 Δ	95+33.03	54.17' Rt.	XXX.XX			
	1/2 Δ	95+38.04	45.13' Rt.	XXX.XX			
	3/4 Δ	95+47.86	39.11' Rt.	XXX.XX			
	P.T.	95+58.23	37.00' Rt.	XXX.XX			
E	P.C.	96+57.22	32.90' Ll.	XXX.XX	25.00'	87°19'05"	38.10'
	1/4 Δ	96+66.21	34.84' Ll.	XXX.XX			
	1/2 Δ	96+74.03	39.58' Ll.	XXX.XX			
	3/4 Δ	96+79.74	46.56' Ll.	XXX.XX			
	P.T.	96+82.60	54.97' Ll.	XXX.XX			

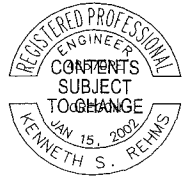


LEGEND

- Cut line c
- Fill line f
- Remove extg. pipe shown thus
- Remove extg. storm structure X
- New light pole X

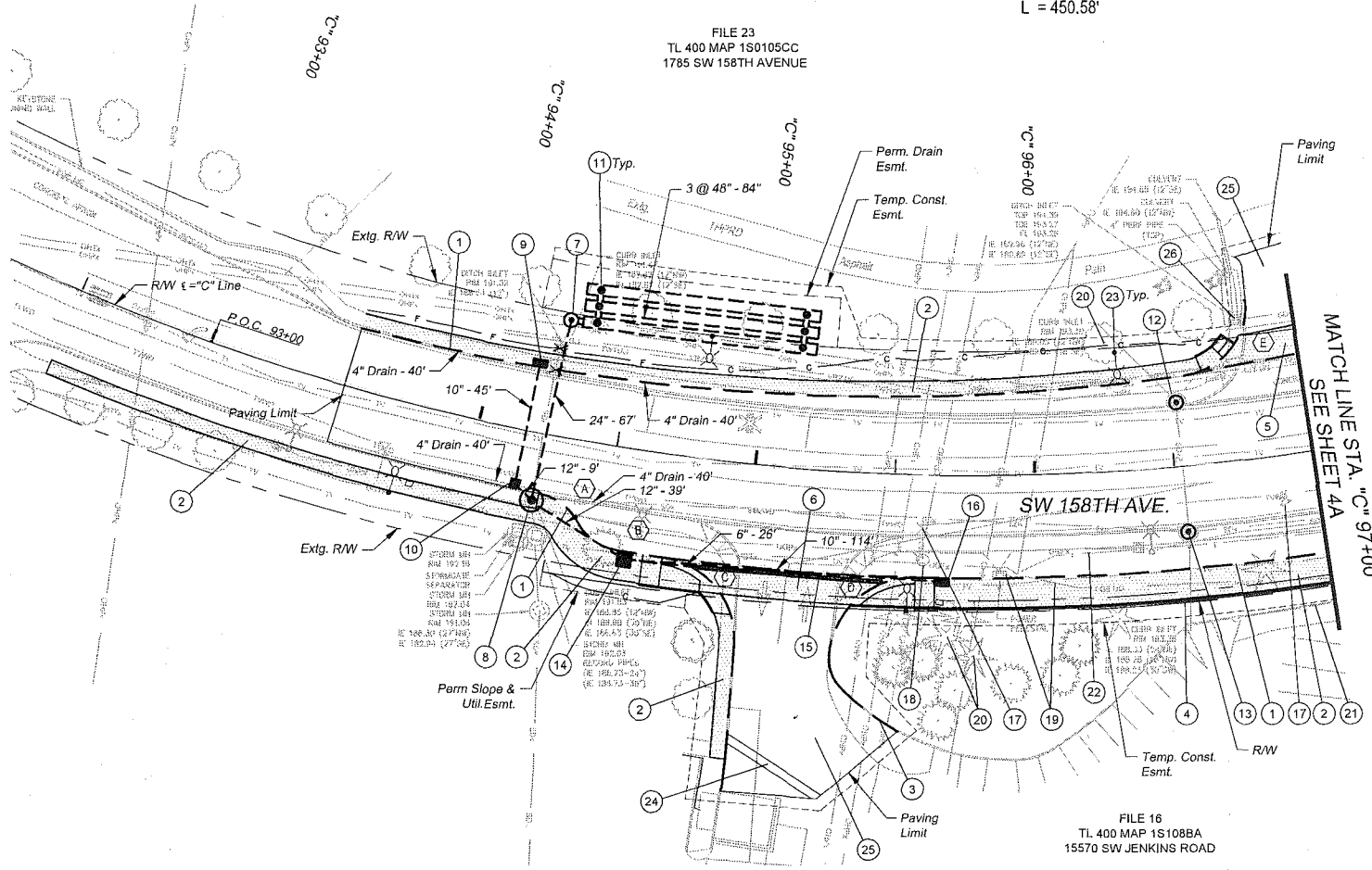
NOTE:
 All dimensions are shown in feet unless otherwise noted.
 Station / offset is to center of structure unless otherwise noted.

CONST. & CURVE DATA - "C" Line
 R = 796.77'
 $\Delta = 32^\circ 24' 4.45''$
 L = 450.58'



EXPIRES: 12/31/2016

FILE 23
 TL 400 MAP 1S0105CC
 1785 SW 158TH AVENUE

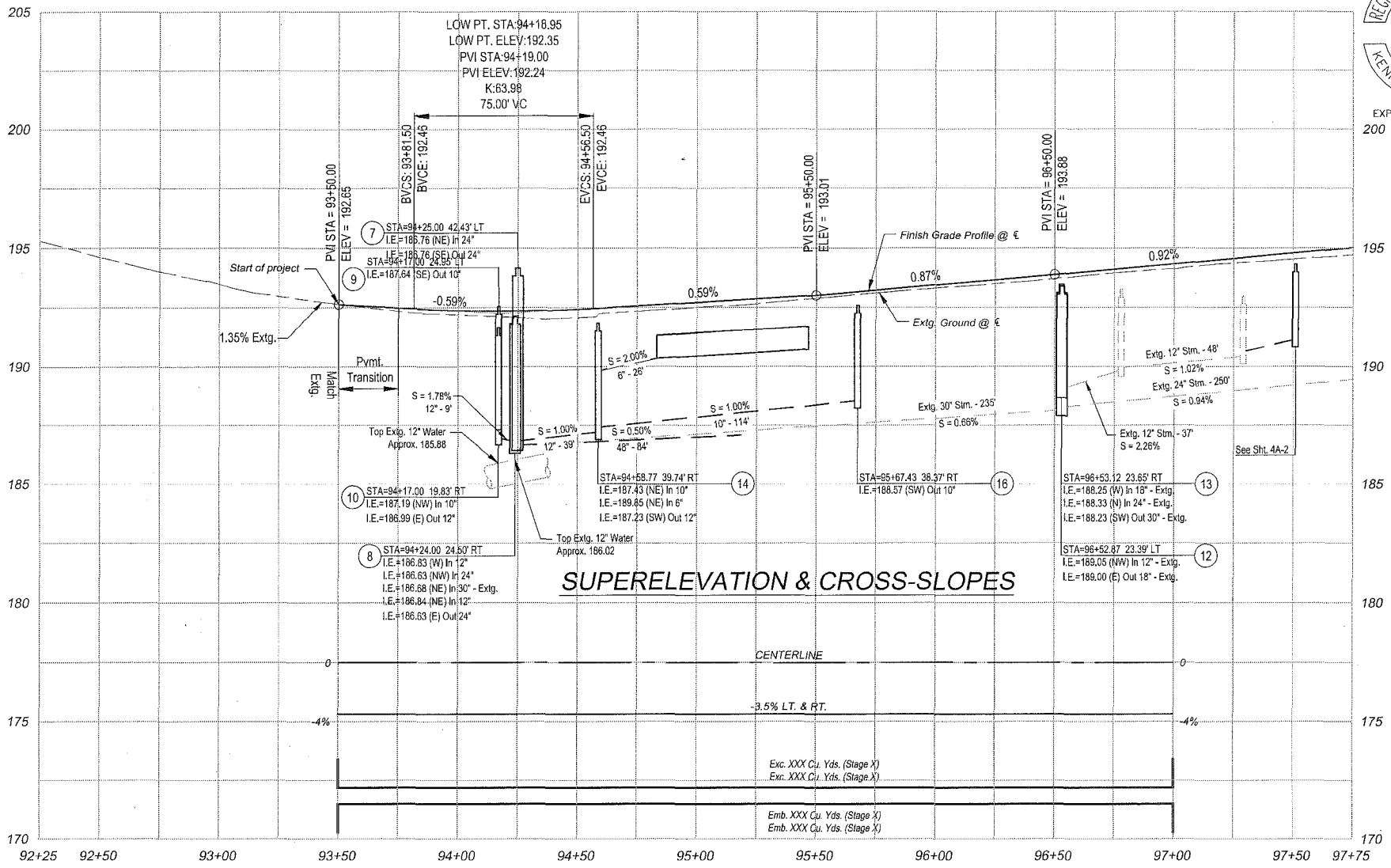


FILE 16
 TL 400 MAP 1S108BA
 15570 SW JENKINS ROAD

 WASHINGTON COUNTY <small>Oregon</small> <small>Department of Land Use & Transportation</small>	 WHPacific
PLOT STAMP: 10/16/15 3:30P-JENKINS CAD: 03/27/97-C-PI03.DWG PATH: P:\PROJECTS\COUNTY\TRANSPORTATION\158TH\	NO. REVISIONS
SW 158th Avenue <small>Metro Station LRT - SW Walker Road</small> <small>WASHINGTON COUNTY</small>	
CONSTRUCTION PLAN	
STA. "C" 92+50 TO STA. "C" 97+00	
UNIT B	
PROJECT NUMBER 100243	SHEET NO. OF XX SHEET TITLE 3A



"C" LINE PROFILE - SW 158TH AVE.



EXPIRES: 12/31/2016

WASHINGTON COUNTY
OREGON
Department of Transportation
WHPacific

NO.	REVISIONS

SW 158th Avenue
Metro Station LRT - SW Walker Road
WASHINGTON COUNTY
PROFILE - SW 158TH AVE.
STA: "C" 92+50 TO STA: "C" 97+00

UNIT B
PROJECT NUMBER 100243
SHEET NO. OF XX
SHEET TITLE 3A-2



PLOT STAMP: 10/16/13 3:38P JENNINS
CAD: 03/05/13 C-PROJ.DWG
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NO. REVISIONS
DATE: 10/16/13 3:38P JENNINS



EXPIRES: 12/31/2016

WASHINGTON COUNTY
OREGON
Department of Local Government
WHPacific

PLOT STAMP: 10/15/15 3:58P JENKINS
C.O. 037657-C-R104.DWG
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NO. REVISIONS

SW 158th Avenue
Merle Station, LET - SW Walker Road
WASHINGTON COUNTY
CONSTRUCTION NOTES
STA. "C" 97+00 TO STA. "C" 102+00

UNIT B
PROJECT NUMBER
100243

SHEET NO.
OF XX
SHEET TITLE
4



CONSTRUCTION NOTES

THIS SHEET TO FACE SHT. 4A

- 1 Const. curb and gutter
(For details, see sht. W-2)
- 2 Const. P.C. conc. sidewalk
(For details, see sht. W-3)
- 3 Const. sidewalk ramp - 8
(For details, see sht. W-4 & 2B-4)
(See drg. no. RD 755 & RD 759)
- 4 Const. retaining wall no. 1
Preserve and protect extg. wall
Const. moment slab and barrier
(See wall plans)
- 5 Const. asph. conc. path
Match extg. pvmt. section
- 6 Const. P.C. conc. bus pad - 2
(For details, see sht. 2B-16)
- 7 Inst. light pole
(See illum. plans)
- 8 Inst. signal pole - 9
(See signal plans)
- 9 Sta. 101+09.95, 39.75' Lt.
Const. type CG-48 manhole inlet
Rim - 199.01
Connect extg. pipe to inlet
Inst. 12" stm. pipe - 81'
(For details, see shts. C-5, C-6)
- 10 Sta. 99+39.00, 58.65' Lt.
Const. ditch inlet
Grate F.L. - 196.30
(For details, see shts. C-6, C-7)
Re-grade ditches
- 11 Sta. 100+48.38, 91.79' Lt.
Const. type CG-48 manhole inlet
Rim - 200.64
Inst. 10" stm. pipe - 78'
- 12 Sta. 98+98.00, 47.26' Rt.
Const. std. flat top manhole over extg. pipe
Rim - 196.20
Inst. 12" stm. pipe - 102'
Inst. 18" stm. pipe - 74'
Connect extg. pipe to manhole
(For details, see shts. B-3, C)
- 13 Sta. 99+71.00, 59.00' Rt.
Const. std. flat top manhole
Rim - 196.27
Inst. 18" stm. pipe - 79'
- 14 Sta. 101+00.00, 50.75' Rt.
Const. type CG-48 manhole inlet
Rim - 196.99
Inst. 15" stm. pipe - 91'
Inst. 18" stm. pipe - 389'
- 15 Sta. 100+49.49, 54.49' Rt.
Const. flow control manhole - 72" dia.
Rim - 196.87
Inst. 12" stm. pipe - 321'
Pipe slope - 2.77%
Inst. 18" stm. pipe - 51'
Plug and mark 12" stm. pipe
(For details, see shts. B-3, C-1, C-2,
C-3 & GJ-4)
- 16 Sta. 99+19.00, 53.00' Lt.
Const. ditch inlet
Grate F.L. - 196.90
Inst. 12" stm. pipe - 21'
Regrade ditches
- 17 Sta. 99+70.69, 98.49' Lt.
Const. type CG-48 inlet
Rim - 199.65
(For details, see shts. C-5 & GJ-2)
- 18 Sta. 97+51, 38.32' Lt.
Const. type CG-48 inlet
Rim - 194.05
Inst. 10" stm. pipe - 24'
Connect to extg. inlet
- 19 Adjust or relocate extg. util. vault
(By others)
- 20 Adjust water valve box - 4
- 21 Adjust sewer manhole, minor
(For details, see sht. B-3)
- 22 Relocate fire hydrant
(By others)
- 23 Relocate utility pole
(By others)
- 24 Remove light pole
- 25 Relocate power vault
(By others)
- 26 Remove extg. private walk and block wall
and regrade to new back of walk
- 27 Cut and cap private irrig. systems impacted by project
work. Unless noted, property owners will be
responsible for any necessary repair and/or replacement
of altered irrigation systems after const.
- 28 Preserve and protect extg. light pole
- 29 Inst. tree well grate
(For details, see sht. B)
- 30 Preserve and protect extg. tree
- 31 Relocate util. vault
(By others)
- 32 Inst. Removable Bollard
(For details, see sht. W-6)

CURB RETURN TABLE

CURB	CURB POINT	C.L. STA.	C.L. OFFSET	T.O.C. ELEV.	RADIUS	DELTA	LENGTH
A	P.C.	100+45.87	97.16' Lt.	XXX.XX	55.00'	95°22'55"	91.58'
	1/4 Δ	100+48.46	74.58' Lt.	XXX.XX			
	1/2 Δ	100+59.96	54.98' Lt.	XXX.XX			
	3/4 Δ	100+78.39	41.70' Lt.	XXX.XX			
	P.T.	101+00.63	37.00' Lt.	XXX.XX			
B	P.C.	100+42.74	97.98' Rt.	XXX.XX	55.00'	84°45'59"	81.37'
	1/4 Δ	100+48.25	78.53' Rt.	XXX.XX			
	1/2 Δ	100+60.44	62.37' Rt.	XXX.XX			
	3/4 Δ	100+77.64	51.72' Rt.	XXX.XX			
	P.T.	100+97.51	48.00' Rt.	XXX.XX			
C	P.C.	98+99.47	41.74 Rt.	XXX.XX	55.00'	93°26'39"	89.70'
	1/4 Δ	99+21.11	46.91 Rt.	XXX.XX			
	1/2 Δ	99+38.94	60.26' Rt.	XXX.XX			
	3/4 Δ	99+50.02	79.59' Rt.	XXX.XX			
	P.T.	99+52.53	101.72' Rt.	XXX.XX			
D	P.C.	99+15.13	37.00' Lt.	XXX.XX	55.00'	85°12'15"	81.79'
	1/4 Δ	99+36.10	40.75' Lt.	XXX.XX			
	1/2 Δ	99+53.39	51.52' Lt.	XXX.XX			
	3/4 Δ	99+65.53	67.81' Lt.	XXX.XX			
	P.T.	99+70.94	87.41' Lt.	XXX.XX			
E	P.C.	97+20.96	55.62' Lt.	XXX.XX	25.00'	77°22'20"	33.76'
	1/4 Δ	97+24.76	48.06' Lt.	XXX.XX			
	1/2 Δ	97.30.94	41.96' Lt.	XXX.XX			
	3/4 Δ	97+38.81	38.13' Lt.	XXX.XX			
	P.T.	97+47.53	36.90' Lt.	XXX.XX			



LEGEND

Cut line	— c —
Fill line	— F —
Remove exlg. pipe shown thus	
Remove exlg. storm structure	
New light pole	
Remove exlg. asph. pvrnt.	

NOTE:
All dimensions are shown in feet unless otherwise noted.

Station / offset is to center of structure unless otherwise noted.

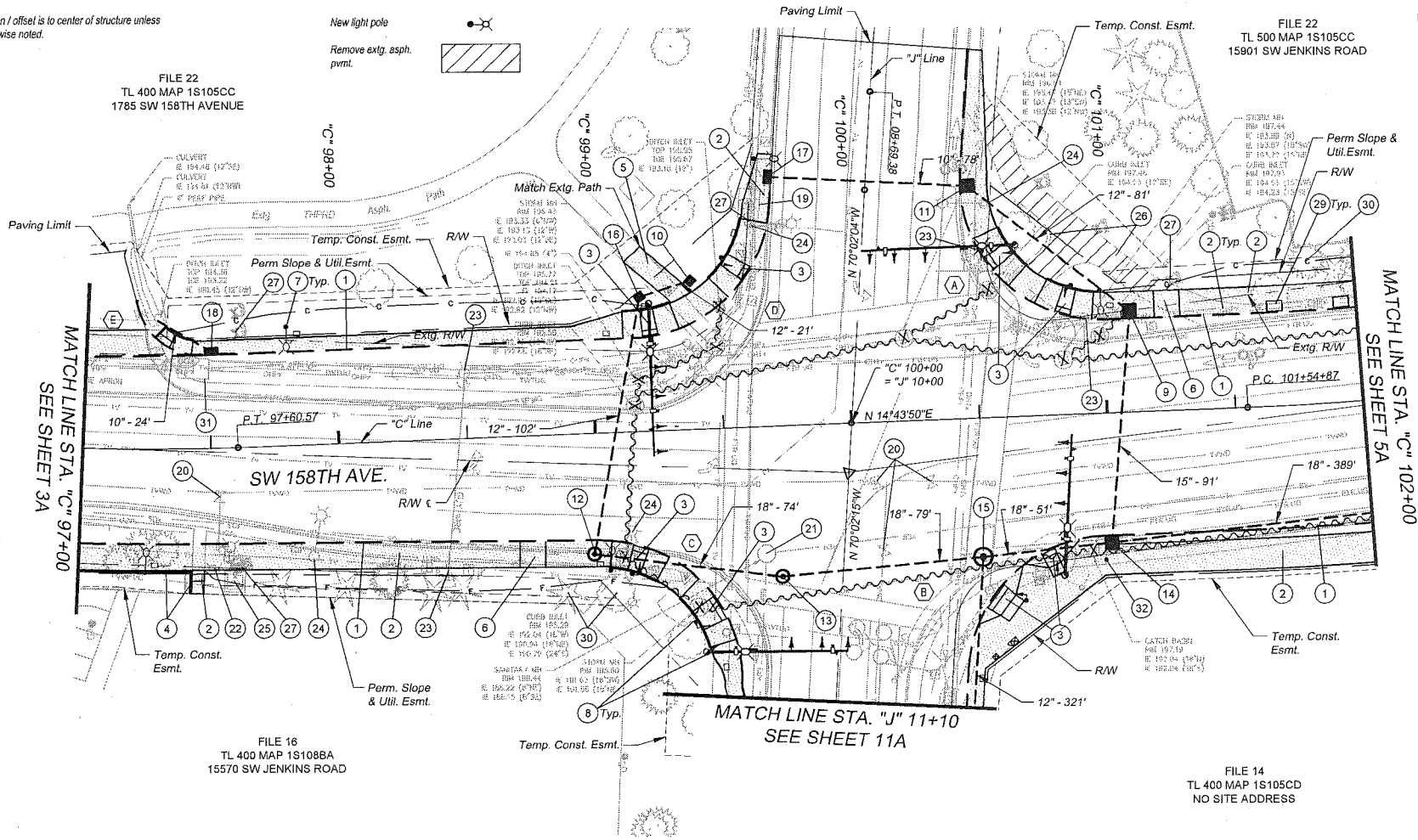
CONST. & CURVE DATA - "C" Line
 R = 1119.50'
 $\Delta = 05^{\circ}10'53.19$
 L = 101.24'



FILE 22
 TL 400 MAP 1S105CC
 1785 SW 158TH AVENUE

FILE 22
 TL 500 MAP 1S105CC
 15901 SW JENKINS ROAD

EXPIRES: 12/31/2016



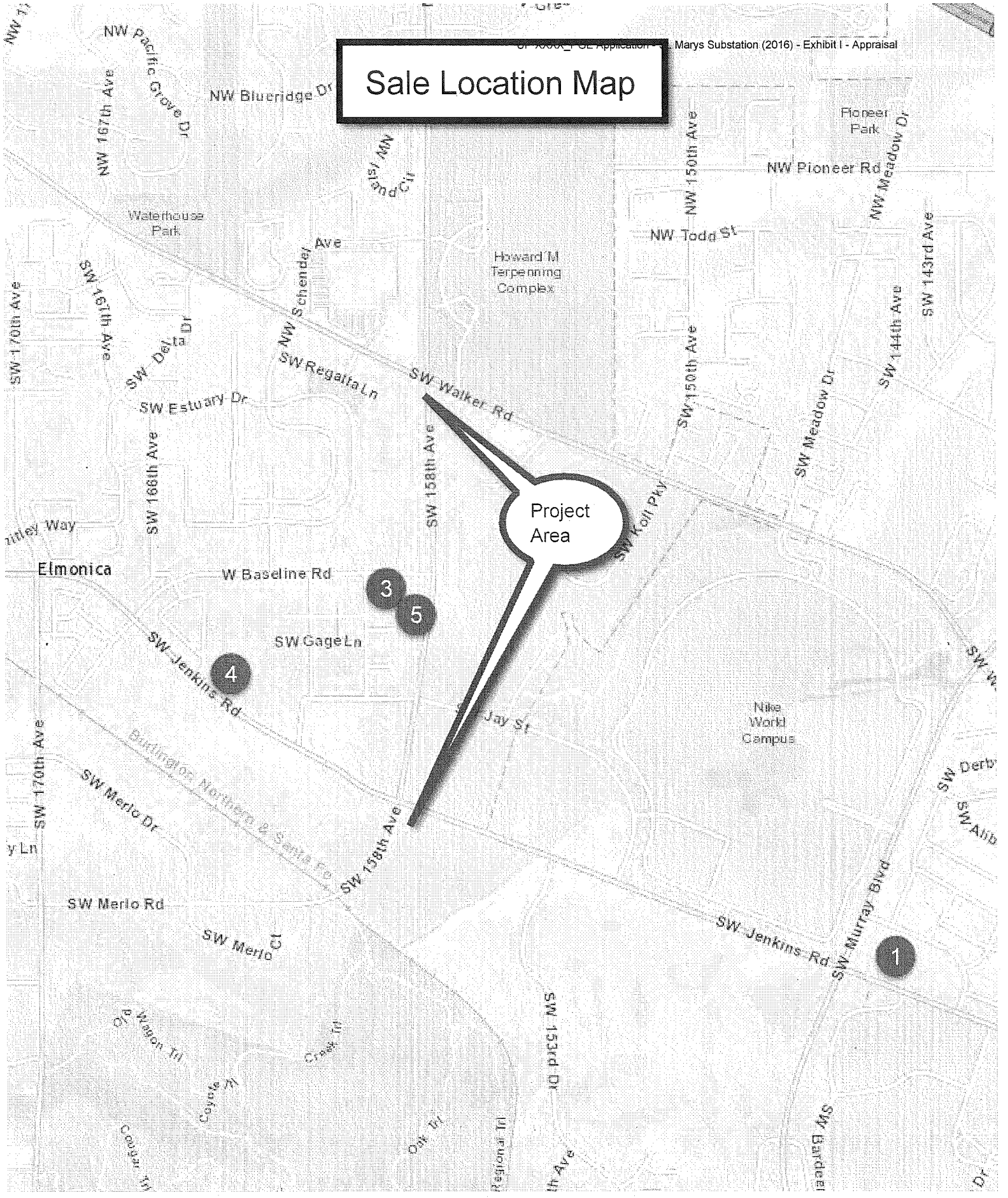
FILE 16
 TL 400 MAP 1S108BA
 15570 SW JENKINS ROAD

FILE 14
 TL 400 MAP 1S105CD
 NO SITE ADDRESS

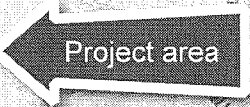
WASHINGTON COUNTY OREGON Department of Land Use & Transportation WHPacific	PLOT STAMP: 10161613-ADP-JENKINS CAD: 037857-C-PROJ.DWG PATH: P:\WASHINGTON\COUNTY\TRANSPORTATION\10161613 NO. REVISIONS
	SW 158th Avenue Metro Station LRT - SW Walker Road WASHINGTON COUNTY CONSTRUCTION PLAN STA. "C" 97+00 TO STA. "C" 102+00
UNIT B PROJECT NUMBER 100243	SHEET NO. OF XX SHEET TITLE 4A



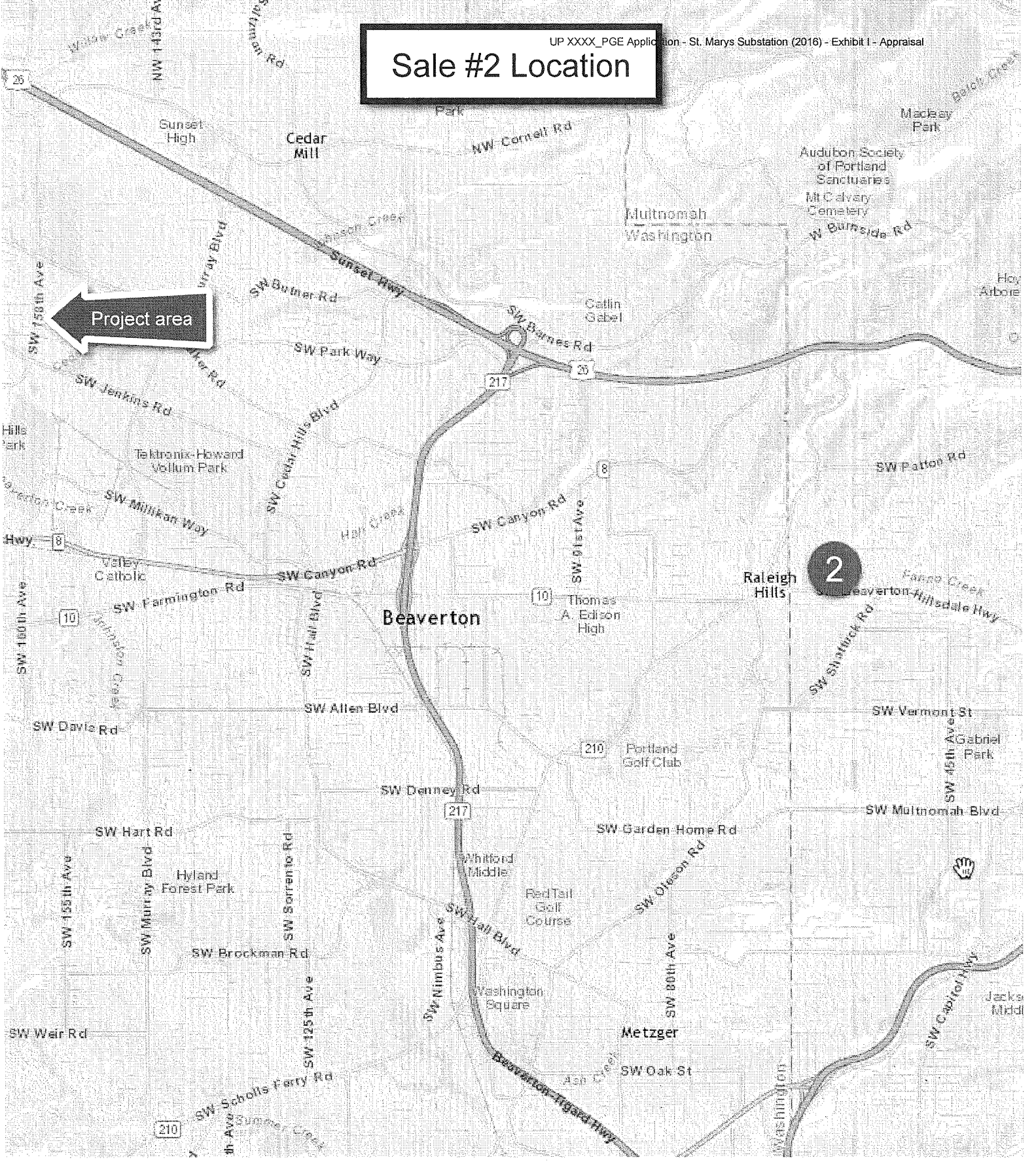
Sale Location Map



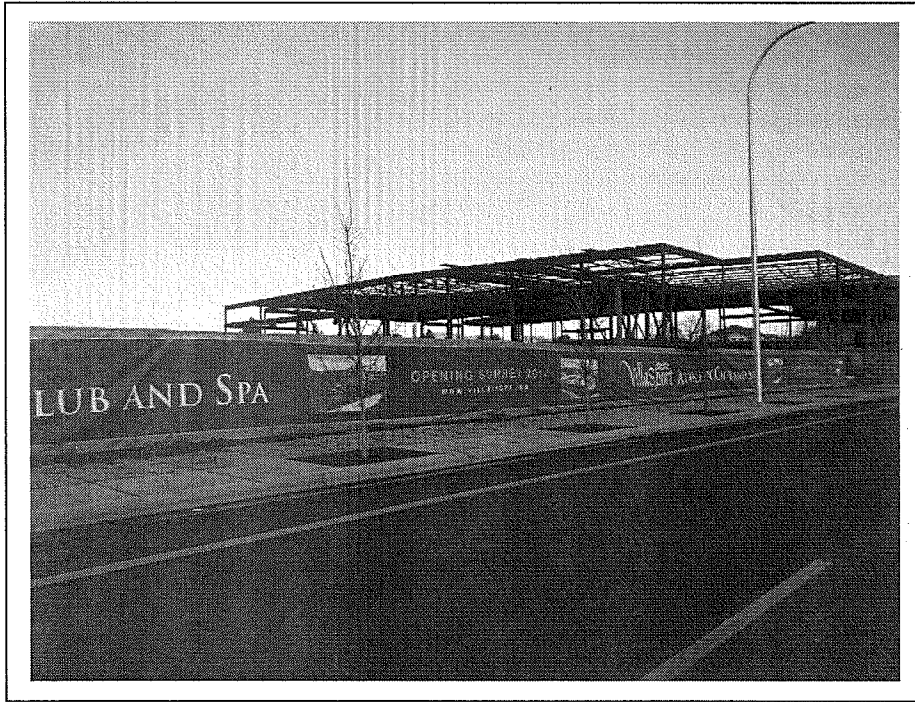
Sale #2 Location



2



LAND SALE NO. 1



JD2013-067-017 (14-005)

Location: 14385 SW Jenkins Road, Beaverton, Oregon 97005

Legal Description: Formerly known as 1S-1W-9BB Tax Lot 1400 also known as Parcel R0055754, Washington County. Now known as 1S-109BB, Tax Lots 24700 and 24600.

Date: September 25, 2012

Price: \$6,950,000

Grantor: Metropolitan Land Group

Grantee: Murray Jenkins LLC (VillaSport Health Club)

Recording: 2012-074488

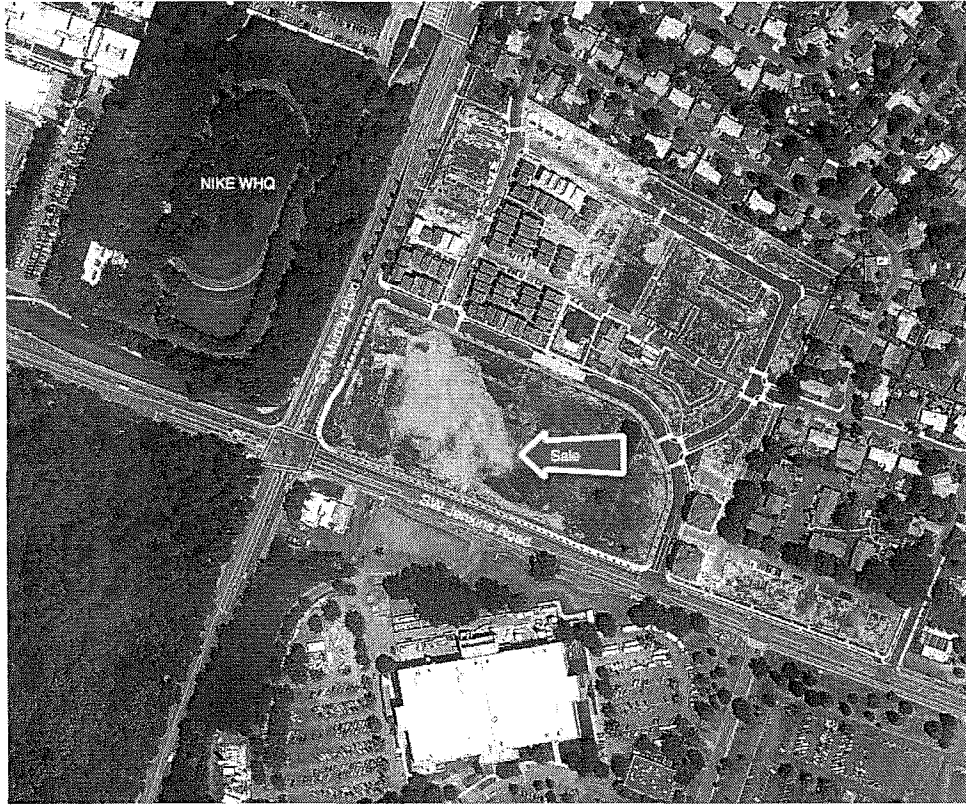
Zone: SC-MU, City of Beaverton Commercial

Site Size: 7.4 acres

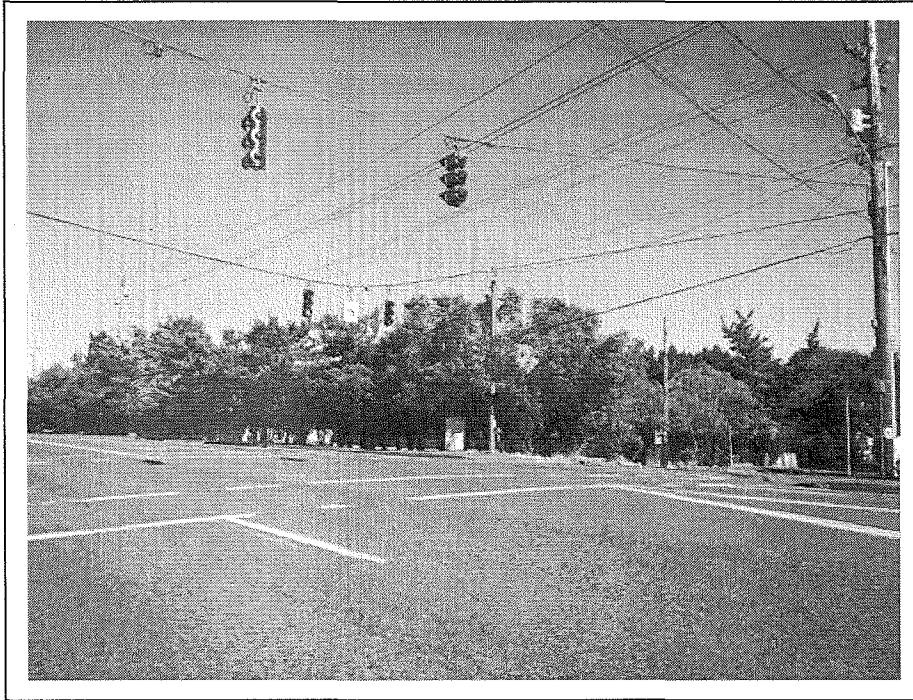
Unit Price: \$21.56 per square foot

Verified: George Diamond, Real Estate Investment Group, Listing Agent, 503-222-2178

COMMENTS – This transaction consists of a 7.4-acre parcel located at the corner of SW Jenkins Road and Murray Blvd in Beaverton. The level, corner site was sold to a buyer who intended to construction a large fitness facility (Villa Sport). The well exposed property is situated at a signalized intersection across from the Nike World Headquarters. The site is zoned SC-MU under the jurisdiction of the City of Beaverton. Said zone allows for a variety of commercial uses. The transaction involves a cash consideration after being listed with a commercial broker.



LAND SALE NO. 2



JD2015-038-031 (JD2015-018)

Location: 5803 SW Beaverton-Hillsdale Highway, Portland, Oregon
Legal Description: 1S-1E-18BA Tax Lot 7800 also known as Multnomah County Parcel R049502390
Date: October 20, 2014
Price: \$402,500
Grantor: Marion Blackburn
Grantee: Adam and Souzan Monshi
Recording: 14-105529
Zone: R-2 (City of Portland)
Site Size: 0.53 acres or 23,887 square feet
Unit Price: \$17.43 per square foot
Verified: Marion Blackburn (Portland Athletic Club), Seller, 503-292-2649

COMMENTS – This transaction involves a 0.53-acre parcel of multi-family zoned land located along the north side of SW Beaverton-Hillsdale Highway at the intersection of SW 56th Avenue in Portland. The property was formerly used as a tennis court facility for the adjacent fitness club. The buyer plans to construct 22 multi-family dwelling units, resulting in an indicated unit price of \$18,295 per potential unit or \$17.43 per square foot of land area. The level, rectangular site has good access to municipal utilities via the adjacent road right of way. Access will likely be provided by the adjacent SW 56th Avenue frontage.



LAND SALE NO. 3



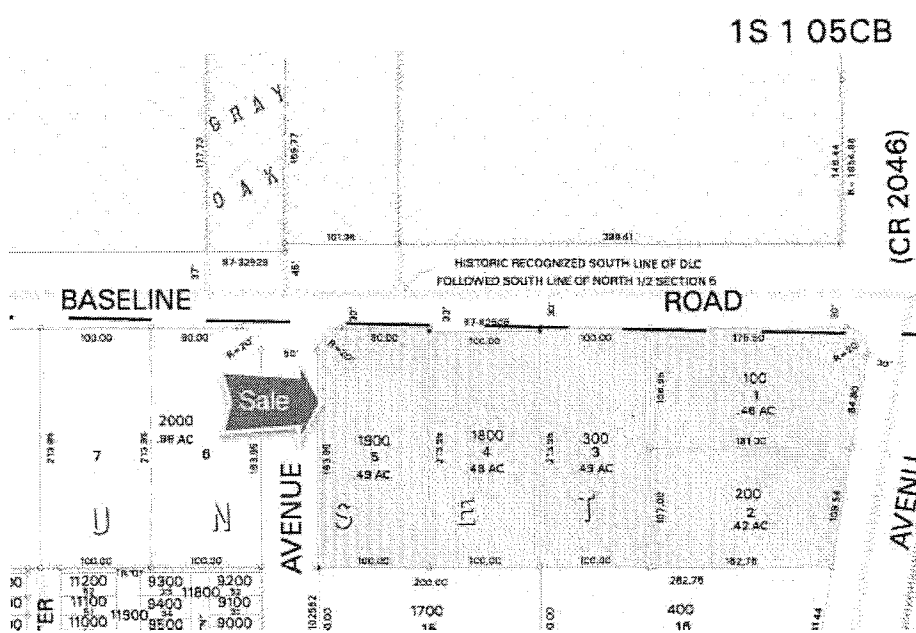
JD2015-038-004 (JD2015-018)

Location: 15830 SW Baseline Road, Beaverton, Oregon
Legal Description: 1S-1-05CB Tax Lots 100, 200, 300, 1800 and 1900 also known as Washington County Parcels R35857, R35866, R35875, R35884, and R35893 respectively
Date: January 16, 2015
Price: \$1,650,000
Grantor: Hector Hassen
Grantee: George D. Dimsdale Living Trust
(Tim Weiskind, representative)
Recording: 2015-3569
Zone: SC-HDR (City of Beaverton)
Site Size: 2.35 acres or 102,366 square feet
Unit Price: \$16.12 per square foot
Verified: Tim Weiskind, Buyer, 541-345-8100

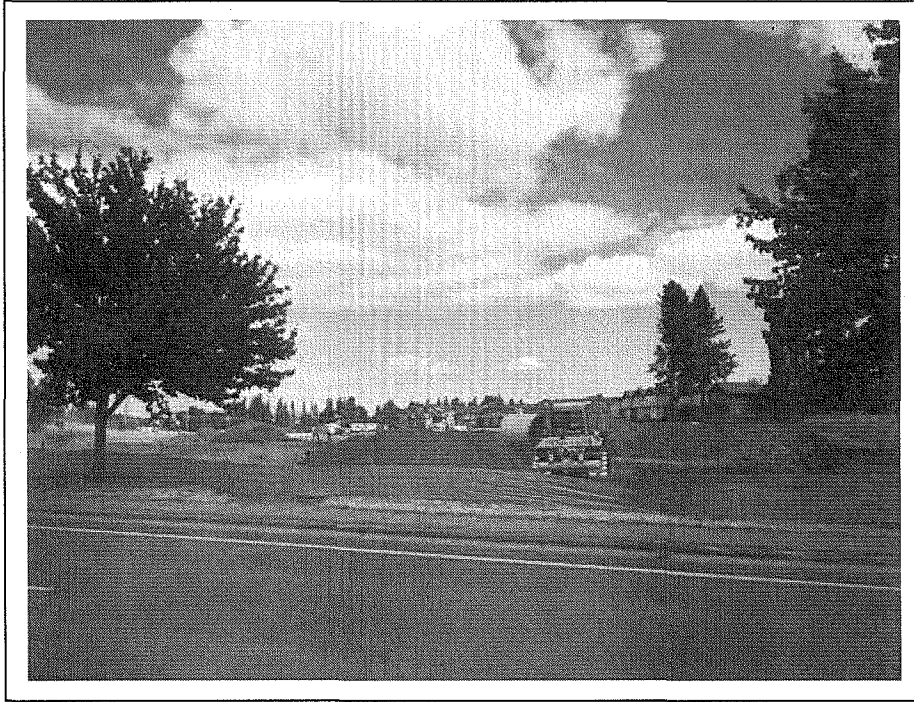
COMMENTS – This transaction involves the sale of 2.35-acres of land situated at the northwest corner of the intersection of SW Baseline Road and SW 158th Avenue in Beaverton. The transaction involved four individual tax lots purchased by the same buyer, resulting in the total land area identified above. The properties included several detached single family residential improvements, which will be removed prior to construction of a 126-unit apartment project. Conversations with the buyer indicate that the transaction required an additional consideration amount of \$50,000 in acknowledgment of an extended escrow period.

The property will also require demolition costs of approximately \$50,000 inclusive of minor environmental clean-up in addition to the recorded transaction price. This results in an adjusted consideration of \$1,750,000 which translates into an adjusted unit price of \$17.10 per square foot or \$13,889 per potential dwelling unit. The property had access to municipal utilities in the adjacent road right of way. The level, rectangular site will make a convenient location for the proposed apartment project. The project is located in close proximity to the nearby Nike headquarters. The site is zoned SC-HDR under the jurisdiction of the City of Beaverton.

Subsequent to this transaction the buyer completed substantial design work and obtained approval from Washington County for a 126-unit apartment development. The property was then re-sold to Spanos Corporation for a consideration of \$4,000,000, or approximately \$38.91 per square foot. Conversations with the seller in the second transaction, Tim Weiskind, indicate that there was substantial value in the entitlement and design process. Thus, this secondary transaction is not indicative of a raw or un-entitled land purchase.



LAND SALE NO. 4



JD2015-038-006

Location: 16251 SW Jenkins Road, Beaverton, Oregon 97006

Legal Description: Washington County parcel 1S-1W-5CB, Tax Lot 4800, 5000, and 5100 formerly identified as County parcels R0036115, R2015236, & R2015237

Date: October 31, 2014

Price: \$4,600,000

Grantor: Sunset Golf Center, Inc.

Grantee: Pedcor Investments, LLC

Recording: 14-069794

Zone: SC-HDR, City of Beaverton

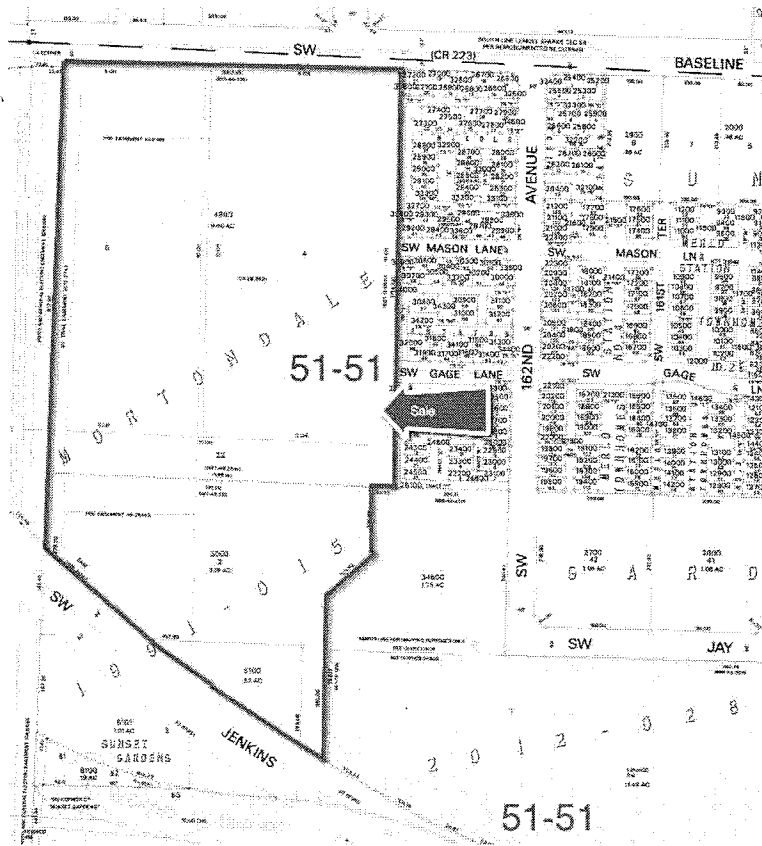
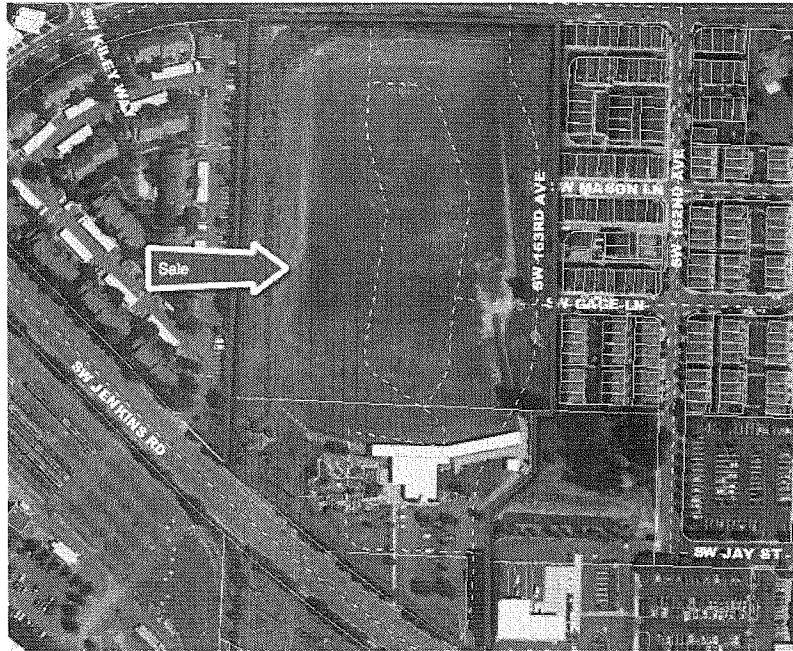
Site Size: 13.43-acres (gross), 8.50-acres (net useable)

Unit Price: \$7.86/SF Gross, or \$12.42/SF Net

Verified: Gary Griff, Listing & Buyer Broker, 503-279-1756

COMMENTS – This transaction consists of a 13.43-acre site located along the north side of SW Jenkins Road, just west of the Beaverton Costco location. The property is zoned SC-HDR under the jurisdiction of the City of Beaverton. The property was purchased in anticipation of constructing 236 affordable apartment units. The purchase was made using a HUD affordable housing finance package however, the seller received a cash consideration. The property had a significant powerline encumbrance along the westerly third of the site. This portion of the property was also encumbered with a THPRD trail easement. This resulted in a net useable property area of approximately 8.5-acres, per conversations with the buyer representative. This translates to a useable property unit value of \$12.42 per square foot. The buyer indicates that the sale was negotiated approximately 12 to 14 months prior to the date of October 31, 2014 and thus the

indicated unit value is somewhat more dated than it may appear based on its recorded sale date. The site had access to all necessary municipal utilities within the adjacent street right of ways. A minor dedication was required along the south property boundary in the vicinity of SW Jenkins Road as reflected in the above net useable property area.



LAND SALE NO. 5



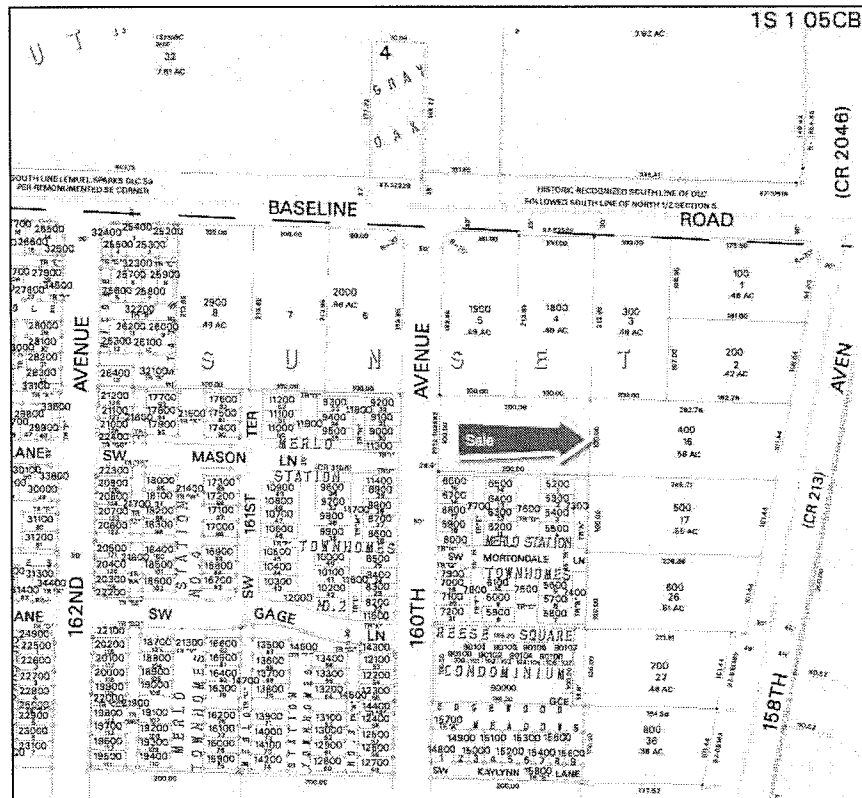
JD2015-047-124

Location: 1115 SW 158th Avenue, Beaverton
Legal Description: Washington County parcel 1S-1W-5CB, Tax Lot 400, also known as parcel R0035946
Date: Pending to close April 2016
Price: \$800,000
Grantor: David and Suzanne Harris
Grantee: Spanos Corporation
Recording: N/A
Zone: SC-HDR, City of Beaverton
Site Size: 25,265 SF or approximately 0.58-acres
Unit Price: \$31.66 per square foot
Verified: Darin Honn, Attorney with Spanos Corporation, 503-227-1111; also with Seller, David Harris at 503-646-4395

COMMENTS – This pending transaction consists of a 0.58-acre site currently improved with a 1,216 SF single-family residence. The property is being purchased to be incorporated into an adjacent land holding (15830 SW Baseline Road). The sale price involves a cash consideration to the seller with an overall unit price of \$31.66 per square foot. The property will ultimately be incorporated into an apartment development. The existing residential structure had no contribution value in the transaction and will result in an additional demolition cost.

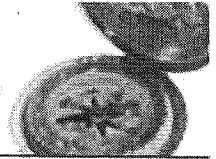
Conversation with the buyer in this transaction indicate a high level of motivation. The purchase of this property will allow for additional flexibility, and potentially a higher number of units per acre in the adjacent land holding. In short, this transaction represents

an above-average level of buyer motivation and may not be indicative of typical unit pricing for similarly situated parcels. The level rectangular parcel will require a dedication along its easterly boundary of approximately 24-feet, thus reducing the net useable area from the above identified gross property area.





Geographic Information Systems



Navigation: [Washington County](#) » [GIS](#) » Reports: [Parcel Report 1S105CC00400](#) |

General Information

- [interactive maps](#)
- [map gallery](#)
- [data catalog](#)
- [contacts](#)
- [other gis links](#)
- [gis introduction](#)
- [frequently asked questions](#)

Parcel Report for Taxlot: 1S105CC00400

No Information Found for Taxlot.

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- [tax maps](#)
- [gps latitude / longitude](#)

Survey Search

Land Services

Building Services

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Washington County Cartography Real Property Report

FOR ASSESSMENT YEAR 2015-16

10/16/2015 7:57:00 AM

Account # 2009377 Acct Status ACTIVE
 Map # 1S105CC-00400
 Code Area 51.51 Size 23.98 ACRES
 Other Account(s): 36339 - 51.58; 36348 - 51.51; 2143992 C1 - 51.51

Legal Description MULTIPLE LOTS - SEE LEGAL REPORT FOR FULL DESCRIPTION

Mailing Address

PORTLAND GENERAL ELECTRIC COMPANY
 121 SW SALMON ST
 PORTLAND, OR 97204

Prop Class 3993

Roll Values

RMV Land Non-LSU	
RMV Land LSU	
RMV Improvements	
RMV Total	
Land LSU	
Exemptions	0
M5 Net Value	
M50 Assessed	

Tax Information

Tax Status	No Taxes Due
Special Assessments	
SB125 Taxes	0.00
Foreclosure	

Name(s)	Name Type	Ownership Type	Ownership %
---------	-----------	----------------	-------------

PORTLAND GENERAL ELECTRIC COMPANY	OWNER	OWNER	
-----------------------------------	-------	-------	--

P	Situs Address(s)	Situs City	Zip Code
---	------------------	------------	----------

	1785 SW 158TH AVE	BEAVERTON	97003
--	-------------------	-----------	-------

Certified Roll Values and Tax Info last Downloaded on 10/12/2015 for the Tax Year 2014-15

Washington County Cartography Real Property Account Ledger

Account #

2009377

Township Range Section 1/4 1/16 Taxlot Special Interest
 1S 1 05 C C 00400

Effective Date 01-Jan-2004 T # -133922 Entry Date 01-Jan-2005 Recorded Date 01-Jan-2005 Sale Date

Sequence	Voucher ID	Tax Year	Document	Source Id	Type	PT Operation	To/From Map
1	-133922	2004	ASSESSOR 2004-133922		CNV	CONVERSION	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
--------------	--------	------	-----------	----------------	-------------

A		PORTLAND GENERAL	OWNER		
---	--	------------------	-------	--	--

Size Changes	Code	+ / - Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code
--------------	------	------------	----------------	-------------------	--------------	--------------

51.51		+0.82	Acres			
-------	--	-------	-------	--	--	--

Size Totals	Code	Sqft	Acres	Alternate Size
-------------	------	------	-------	----------------

51.51			0.82	
-------	--	--	------	--

Action: Subdivision - Legal1 - Legal2
 ADD: MORTONDALE L-PTS 23-24

Effective Date 19-Apr-2006 T # 282863 Entry Date 19-Apr-2006 Recorded Date 19-Apr-2006 Sale Date

Sequence	Voucher ID	Tax Year	Document	Source Id	Type	PT Operation	To/From Map
1	438973	2005	ASSESSOR 2006-1909		APP	CODE CONSOLIDATION -> REMAINING TAXLOT	CODE CONSOLIDATION: CANCELLED TAXLOT

COMBINING SAME TAX CODES

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
--------------	--------	------	-----------	----------------	-------------

D		PORTLAND GENERAL	OWNER		
A		PORTLAND GENERAL ELECTRIC COMPANY	OWNER	OWNER	

Size Changes	Code	+ / - Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code
--------------	------	------------	----------------	-------------------	--------------	--------------

51.51		+23.16	Acres	0		
-------	--	--------	-------	---	--	--

Size Totals	Code	Sqft	Acres	Alternate Size
-------------	------	------	-------	----------------

51.51			23.98	0
-------	--	--	-------	---

Action: Subdivision - Legal1 - Legal2
 ADD: MORTONDALE PT L-23
 ADD: MORTONDALE PT L-24
 ADD: MORTONDALE PT L-25
 ADD: MORTONDALE PT L-27
 ADD: MORTONDALE PT L-28
 ADD: MORTONDALE PT L-29
 ADD: MORTONDALE PT L-30
 ADD: MORTONDALE PT L-31
 DELETE: MORTONDALE L-PTS 23-24

UP XXXX_PGE Application - St. Marys Substation (2016) - Exhibit 1 - Appraisal

Washington County Cartography Real Property Account Ledger

Account #

2009377

Township Range Section 1/4 1/16 Taxlot Special Interest
1S 1 05 C C 00400

Effective Date 19-Apr-2006 **T #** 282863 **Entry Date** 19-Apr-2006 **Recorded Date** 19-Apr-2006 **Sale Date**

Sequence	Voucher ID	Tax Year	Document	Source Id	Type	PT Operation	To/From Map
3	438994	2005	ASSESSOR 2006-1909		APP	SEGREGATION -> FROM TAXLOT	SEGREGATION: NEW TAXLOT
COMMUNICATION SITE - LESS 1S105CC-400-C1							1S105CC-00400C1

Size Totals	Code	Sqft	Acres	Alternate Size
	51.51		23.98	0

Effective Date 19-Jun-2014 **T #** 477960 **Entry Date** 24-Dec-2013 **Recorded Date** 20-Dec-2013 **Sale Date**

Sequence	Voucher ID	Tax Year	Document	Source Id	Type	PT Operation	To/From Map
1	2009295	2013	CLERK 2013-106403		E	TAXLOT COMMENT	
TRAIL EASEMENT							

Size Totals	Code	Sqft	Acres	Alternate Size
	51.51		23.98	0

Effective Date 12-Jan-2015 **T #** 498929 **Entry Date** 21-Oct-2014 **Recorded Date** 21-Oct-2014 **Sale Date**

Sequence	Voucher ID	Tax Year	Document	Source Id	Type	PT Operation	To/From Map
1	2070741	2014	ASSESSOR 2014-2104		CART	SITUS ADDRESS CHANGE	
NEW BEAVERTON ZIP CODE							

Size Totals	Code	Sqft	Acres	Alternate Size
	51.51		23.98	0

UP XXXX_PGE Application - St. Marys Substation (2016) - Exhibit 1 - Appraisal

(5)

OFFICIAL RECORD OF DESCRIPTIONS OF
OFFICE OF COUNTY ASSESSOR, WASHINGTON

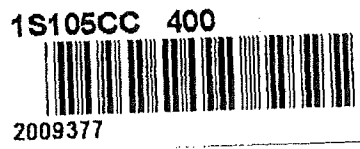
35415

ACCOUNT NUMBER: 1815CC 400
 MAP NO. 228 29me x 31 + some in sec.
 ADDITION: Montondale -
 CITY: [Blank]

ENTRIES	DATE OF ENTRY	RECORD VOL.	PAGE	ACRES REMAINING
Less CR 213 = 1.07 ac		470	318	36.73
J.V. 1034.8	8-30-62			35.66
48-76 = 35.54 ac				
48-78 = 1/2 ac	9-1-68			
To Portland General Electric	12-5-66	717	459	
Now: 50-82 = 35.54				
48-78 = .12 AC	1-17-69	45	241	(69)
Was 50-82 = 51-52 (35.54 AC)	5-9-59			
48-78 = 51-53 (.12 AC)				170
ADD METRO: S, D, TO PRESENT CODE C: O: 1050 72				
CODE WAS 51-52 NOW: 52-14 = 35.54 AC				
51-53 NOW: 51-53 = .12 AC, C.O.M.P. 20333-73				
Code Split Now				
52-14 = 21.40 AC	6-30-72	1-25817-1		
48-01 = 14.14 AC				
48-02 = .12 AC				35.66 AC

CODE SPLIT NOW 51-50 = 21.40 AC	1-85263		77
48-21 = 14.14 AC	3-25-76		
48-6 = 00.12 AC			
MAP ENLARGEMENT - WAS 15 EC	TL# 3600	CO# 32427	3-30-80
CODE SPLIT 51-50 = 21.40 AC			
Now 48-21 = 14.14 AC			
48-4 = .12 AC	35390		83
LESS TL 401 6.87 AC	7-31-85	85-26443	29.79
CODE SPLIT 51-50 15.53 AC			
48-21 = 14.14 AC			
48-4 = .12 AC			
LESS ROAD DEDICATION 3.38 AC	9-26-85	85-36443	26.41
CODE SPLIT 51-50 = 12.15 AC			

48-21 14.14 AC
 48-4 .12 AC
CODE SPLIT 48-21 TO 51-50 42840'87
 CODE NOW 51-50 = 26.29 AC 42840-40
 42840-41
 48-4 TO 51-58 = .12 AC 42840'87



76

southeast corner of land conveyed to David Reghitto, thence, North 1° 09' East, tracing the east line of said David Reghitto land, a distance of 573.90 feet to the iron pipe at the southwest corner of Sunset Gardens and the place of beginning of the tract of land herein described. Subject to the rights of the public in and to any portions thereof lying and being within the boundaries of public roads and highways. Containing 36.73 acres, more or less, including roads.

for the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000),

hereinafter called the "purchase price", on account of which

40 THOUSAND DOLLARS (\$40,000) is paid on the execution hereof,

the receipt of which is hereby acknowledged by the Seller, and

the remainder is to be paid at the times and in the amounts as

follows, to-wit:

The balance of the purchase price is to be paid in Six (6) equal annual installments of TWENTY THOUSAND DOLLARS (\$20,000), plus interest at the rate of FIVE PER CENT (5%) per annum on the unpaid balance. The first payment on the deferred balance shall be made on the 22nd day of August, 1963, and a like payment shall be made on the same day and month of each year there following until all of the deferred balance has been fully paid and discharged.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The Buyer, in consideration of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due. Premiums for existing insurance shall be prorated as of the date of this contract.

With the exception of the dwelling house and all other buildings on the above described real property, the Buyer shall be entitled to possession of said lands as of the date

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AUG 29 1962

ACCOUNT NUMBER		AERIAL P.		PREVIOUS DEED				
LOT NO.	BLK. NO.	ADDITION	CITY	ENTRIES	DATE OF ENTRY	P.B. RECD VOL.	PAGE	ACRES REMAINING
1815CC				Removing portion in 85-36243 dedication				
from PCM 1964-24 as of 12-31-84					12-10-86	PCM 1986-149		
Less .01 Ac. to street					12-10-86	86-49903		26.40
Code Split: 51-58 = .12 Ac.								
51-50 = 26.28 Ac.								
(Removing part in 86-49903 dedication								
from State assessment as of 12-31-85					12-10-86	PCM 1986-81		
LESS .97 AC. TO MERLO RD.					6-21-88	88-24237		25.43 AC.
CODE SPLIT: 51-58 = .12 AC.								
51-50 = 25.31 AC.					6-21-88	88-24237		
PCM 1988-99 - Removes dedicated area					11-4-88			
Add .40 Ac FROM MERLO RD.					9-20-90	90-93		25.83
CODE SPLIT: 51-58 = .20 AC					48435			
51-50 = 25.31 AC								
51-51 = .32 AC					48436			

CODE SPLIT: 51-58 = .20 AC.
 51-50 = 25.05 AC.
 51-51 = .58 AC. PROPOSAL 94/95 #3229

ACREAGE CORRECTION (- .03 AC in Code 51-50)					6-15-95			
Less .20 AC (in Code 51-58) Boundary Carr.								Co#56541
CODE SPLIT: 51-50 = 25.02 AC.								
51-51 = .58 AC.								25.60 AC
Less .09 Ac to Merlo Rd.					3-22-96	95-92832		25.51
Code Split 51-50 = 24.93 Ac.								
51-51 = .58 Ac.								
51.50	Less TL 1515CC 405 - .08 Ac				1-9-97	96-84942		25.43
51.50	Less (.69 Ac) to 1518-2500				1-9-97	96-84942		23.74
51.51	Less (.46 Ac) to 1518-2500				1-9-97	96-84942		23.28
Code Split: 51-51 = .12								
51-50 = 23.16								
Less TL 406 (02) eliminate land hooks					1-15-97	96-84942		23.16
Code Split 51-50 = 23.16								
Less .08 to TL 407					4-7-97	96-84942		23.16 ^{EA}
Add .50 Ac Rd. VACATION					6-2-99	99-61262		23.66
— SEE PAGE #3 —								

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A G R E E M E N T

THIS AGREEMENT, made this 22nd day of August, 1962, between DAVID J. MERLO and KATHERINE M. MERLO, husband and wife, hereinafter referred to as the "Seller", and PORTLAND GENERAL ELECTRIC COMPANY, an Oregon corporation, hereinafter referred to as the "Buyer",

W I T N E S S E T H :

In consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the Seller hereby agrees to sell to the Buyer, and the Buyer agrees to purchase from the Seller, the following described real property with the tenements, hereditaments and appurtenances thereto situated in the Southwest quarter (SW 1/4) of Section 5, and Northwest Quarter (NW 1/4) of Section 8, Township 1 South, Range 1 West, Willamette Meridian, Washington County, State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the southwest corner of Sunset Gardens, a duly recorded plat of Washington County, Oregon; Thence, South 89° 58' East, tracing the south boundary of said plat, a distance of 1625.8 feet to the southeast corner of said plat and the east line of Mortondale, a duly recorded plat of Washington County, Oregon; thence, South 9° 41' 30" West, tracing the east line of said Mortondale, a distance of 559.21 feet to the most northerly northwest corner of the John Elliott Donation Land Claim No. 41; Thence, continuing on the east line of said Mortondale South 18° 58' 30" West 863.20 feet to the southeast corner of said Mortondale; Thence, continuing South 18° 58' 30" West on a projection of the east line of said Mortondale, a distance of 113.80 feet to the northerly boundary of the Oregon Electric Railway Company's right-of-way; Thence, North 53° 37' West, tracing the said northerly boundary, a distance of 1521.45 feet to the

*pt of 700m
Sec 8
w/2 acc*

RECORDS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

151 SCC		400	SPLIT		
MAP NO.		T.L. NO.	CODE		
PAGE # 3					
LOT OR UNIT	BLOCK OR BUILD	SUBDIVISION OR CONDOMINIUM NAME			
NAME AND TAX LOT		FORMATION	DATE OF ENTRY	RECORDING NO.	ACRES
ROAD VACATION CORRECTION			- -		23.66
ADD .32 AC. FROM					
TL# 5101 151 SCB		SPLIT CODE 51-50 = 23.16	10-26-01	99-61262	23.98
SEE NOTES FROM RESEARCH		51-51 = .82	10-26-01		
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FORM No. 632 - WARRANTY DEED.

STEVEN-HESS LAW PUB. CO. PORTLAND

2.00

KA

Recorded By
Pioneer National
Title Insurance Company

200



KNOW ALL MEN BY THESE PRESENTS, That DAVID J. MERLO AND
KATHERINE M. MERLO, husband and wife

grantors.
in consideration of Ten and no/100 ----- Dollars,
and other good and valuable consideration
to them paid by PORTLAND GENERAL ELECTRIC COMPANY

do hereby grant, bargain, sell and convey unto the said grantee, its successors, heirs and assigns, all
the following real property, with the tenements, hereditaments and appurtenances, situated in the County
of Washington and State of Oregon, bounded and described as follows, to-wit:

Beginning at an iron pipe at the southwest corner of Sunset Gardens, a duly recorded plat of Washington County, Oregon; Thence, South 89° 58' East, tracing the south boundary of said plat, a distance of 1625.8 feet to the southeast corner of said plat and the east line of Mortondale, a duly recorded plat of Washington County, Oregon; thence, south 9° 41' 30" West, tracing the east line of said Mortondale, a distance of 559.21 feet to the most northerly northwest corner of the John Elliott Donation Land Claim No. 41; Thence, continuing on the east line of said Mortondale South 18° 58' 30" West 863.20 feet to the southeast corner of said Mortondale; Thence, continuing South 18° 58' 30" West on a projection of the east line of said Mortondale, a distance of 113.80 feet to the northerly boundary of the Oregon Electric Railway Company's right-of-way; Thence, North 53° 37' West, tracing the said northerly boundary, a distance of 1521.45 feet to the southeast corner of land conveyed to David Reghitto; thence, North 1° 09' East, tracing the east line of said David Reghitto land, a distance of 573.90 feet to the iron pipe at the southwest corner of Sunset Gardens and the place

of beginning of the tract of land herein described. Subject to the rights of the public in and to any portions thereof lying and being within the boundaries of public roads and highways. Containing 36.73 acres, more or less, including roads.

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200

To Have and to Hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And WE the grantor S. do covenant that WE ARE lawfully seized in fee simple of the above granted premises free from all encumbrances, Except, Rights of the public in and to any portion thereof lying within the boundaries of roads and highways.

and that WE will and OUR heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness OUR hands and seals this 27th day of September, 1962.

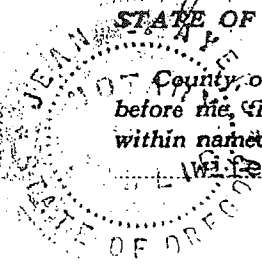
David J. Merlo (SEAL)

Katherine M. Merlo (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Washington



On this 27th day of September, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David J. Merlo and Katherine M. Merlo, husband and wife

who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

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

Jean E. Ayers Notary Public for Oregon My commission expires 6/29/64

WARRANTY DEED

David J. Merlo, et ux

TO

Portland General Electric

AFTER RECORDING RETURN TO

Portland General Electric Co. 621 S.W. Alder Street Portland, Oregon Call Mr. Sullivan

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

BOOK 712 PAGE 460

STATE OF OREGON County of Washington ss

INDEXED

Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

No. 712 of said County

Witness my hand and seal affixed. ROGER THOMSSON, Director of Records & Elections

Aug 28 3 38 PM '62 Deputy

Docket No.

20.20. MULTIPLE USE LAND USE DISTRICTS

20.20.05. Multiple Use Areas. The areas of the City that are designated as Multiple Use implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Multiple Use zoning districts establish varied levels of residential and commercial uses, supporting transit and pedestrian oriented development with minimum density and intensity requirements. Multiple Use areas include: the Downtown Beaverton and Washington Square Regional Centers, Town Centers, and Station Communities.

20.20.10. Purpose.

- 1. RC-TO Downtown Regional Center—Transit Oriented District**
The RC-TO District is intended to promote a transit-supportive multiple use land use pattern and to create over time a pedestrian-oriented commercial center within approximately a quarter-mile of light rail and commuter rail transit stations while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 2. RC-OT Downtown Regional Center—Old Town District**
The RC-OT District encompasses the City of Beaverton's original downtown, and is intended to maintain the mix of uses, scale of development, and appearance that are characteristic of this historically significant area while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 3. RC-E Downtown Regional Center—East District**
The RC-E District adjacent to Highway 217 and located generally more than a quarter-mile from the nearest light rail station, is intended to support existing and future businesses and accommodate automobile oriented uses and lower intensity uses which are inappropriate in either the RC-TO or RC-OT Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses.

20.20.10.

4. **OI-WS Washington Square Regional Center—Office Industrial District**
The OI-WS District is intended to provide areas for combining light manufacturing, research and development, business support service, office and supportive retail, distribution, and other accessory uses, and in an “employment activity center” concept. Additionally the District is intended to encourage compact, mixed employment uses that are transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.
5. **C-WS Washington Square Regional Center—Commercial District**
The C-WS District is intended to provide an area for businesses that require automobile accessibility while encouraging mixed use development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.
6. **TC-MU Town Center—Multiple Use District**
The TC-MU District primarily permits office, retail, and service uses. Also Permitted are multiple use developments and residential development with a minimum density requirement. Industrial uses are limited to light manufacturing uses.
7. **TC-HDR Town Center—High Density Residential District**
Areas designated TC-HDR are high-density residential neighborhoods with a minimum of 24 dwelling units per net acre. Other uses include commercial uses and neighborhood parks. Small free-standing office and limited retail uses are allowed within multiple use developments.
8. **SC-MU Station Community—Multiple Use District**
The SC-MU District is generally located within one-half mile of light rail station platforms. Primary Permitted uses include office, retail, and service uses. Multiple use and residential developments are also Permitted with no maximum residential density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required.

20.20.10.

9. **SC-HDR Station Community—High Density Residential District**
The SC-HDR District is generally located within one-half mile of light rail station platforms. Primary Permitted uses are for high density residential neighborhoods with minimum density requirements depending on proximity to a station platform and no maximum residential density. Other uses include commercial uses and parks that do not rely upon vehicular traffic access. Office and retail uses are only allowed within multiple use developments along with other restrictions.
10. **SC-S Station Community—Sunset District**
The SC-S District is generally located within one-half mile of the Sunset Transit Center Station and is intended to implement the land use goals of the Peterkort Station Area Plan. A variety of residential and commercial densities and intensities are required.
11. **SC-E1 Station Community—Employment Sub Areas 1 District**
12. **SC-E3 Station Community—Employment Sub Area 3 District**
The SC-E1 and SC-E3 Districts are intended to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of light rail transit stations. The purposes of the regulations that follow are to stimulate development that:
 - A. generates sufficient intensity (number of employees or transit users) to be supportive of transit services available in the area;
 - B. contains a complementary mix of land uses; and
 - C. provides for limited industrial activities that could be incompatible if located in other Station Community zoning districts.

Areas zoned SC-E are characterized by a mix of light industrial, institutional, and office uses with an overall expectation for development to achieve a district-wide intensity of 40 employees per acre.

The sub areas are located so that the most intense development will occur adjacent to a light rail station or along a Major Pedestrian Route and is generally located within one-half mile of a light rail station. Sub-Area 3 generally applies to land that is not adjacent to a LRT station and is currently developed with uses that are generally industrial, institutional, or are currently low intensity campus industrial park in character which could have redevelopment potential.

20.20.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4584; June 2012]

Development Standards Superscript Refers to Footnotes	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
A. Parcel Area												
1. Minimum	None	None	None	None	7,000	None	None	None	None	None	None	None
2. Maximum	None	None	None	None	None	None	None	None	None	None	None	None
B. Residential Density	Refer to Sections 20.25.05. and 20.25.15.											
1. Minimum for residential only project (per acre)	20	12	12	N/A	N/A	24	24	30 ¹ 24	30 ¹ 24	30 ¹ 24	N/A	N/A
2. Maximum for residential only projects (per acre)	60	40	40	N/A	N/A	40	36	None	None ²	None	N/A	N/A.
C. Floor Area Ratio (FAR)	Refer to Sections 20.25.10. and 20.25.15.											
1. Minimum	0.60 ³	0.35	0.30	0.40	0.30	0.50	0.30	0.40	0.40	0.60	0.35	None
2. Minimum with a PUD or DRBCP	0.0	0.0	0.0	0.0	0.0	0.35	0.20	0.0	0.0	0.0	0.0	0.0
3. Maximum	None	None	1.00 ⁴	None	None	1.00	0.60	1.20 ⁵ 1.00	1.20 ⁵ 1.00	None	2.00	0.50
4. Maximum with a PUD or DRBCP	None	None	None	None	None	2.00	1.00	None	None	None	None	None
D. Lot Dimensions												
1. Minimum Width	None	None	None	None	70	None	None	None	None	None	None	None
2. Minimum Depth	None	None	None	None	100	None	None	None	None	None	None	None

- 30 units within 400 ft of LRT station platform, 24 beyond 400 ft
- Within 120 ft of Washington County R5 zoning, the maximum residential density is 12 units per acre [ORD 4547; July 2010]
- To accommodate smaller lot sizes in the RC-TO zone, refer to Section 20.25.20.A.1.
- Maximum FAR for multiple use development involving residential use in RC-E zone, refer to Section 20.25.20.A.2.
- Maximum FAR 1.20 within 400 ft of LRT station platform, 1.00 beyond 400 ft

Development Standards <i>Superscript Refers to Footnotes</i>	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
E. Yard Setbacks												
1. Front Minimum	0	0	0	10	0	0	0	0 ⁶	0 ⁶	0	None	None
2. Front Maximum On Major Pedestrian Route ⁷	Refer to Footnote Reference 7											
3. Front Maximum Not On Major Pedestrian Route With Ground Floor Residential	20	20	20	N/A	N/A	5	10	20	20	10	N/A	N/A
Without Ground Floor Residential	10	10	20	10	20	20	20	10	10	20	N/A	N/A
4. Side Minimum	None	None	None	10	10	None	None	None ⁶	None ⁶	None	None	None
5. Side Maximum	None	None	None	None	None	None	None	None	None	None	None	None
6. Rear Minimum	None	None	None	None	None	None	None	None ⁶	None ⁶	None	None	None
7. Minimum Side or Rear Yards Abutting Property Zoned Residential ⁸	20	20	20	75 ⁹	20	20	20	Abut Res / MU ¹⁰	Abut Res / MU ¹⁰	20	Abut Res ⁹	Abut Res ⁹
F. Building Height												
1. Minimum	Refer to 60.05.15.7. or 60.05.35.7., as applicable: Building Scale on MPR											
2. Maximum	120	75 ¹¹ 40	80	60	50 ¹² 60	60	50	100 ¹³ 60	100 ¹³ 60	120	100	40

6. Where detached dwellings and duplexes on lots fronting common greens and shared courts are proposed, the following setbacks shall apply: Minimum front yard setback- 3 feet / Minimum side yard setback- 3 feet / Minimum alley width is 24 feet between buildings.
7. Under the conditions outlined in Section 60.05.15.6. of this Code, buildings in multiple use zones located on parcels that front on a designated Major Pedestrian Route shall be exempt from minimum and maximum setbacks. Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and corresponding Design Review Guideline.
8. Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
9. 75 feet if abutting a residentially developed property, otherwise 20 feet.
10. Side or rear yards abutting Residential or Multiple Use zoning where the Multiple Use zoning designation allows residential development, the minimum setback shall equal the abutting zoning district's required rear yard setback.
11. 75 feet permitted in areas within a block of SW Canyon Road, SW Farmington Road, SW Hall Boulevard, SW Watson Avenue, and SW Lombard Avenue between SW Canyon Road and SW 2nd Street; 40 feet permitted in other areas of the zoning district.
12. Maximum height is 50 feet. Where residential use is above ground floor commercial, maximum height is 60 feet.
13. 100 feet permitted within 400 ft of LRT station platform, 60 feet permitted beyond 400 ft

Development Standards <i>Superscript Refers to Footnotes</i>	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Wireless Communication Facilities												
G. Maximum Height												
1. WCF ¹⁴	100	100	100	120	100	100	100	100	100	100	100	100
2. Equipment Shelter ¹⁵	12	12	12	12	12	12	12	12	12	12	12	12
3. Roof Mounted Antenna	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.											
H. Yard Setbacks ¹⁶												
1. Requirements	Shall comply with underlying zoning district requirements											
2. Other	Refer to 60.70.35.14.A and B											

All Dimensions are in Feet.

- 14. Inclusive of antenna.
- 15. At-grade equipment shelters.
- 16. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters

20.20.20. LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts. All superscript notations refer to applicable Use Restrictions Section 20.20.25. [ORD 4576; January 2012] [ORD 4578; March 2012]

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted			C: Conditional			N: Prohibited					
Residential													
1. Dwellings	A. Attached	P ¹	P	PC ¹	P ²	P ³	P	P	P ⁴	P ⁴	P ⁶⁶	N	N
	B. Detached	P ^{5,6}	P ⁶	P ⁶	N	N	P ⁶	P ⁶	P ⁶	P ⁶	N	N ⁵	N ⁵
	C. Home Occupation	P	P	P	P	P	P	P	P	P	P	N	N
	D. Planned Unit Development	C	C	C	C	C	C	C	C	C	C ⁶⁶	C	C
Commercial													
2. Animal	A. Animal Care, Major	N	N	N	N	N	N	N	N	N	N	N	N
	B. Animal Care, Minor	P	P	P	P	P	P	P	P	P	P	P	P
3. Care	A. Hospitals	C	P	P	P	C	C	N	P	C	P	N	N
	B. Medical Clinics	C	P	P	P	P	P ⁷	P ⁸	P	P ⁸	P	P ^{9 10}	P ^{9 10}
	C. Child Care Facilities	P	P	P	P	P	P	P	P	P	P	P ⁹	P ⁹
	D. Residential Care Facilities	P	P	P	P	P	P	P	P	P	P	N	N
4. Commercial Amusement	PC ¹¹	PC ¹¹	PC ¹¹	N	PC ¹²	C	C	C ¹³	C ¹³	P	N	N	
5. Drive-Up Window Facilities ¹⁴	NC ¹⁵	C	C	NP ¹⁶	P	C	C	C	N ¹⁰	NP ^{17 18}	N ¹⁰	N ¹⁰	
6. Eating and Drinking Establishments	P	P	P	P ¹⁹	P	P	P ^{9 13}	P ⁹	P ^{10 13}	P	P ^{9 10}	P ^{9 10}	

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted C: Conditional N: Prohibited											
7. Financial Institutions		P	P	P	P ²⁰	P	P	P	P	P	P	P ^{9 10}	P ^{9 10}
8. Live / Work Uses		C	C	C	C	C	P	P	P	P	P	N	N
9. Meeting Facilities		C P ²¹	C P ²¹	C P ²¹	C P ²¹	C P ²¹	C P ²¹	N	C P ²¹	N	P	C P ²¹	C P ²¹
10. Office		P	P	P	P	P	P ²²	P ^{8 23}	P	P ⁸	P	P	P
11. Parking as the Principle Use		C	C	C	C	C	C N ²⁴	C	C	C	C	C N ²⁴	C N ²⁴
12. Rental Business		P	P	P	P	P ²⁵	P ^{7 22 26}	P ^{26 27}	P ²⁷	P ²⁷	P ^{28 29}	P ²⁵	N
13. Rental of Equipment Only		N	N	N	P ⁶¹	N	N	N	N	N	N	N	N
14. Retail	A. Retail Trade	P ^{26 30 31}	P ^{26 30}	P ^{26 30 31}	P C ³²	P ²⁵	N P ^{22 26 33}	P ^{13 26}	P ^{9 25 34}	P ^{13 25}	P ²⁵	P ^{9 28} C ³⁵	P ^{9 28}
	B. Bulk Retail	N	N	N	N	N	N	N	N	N	N	N	N
15. Service Business / Professional Services		P ^{9 36}	P ^{9 36}	P ^{9 36}	P ³²	P ²⁵	N P ^{22 26 33}	P ^{13 26}	P ^{8 9}	P ⁹	P	P ^{9 10 28}	P ^{9 10 28}
16. Marijuana Dispensaries		N	N	N	N	N	N	N	N	N	N	N	N
17. Storage	A. Self Storage	N	N	N	N	P ³⁷	N	N	N	N	N	N	N
	B. Storage Yards	N	C ³⁸	C ³⁸	N	N	N	N	N	C ³⁹	N	N	P ⁴⁰
18. Temporary Living Quarters		P ⁴¹	C ⁴¹	C ⁴¹	N	P	C ⁴¹	C ⁴¹	P ⁴¹	C ⁴¹	C ⁴²	C ⁴²	C ⁴²
19. Vehicles	A. Automotive Service, Major	N	N	C ²⁵	N	N	C N ⁴³	N	N	N	N	N	N
	B. Automotive Service, Minor	P C ⁴⁴	P	P	N	C	C	C ²⁵	N P C ¹⁷	C ²⁵	N P C ¹⁷	N	N
	C. Bulk Fuel Dealerships	N	N	N	N	N	N	N	N	N	N	N	N
	D. Sales or Lease	C ⁴⁵	C ⁴⁵	C ⁴⁵	N	N	C ^{9 22 26}	N	P ^{9 28}	P ^{9 46}	P ^{28 47}	N	N
	E. Rental	C ⁴⁵	C ⁴⁵	C ⁴⁵	N	N	C ^{9 22 26}	N	P ^{9 28}	P ^{9 46}	P ²⁸	P	P
20. Food Cart Pods ⁶⁸		P	P	P	P	P	P	N	P	N	P	N	N
Civic													
20. Education	A. Commercial Schools	P	P	P	C	P	P C N ^{33 48}	P ¹³	P	P	P	P ⁹	C ⁹
	B. Educational Institutions	P	P	P	C P ⁶⁷	P	P	P	P	P	P	P ⁹	C ⁹
21. Places of Worship		P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P ⁹	N

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3	
Superscript Refers to Use Restrictions		P: Permitted C: Conditional N: Prohibited												
22. Public Buildings, Services and Uses		C	C	C	P	C	C	C	C	C	C	CP ⁴⁹	CP ⁴⁹	
23. Railroad Tracks and Facilities	A. Passenger	P ⁵⁰	P ⁵⁰	P ⁵⁰	P	P	P	P	P	P	P	P	P	
	B. Freight	P	P	P	P ⁵¹	P	N	N	N	N	N	P ⁵¹	P ⁵¹	
24. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	P ⁵²	P	P	P	P	P	P	P ⁵³	P ⁵³	
	B. Recreational Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹³	P	C	C	C ⁵⁴	C ⁵⁴	P	N	N	
25. Social Organizations		P ⁴⁸	P ⁴⁸	P ⁴⁸	N	PC ⁴⁸	PC ⁴⁸	PC ⁴⁸	PC ⁴⁸	PC ⁴⁸	P	C	C	
26. Transit Centers		C	C	N	P	P	C	C	C	C	P	P	P	
27. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines.	C	C	C	C	C	C	N	C	C	C	C	C	
	B. Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P	
Industrial														
28. Manufacturing, Fabricating, Assembly, Processing, and Packing		PC ⁵⁵	PC ⁵⁵	PC ⁵⁵	P ^{56 57}	N	P ⁶⁰	N	P ²⁸	N	P ²⁸	P ^{56 57}	P ^{56 57}	
29. Warehousing ⁵⁸		P	P	P	P	P	P	P	N	N	P	P ⁵⁹	P ⁵⁹	

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
Wireless Communication Facilities (WCF)													
31. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity ⁶²	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design ⁶³	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	F. Attachment of WCF to existing structures, tower or pole structures ⁶⁴	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
32. WCF in Right-of-Way	A. Installation of WCF within right-of-way ⁶⁵	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
33. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
34. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
35. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3

[ORD 4595; February 2013] [ORD 4648; Nov 2014] [ORD 4662; Sept 2015]

20.20.25. USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.20.20.

1. No new duplexes are permitted in the RC-TO. Duplexes are Conditionally permitted in the RC-E and existing duplexes are Permitted.
2. Permitted above a Permitted non-residential use (second story and above), provided at least 15% of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
3. Ground floor residential use is not permitted. Residential use is allowed only above a Permitted non-residential use; provided at least 15 percent of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
4. Two existing attached dwellings; three or more attached dwellings; or replacement of two attached dwellings are Permitted.
5. Detached dwellings in existence as of September 19, 2002 are Permitted. [ORD 4224; September 2002] [ORD 4584; June 2012]
6. Only Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets; or replacement of a detached dwelling are Permitted. [ORD 4576; January 2012] [ORD 4584; June 2012]
7. Buildings larger than 50,000 sq ft are subject to approval of a Conditional Use.
8. This use is allowed only in multiple use developments. Office uses shall not exceed 50% of the proposed residential floor area within the multiple use development, and shall be Permitted only when minimum residential densities are met.
9. The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25% of the total square footage of the development. [ORD 4584; June 2012]
10. Drive-through uses are Prohibited; walk-ups Permitted.
11. Except for theaters, a building with a gross ground floor area larger than 20,000 square feet is subject to the approval of a Conditional Use.
12. A new use that will not be enclosed in a building shall be a Conditional Use.

20.20.25.

13. These uses are Permitted only within multiple use developments, and shall have a maximum size of 10,000 square feet, provided that the minimum residential densities are met.
14. Applicable to uses providing this service.
15. Drive-up window facilities beyond 500 feet of a light rail station platform are Conditionally permitted and are Prohibited within 500 feet of a light rail station platform.
16. Eating and drinking establishments drive-up windows Prohibited; walk-ups Permitted.
17. The use is Prohibited within a physical distance of $\frac{1}{4}$ mile of a light rail transit station platform, Conditional between $\frac{1}{4}$ mile and $\frac{1}{2}$ mile of a station platform, and Permitted if greater than $\frac{1}{2}$ mile of a station platform.
18. Drive-through facilities are not permitted within 30 feet of a Major Pedestrian Route.
19. Comprising not more than 10% of gross building floor area, and provided that no individual eating or drinking establishment use exceeds 2,000 square feet of gross building floor area. No freestanding retail or eating or drinking establishment uses are allowed.
20. Drive-through uses lawfully established prior to June 17, 2010 are Permitted. [ORD 4584; June 2012]
21. Meeting facilities less than 20,000 sq ft are Permitted; exceeding 20,000 sq ft require Conditional Use approval. Use only accessory to temporary living facilities or office uses.
22. No more than 50% of any one property may be developed for a single use type until a commitment has been made to develop a different class of use equivalent to at least 20% of the floor area occupied by the primary use.
23. Small free-standing office uses are allowed within multiple use developments as defined in Chapter 90 of this ordinance, provided they do not exceed more than 50% of the residential floor area provided within the development, and that minimum residential densities are met.
24. Provided parking is in a parking structure; surface parking as the primary use is Prohibited.
25. Activity is conducted wholly within an enclosed structure and no sales or outdoor storage of animals or livestock are allowed with this use.

20.20.25.

26. This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15% of the building gross floor area. No outdoor sales or outdoor storage of animals or livestock are allowed with this use.
27. These uses are Permitted only within multiple use developments, and shall have a maximum size of 5,000 square feet, provided that the minimum residential densities are met.
28. This activity is conducted wholly within an enclosed structure. No accessory open-air sales, display, or storage and no sales or outdoor storage of animals or livestock are allowed with this use.
29. Use shall not be over 5,000 square feet in gross floor area.
30. Retail trade: Permitted uses for building materials, home equipment and improvements, or landscape or nurseries sales shall not occupy more than 15,000 gross square foot of space in an individual building, site or parcel.
31. Automobile parts or equipment as the principle use is Prohibited.
32. Ancillary showrooms and retail are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Retail is Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area. No freestanding uses are allowed. No sales or outdoor storage of animals or livestock are allowed with this use.
33. Individual uses larger than 50,000 square feet are Prohibited except on those parcels which are less than three net acres in size as formed by a grid of public or private streets.
34. These uses are Permitted only within multiple uses developments, as long as the floor area of this use does not exceed 25% of the total proposed floor area within a multiple use development.
35. Furniture and appliance stores are Prohibited. Hardware and home improvement stores not exceeding 10,000 square feet in gross floor area are Conditionally permitted.
36. Repair other than auto repair.
37. Use Permitted if lawful as of June 17, 2010; otherwise permitted as accessory to a primary Permitted use.

20.20.25.

38. Only as an accessory use to a Permitted or Conditionally permitted use.
39. Conditionally permitted for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue:
 - a. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent.
 - b. These storage yards may be authorized for a period of time up to and including five (5) years. Upon expiration of an approved time period storage yard use shall cease until a new authorization through a separate Conditional Use permit is approved.
 - c. Within the approved storage yards open air sales or the display of fully operable vehicles for sale, lease, or rent is prohibited.
 - d. The following existing site conditions must be present as of January 1, 2003 in the South Tektronix Station Community Plan Area, and more specifically located on the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue, in order for lots in this area to be authorized for the development of storage yards for fully operable vehicles for sale, lease, or rent.
 - i. Are currently being used for the storage of fully operable vehicles for sales, lease, or rent.
 - ii. Are currently shielded from public view with a sight-obscuring chain link fence.
 - iii. Currently have established landscaping outside the fence along public right-of-way.
 - iv. Are currently lighted to prevent vandalism.
 - v. Are currently surfaced with compacted gravel or paving.
 - e. Other site improvements, in addition to the following existing site conditions, may be required by the decision-making authority as conditions of approval for a development application.
40. For building or landscaping materials; contractor's equipment, transit vehicles, and related vehicle or equipment maintenance activities.
41. Motels are Prohibited.

20.20.25.

42. Limited to Hotels and Extended Stay Hotels.
43. Only mechanical car washes open to the public are a Conditional Use; Other Automotive Service, Major uses are Prohibited.
44. Vehicle gas stations, with or without repair, shall require the approval of a Conditional Use.
45. All uses established after December 9, 1999 shall be conducted wholly within an enclosed structure. Accessory open air sales or display related to Permitted uses in existence on a site at the time this Code was adopted may be expanded on that site.
46. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue.
47. The maximum building footprint size for a building involving a single use shall be 10,000 square feet.
48. Buildings larger than 10,000 square feet are subject to approval of a Conditional Use.
49. Permitted, including utility uses, if established as of February 7, 2002, otherwise Conditionally permitted.
50. Such as transit stops, submitted for development after May 21, 2004.
51. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
52. Exclusive of spectator sports facilities.
53. Limited to 0.5 acres in size, unless located on top of a building or structured parking.
54. For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.3.C. for Conditional Use, the use must be transit supportive. [ORD 4584; June 2012]
55. Manufacturing uses that exceed 10,000 square feet in floor area require Conditional Use approval.

20.20.25.

56. Manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities shall meet the following requirements:
 - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
 - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
 - c. Are not for servicing or use by the general public.
 - d. Do not entail outdoor storage of raw materials, finished products, animals or livestock.
 - e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
 - f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
 - g. Do not involve outdoor testing of products or processes on the site.
 - h. Do not involve highly combustible, explosive or hazardous materials or waste.
 - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
57. Any use having the primary function of storing, utilizing or manufacturing of explosive material is Prohibited.
58. As an accessory use, not to exceed 25% of the primary use.
59. Use Restriction 58 does not apply to lawfully established warehouse uses existing prior to effective date of this zone.
60. Permitted only within multiple use developments, as long as the floor area of this use does not exceed 50% of the total proposed floor area within a multiple use development.
61. Exclusive of trucks, vehicles, or heavy equipment.
62. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals.
63. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
64. Not permitted on single family dwellings.
65. W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 in the right-of-way of designated Freeways and Arterial Streets.

20.20.25.

66. [ORD 4578; March 2012] The requirements identified in Section 20.20.40. apply.
67. [ORD 4600; February 2013] Job Training and Vocational Rehabilitation Services are allowed as a Permitted Use, all other Commercial Schools required Conditional Use approval.
68. Food Cart Pods are exempt from the Site Development Standards of 20.20.10 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; Sept 2015]

20.20.30. OTHER TC-MU AND TC-HDR ZONING REQUIREMENTS

1. A Planned Unit Development approval pursuant to Section 40.15.15.4. shall be required for the following: [ORD 4584; June 2012]
 - A. Phased development projects; or
 - B. Development of sites greater than five acres.

20.20.35. OTHER SC-E ZONING REQUIREMENTS

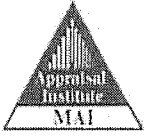
1. No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential districts or Multiple Use districts where residential uses are allowed. [ORD 4584; June 2012]
2. Other required conditions:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.
 - B. Storage yards shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
 - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

20.20.40. OTHER SC-S ZONING REQUIREMENTS

1. [ORD 4578; March 2012] As to any and all property within the SC-S zoning district, approval of a Conditional Use Permit – PUD (Planned Unit Development), pursuant to Section 40.15.15.4. of the Development Code, shall be required prior to, or concurrent with, any land division or other land use approval(s) for the same property or any portion of the same property.
2. [ORD 4578; March 2012] On or before the full development or redevelopment of all property lying within the SC-S zoning district, the following development levels shall be met:

20.20.40.2.

- A. A minimum of 1899 residential dwelling units, but no more than 5,115 residential dwelling units; and
 - B. No more than 10,960,500 square feet of non-residential development.
3. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate, through the submittal of a land use analysis, that the minimum and maximum development levels identified in Section 20.20.40.2. have been or will continue to be met when all properties within the SC-S zoning district have been divided or developed or both.
 4. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate that the application complies with the Traffic Impact Analysis required by Section 60.55.20., associated with the effective Conditional Use Permit – PUD (Planned Unit Development) as to all property within the SC-S zoning district. Prior to approval for development of the minimum 1,899 dwelling units required by Section 20.20.40.2. of this Code, the TIA shall account for all vehicle trips associated with the minimum 1,899 dwelling units as existing conditions, whether or not the units have been approved or developed. Subsequent to approval of the minimum amount of dwellings in the district, the TIA shall account for actual existing conditions. In either case, vehicle trips associated with proposed non-residential development within the SC-S zone are additional to the existing conditions. The TIA shall identify appropriate measures to mitigate on-site and off-site deficiencies for all phases of the proposed development and demonstrate how the recommended mitigation is roughly proportional to the identified impacts created by the additional vehicle trips to be generated by the proposed development. [ORD 4599; February 2013]
 5. No more than 80 percent of non-residential development approved through a Conditional Use Permit – PUD (Planned Unit Development) application may be constructed prior to construction of the minimum dwelling requirement for the properties located within the SC-S zoning district. Once the minimum dwelling unit requirement for the properties located within the SC-S zoning district is constructed and has received Certificate of Occupancy, construction of the remaining 20 percent non-residential development may resume.



John V. Donnerberg, MAI

Real Estate Appraisal

4805 SW Oleson Road,

Portland, Oregon 97225

UP XXXX_PGE Application - St. Marys Substation (2016) - Exhibit I - Appraisal

October 29, 2015

VIA CERTIFIED US MAIL, RETURN RECEIPT REQUESTED

Mike Livingston, Manager, Property Services
Portland General Electric
121 SW Salmon Street
1 WTC-0401 (World Trade Center)
Portland, OR 97204

Re: Appraisal Inspection Notice
1S105CC 00400
SW 158th Avenue Project
County File #23
JD2015-043

Dear Mr. Livingston,

My firm has been retained on behalf by the Washington County Department of Transportation to complete an appraisal of a portion of your property as part of the SW 158th Avenue road project.

I will be inspecting properties in the project area in the coming weeks. It would be most helpful if you could call me at 503-936-5129 to arrange an appointment if you would like to be present.

By law you are entitled to 15 days' notice prior to my inspection. If I have not heard from you by November 16, 2015 I will assume you do not wish to be present and conduct my inspection accordingly.

Thank you for your assistance in this matter.

Sincerely,

John V. Donnerberg, MAI

JVD:lb

**JOHN V. DONNERBERG, MAI
PROFESSIONAL QUALIFICATIONS**

BUSINESS ADDRESS

4805 SW Oleson Road
Portland, Oregon 97225
503-297-9046 (Office)

APPRAISAL EXPERIENCE

Real Property Consultants, Portland
May 1993 to Present – Position: State Certified General Appraiser

Conduct the appraisal of a variety of property types including single-family, multi-family, commercial, industrial and agricultural properties. Also conduct the appraisal of numerous right-of-way acquisition projects involving easements, fee takings, partial acquisitions and right-of-way corridors in both Oregon and Washington.

FORMAL EDUCATION

Oregon State University, Corvallis, Oregon – 1988-92
B.S. Degree in Technical Journalism

CERTIFICATES AND LICENSES

Oregon State Certified General Appraiser C000554
Washington State Certified General Appraiser 1100920

PROFESSIONAL AFFILIATIONS

Member: International Right-of-Way Association
Secretary, 2004, Board Member – International Right-Of-Way Association
Designated Member: Appraisal Institute (MAI)
2013 Secretary, Greater Oregon Chapter of the Appraisal Institute
2014 Treasurer, Greater Oregon Chapter of the Appraisal Institute
2015 Vice President, Greater Oregon Chapter of the Appraisal Institute

SAMPLING OF CLIENTS SERVED

Bank of America	PacifiCorp
City of Portland	Preferred Financial Funding
City of West Linn	Right-of-Way Associates
Clackamas County	Union Bank of California
Crossland Mortgage	Universal Field Services
First Franklin Group	Washington County
H.U.D. Approved	Washington Dept. of Transportation
NW Natural Gas	TriMet
Norwest Mortgage Inc.	Multnomah County
Oregon Dept. of Transportation	Metro
Portland General Electric Co.	City of Vancouver, Washington

JOHN V. DONNERBERG, MAI
PROFESSIONAL QUALIFICATIONS
(Continued)

PROFESSIONAL EDUCATION

Recently attended the following Appraisal Institute courses:

- Report Writing Seminar – Course 755, 2/2004
- Scope of Work Seminar – Course 756, 3/2004
- National USPAP Update – Course 400 – 3/2004
- Rates and Ratios – Course 754, 5/2004
- National USPAP Update – 11/2005
- Professionals Guide to the URAR – 9/2005
- Demonstration Appraisal Report Writing Seminar – April 2006
- Evaluating Residential Construction – 2/2007
- National USPAP Update – 2/2008
- Statistics and Residential Trends – 2/2008
- State of the Industry Seminar – 12/2008
- Chief Appraiser Round Table 4/9/2009
- FHA Appraisal 3/12/2009
- National USPAP Update 12/10/2010
- Business Practices and Ethics 420 – 3/5/2010
- Analyzing Distressed Real Estate – 4/27/2010
- Appraisal Curriculum Overview – 11/10/2010
- National USPAP Update – 3/2012
- Discounted Cash Flow Model: Concepts, Issues and Apps 5/2012
- Attacking/Defending an Appraisal in Litigation – 4/2013
- ODOT Appraisal Review Process Seminar – 11/2013
- Qualitative Analysis – 1/2014
- National USPAP – 5/2014
- Vineyard & Winery Valuation - 5/2014
- Portland Vancouver Apartment Market Overview – 9/2014
- Right of Way Appraisals: What Appraisers and Agents need to know – 5/2015
- Uniform Appraisal Standards for Federal Land Acquisitions – 5/2015
- Business Practices and Ethics – 5/2015

After recording, please return to:

Washington County
LUT, Right-of-Way Section
1400 SW Walnut St. Mail Stop #18
Hillsboro, OR 97123-5625

Until a change is requested all
tax statements shall be sent to:
No Change

DEDICATION DEED

PORTLAND GENERAL ELECTRIC COMPANY, an Oregon corporation, Grantor, grants to **WASHINGTON COUNTY**, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is **\$154,000.00**.

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities forever;

PARCEL 2 - SLOPE EASEMENT

Including the right to construct and maintain slopes necessitated by the construction, operation, and maintenance of the public road, all public facilities, and improvements in the adjacent right-of-way. Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor(s) by reasons of any change of grade of the roadway abutting on said property.

AND - PUBLIC UTILITIES EASEMENT

Including the right to install, maintain, and repair public utilities over, under, and across the property described;

PARCEL 3 - DRAINAGE EASEMENT

Including the right to construct, operate, and maintain facilities for storm and surface drainage purposes over, under, and across said property, together with the right to enter upon said easement area for the purpose of planting, digging, cleaning, and to perform other activities that enhance and otherwise preserve the drainage function of the easement area.

PARCEL 4 - TEMPORARY CONSTRUCTION EASEMENT

Including the right for Grantee, its employees, agents, and employees of independent contractors performing work under contract for Washington County, to enter and use the easement area for a construction work area in connection with the construction of the 158th Avenue Walker to Merlo LRT improvement project as designed.

The term and duration of this temporary construction easement shall be for a period of ten (10) months, from March 1, 2016 to December 31, 2016, or upon completion of the above-mentioned construction project, whichever is sooner.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantor hereby covenants to and with Grantee that it is the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantor, by and through its _____, has caused this instrument to be signed.

DATED this _____ day of _____, 20__.

PORTLAND GENERAL ELECTRIC COMPANY
an Oregon corporation

By: _____

Title: _____

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this _____ day of _____, 20__, by

_____ (name of officer/agent) of PORTLAND GENERAL ELECTRIC COMPANY an Oregon corporation, on behalf of the corporation.

Notary Public

Accepted on behalf of Washington County, Oregon.

By: _____

Title: _____

Approved As To Form:

Dated this _____ day of _____, 20__

Cortney D. Duke-Driessen
Assistant County Counsel
Signed & Dated: September 9, 2013



EXHIBIT "A"

S.W. 158th Avenue
(SW Walker Road to Merlo Station LRT)
October 2, 2015
Parcels 1, 2, 3 and 4

County Road Project No.: 100243
File No.: 23
Assessors Map: 1S105CC
Tax Lot No.: 00400

PARCEL 1 (RIGHT-OF-WAY DEDICATION)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described below.

S.W. 158th AVENUE CENTERLINE (S.W. WALKER ROAD TO S.W. JENKINS ROAD)

A road centerline situated in the Northwest one-quarter and in the Southwest one-quarter of Section 5, all within Township 1 South, Range 1 West of the Willamette Meridian in the City of Beaverton, Washington County, Oregon, being more particularly described as follows:

Beginning at SW Walker Road (County Road No. 215) Centerline Station 81+83.59 = SW 158th Avenue Centerline Station 63+51.72, said point bears North 36° 02' 34" West, a distance of 5,870.40 feet from the Northwest corner of the John Elliot Donation Land Claim 42, as recorded in USBT Book 3 Page 482 in the Washington County Survey Records; thence from said point of beginning, South 02° 00' 01" East, a distance of 1354.41 feet to Station 77+06.19 at a point of curvature; thence along the arc of a 1909.86 foot radius curve to the right through a central angle of 11° 32' 57" (the long cord bears South 03° 46' 27" West, 384.32 feet) 384.97 feet to Station 80+91.16 at a point of tangency; thence South 09° 32' 56" West 1652.02 feet to the terminus of S.W. 158th Avenue (County Road No. 2480) at Station 97+43.18, also being at the centerline intersection with S.W. Jenkins Road (County Road No. 2501) and S.W. Merlo Road (County Road No. 2746). The equation station for S.W. Merlo Road is 22+82.71; Thence continuing onto S.W. Merlo Road, South 18° 52' 36" West, a distance of 295.92 feet to Station 19+86.79 at a point of curvature; thence along the arc of a 796.80 foot radius curve to the right through a central angle of 70° 57' 30" (the long cord bears South 54° 21' 20" West, 924.94 feet) 986.80 feet to Station 10+00.00 at the point of terminus, said point bears South 77° 38' 49" West, a distance of 1981.17 feet from the Southwest corner of the Lawrence Hall Donation Land Claim 43 as recorded in USBT Book 3 Pages 466-468 in the

P:\Washington County\037657\Survey\Documents\Legal Descriptions\037657-V-EX23 legal.doc





Washington County Survey Records, in the Southeast one-quarter of Section 5, Township 1 South, Range 1 West, Willamette Meridian.

Centerline Stationing for SW 158th Avenue is determined by holding a station of 63+51.72 = 81+83.59 at the Centerline of SW 158th Avenue and the Centerline of SW Walker Road as per Survey Number 31,902 Washington County Survey Records and County Road No. 2480 Washington County Road Records.

BASIS OF BEARINGS:

South 02° 00' 01" East between the 5/8 inch iron rod with aluminum cap stamped "O.S.H.D." in a monument box at SW Walker Road Station 81+83.59 and the 5/8 inch iron rod with yellow plastic cap stamped "O.S.H.D." in a monument box at the point of intersection and intersection of SW 158th Avenue and W Baseline Road, per Survey Number 31,902, Washington County Survey Records.

Station to Station	Offset Distances Westerly of S.W. Merlo Road Centerline
20+34.97 to 21+72.00	45.00 feet along a straight line to 55.00 feet
21+72.00 to 21+91.00	55.00 feet along a straight line to 62.00 feet
21+91.00 to 22+33.00	62.00 feet along a straight line to 102.00 feet
22+33.00 to 22+40.17	102.00 feet along a straight line to 128.00 feet

Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. Merlo Road and S.W. Jenkins Road.

The parcel of land to which this description applies contains 2,607 square feet, more or less.

PARCEL 2 (PERMANENT SLOPE AND UTILITY EASEMENT)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described above under Parcel 1.





Station to Station	Offset Distances Westerly of S.W. Merlo Road Centerline
20+15.00 to 21+99.30	57.00 feet along a straight line to 69.91 feet

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. Merlo Road and all that portion within the above described Parcel 1.

The parcel of land to which this description applies contains 2,281 square feet, more or less.

PARCEL 3 (PERMANENT DRAINAGE EASEMENT)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described above under Parcel 1.

Station to Station	Offset Distances Westerly of S.W. Merlo Road Centerline
16+97.00 to 18+10.00	63.00 feet parallel with the centerline

Excepting therefrom, all that portion of said parcel lying within the existing right-of-way of S.W. Merlo Road.

The parcel of land to which this description applies contains 1,896 square feet, more or less.

PARCEL 4 (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land lying in the Southwest one-quarter of Section 5, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and being a portion of that tract of land conveyed to Portland General Electric Company by Statutory Warranty Deed recorded August 28, 1968 in Book 712, Page 460, Washington County Book of Records, said parcel of land conveyed herein also being all that portion lying easterly of the line delineated by following the below noted stations and offsets westerly of the centerline of S.W. Merlo Road, as said centerline is described above under Parcel 1.

Station to Station	Offset Distances Westerly of S.W. Merlo Road Centerline
16+97.00 to 18+10.00	67.00 feet parallel with the centerline





18+10.00 to 18+19.00	67.00 feet along a straight line to 49.00 feet
18+19.00 to 19+60.00	49.00 feet parallel with the centerline
19+60.00 to 20+00.00	77.00 feet along a straight line to 82.00 feet
20+00.00 to 20+15.00	82.00 feet along a straight line to 60.00 feet
20+15.00 to 21+73.00	60.00 feet along a straight line to 71.00 feet
21+73.00 to 22+50.00	71.00 feet along a straight line to 138.50 feet

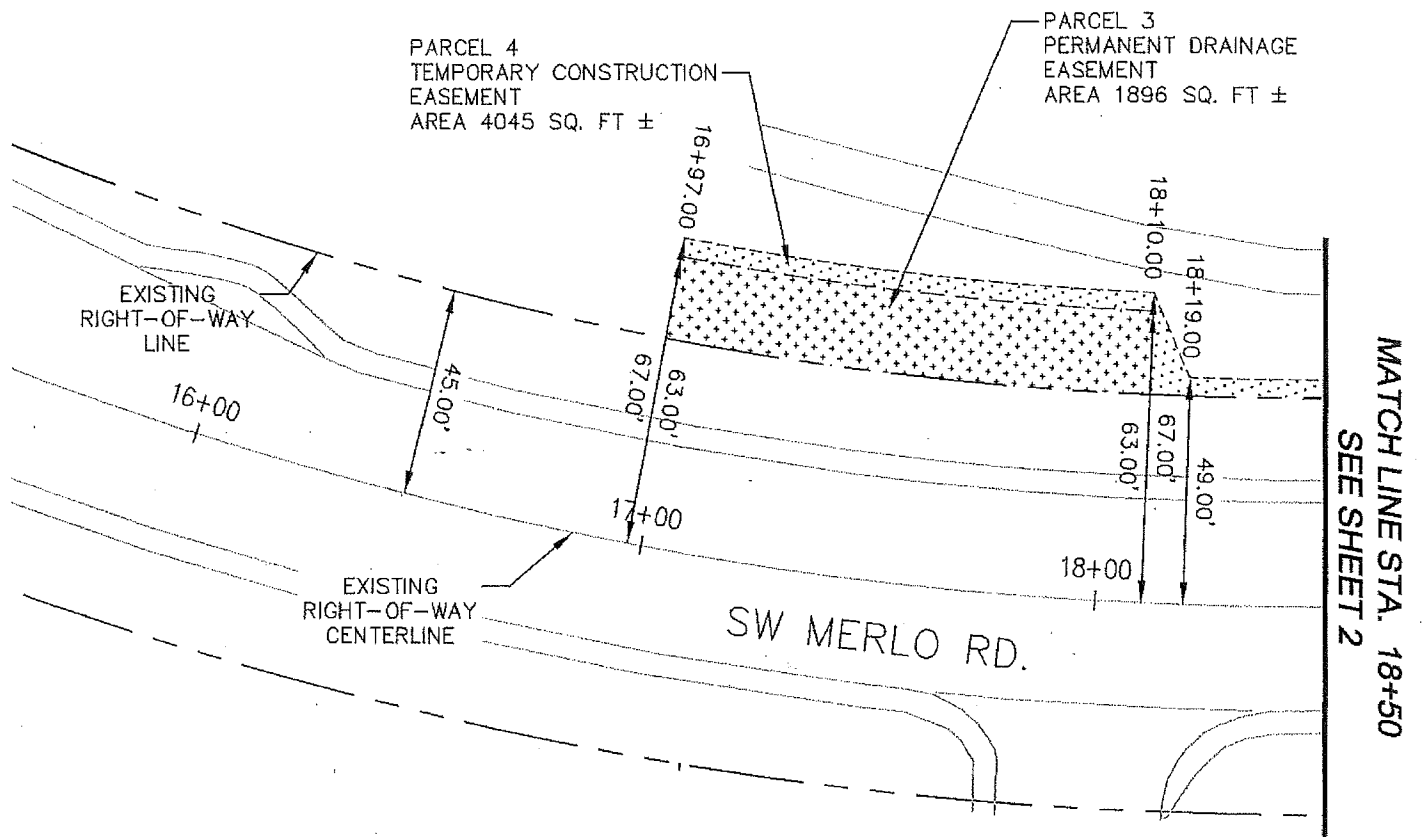
Excepting therefrom, all that portion of said parcel lying within the existing rights-of-way of S.W. Merlo Road, S.W. Jenkins Road and all that portion within the above described Parcel 1, 2 and 3.

The parcel of land to which this description applies contains 4,045 square feet, more or less.



EXHIBIT "B"
(Sheet 1 of 3)

FILE 23
PORTLAND GENERAL ELECTRIC
1S105CC TLO0400



LEGEND

	RIGHT-OF-WAY DEDICATION (PARCEL 1)	2607 SQ. FT. ±
	PERMANENT SLOPE & UTILITY EASEMENT (PARCEL 2)	2281 SQ. FT. ±
	PERMANENT DRAINAGE EASEMENT (PARCEL 3)	1896 SQ. FT. ±
	TEMPORARY CONSTRUCTION EASEMENT (PARCEL 4)	4045 SQ. FT. ±

FILE NO.: 23 (Sheet 1 of 3)
TAX LOT: 400
TAX MAP: 1S105CC
ADDRESS: 1785 SW 158TH AVENUE

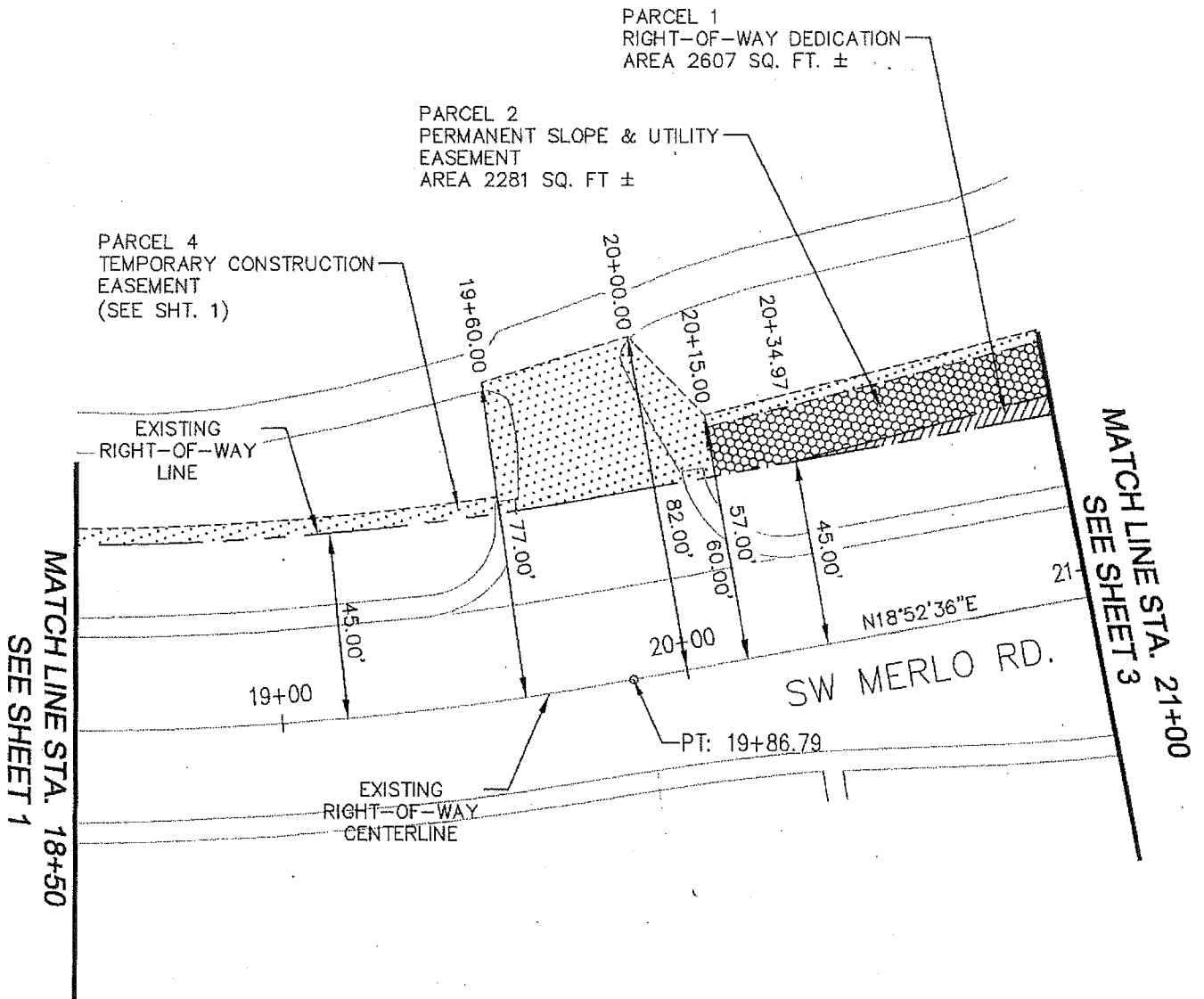
SW 158th Avenue
(SW Walker Road
to Merlo Station LRT)
WASHINGTON COUNTY PROJECT NO. 100243

SUBMITTAL DATE: 10/02/2015
REVISED DATE:
REVISED DATE:
REVISED DATE: *JK DM*

WHPacific
8155 SW Walker Rd, Suite 300
Portland, OR 97225
503-628-0455 Fax 503-228-0725
www.whpacific.com
DWG: 037657-V-EX23.dwg

EXHIBIT "B"
(Sheet 2 of 3)

FILE 23
PORTLAND GENERAL ELECTRIC
1S105CC TL00400



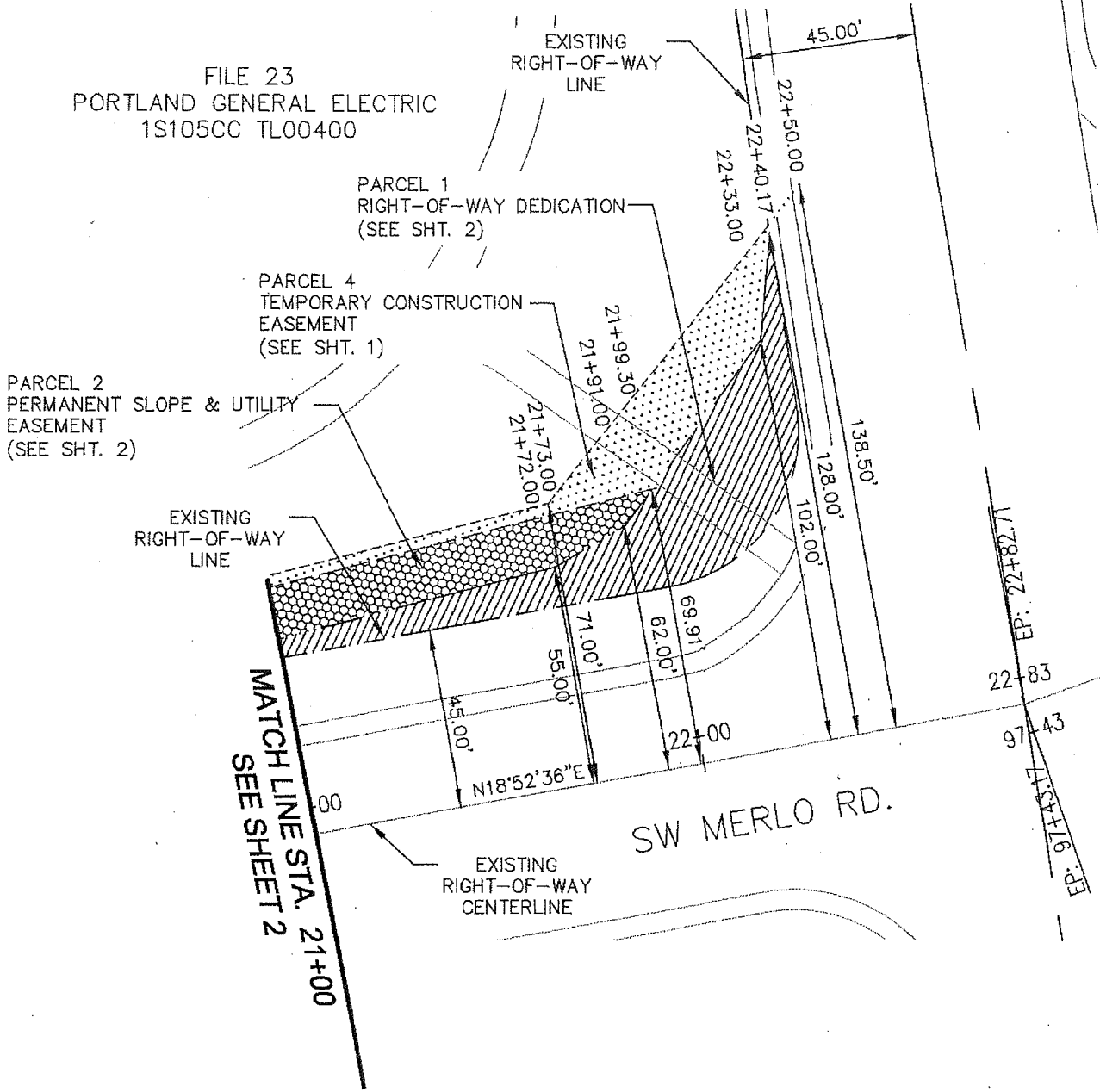
LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) (SEE SHT. 1)
- PERMANENT SLOPE & UTILITY EASEMENT (PARCEL 2) (SEE SHT. 1)
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 4) (SEE SHT. 1)

FILE NO.: 23 (Sheet 2 of 3) TAX LOT: 400 TAX MAP: 1S105CC ADDRESS: 1785 SW 158TH AVENUE	SW 158th Avenue (SW Walker Road to Merlo Station LRT) WASHINGTON COUNTY PROJECT NO. 100243	SUBMITTAL DATE: 10/02/2015 REVISED DATE: REVISED DATE: REVISED DATE: <i>JK DM</i>	8755 SW Bomma Rd. Suite 303 Portland, OR 97225 503 670-0455 Fax 503 636-0715 www.wspacific.com DWG: 037867-V-EX23.dwg
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EXHIBIT "B"
(Sheet 3 of 3)

FILE 23
PORTLAND GENERAL ELECTRIC
1S105CC TL00400



LEGEND

- RIGHT-OF-WAY DEDICATION (PARCEL 1) (SEE SHT. 1)
- PERMANENT SLOPE & UTILITY EASEMENT (PARCEL 2) (SEE SHT. 1)
- TEMPORARY CONSTRUCTION EASEMENT (PARCEL 4) (SEE SHT. 1)

FILE NO.: 23 (Sheet 3 of 3) TAX LOT: 400 TAX MAP: 1S105CC ADDRESS: 1785 SW 158TH AVENUE	SW 158th Avenue (SW Walker Road to Merlo Station LRT) WASHINGTON COUNTY PROJECT NO. 100243	SUBMITTAL DATE: 10/02/2015 REVISED DATE: REVISED DATE: REVISED DATE: JK DM	<small>9755 SW Barnes Rd, Suite 300 Portland, OR 97225 503-526-0150 Fax 503-526-0715 www.whpacific.com</small> DWG: 037657-V-EX23.dwg
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Exhibit J
St. Mary's Substation (2016)

PORTLAND GENERAL ELECTRIC COMPANY
PROPOSED JOURNAL ENTRIES

The following entries are to record the sale of approximately 6,784 square feet of Land associated with the St. Mary's Substation to Washington County for Road Widening and a Temporary Construction Easement of 4,045 square feet. Property Located in Washington County Tax Lot 400.

	Land	Total
Selling Price	154,000	154,000
Original Cost - to be Retired	896	896
<hr/>		
Gain(Loss) Realized	153,104	153,104

Account	Description	Debit	Credit
	[1]		
131	Cash	154,000	
186	Misc Deferred Debits	896	
186	Misc Deferred Debits		154,000
101	Electric Plant-in-Service		896
	To record costs and retire property located at Tax Lot 400		
	[2]		
186	Misc Deferred Debits	153,104	
411.6	Gain on disposition of property		153,104
	To record the gain on the sale of property and temporary easement located in easement located in Tax Lot 400		
	[3]		
407.3	Deferral of property transfer gain	153,104	
254	Deferred gain on property sale		153,104
	To record the deferred gain associated with the sale of property and temporary easement located at Tax Lot 400		

WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION

Right-of-Way Section

1400 Walnut Street, MS-18, Hillsboro, OR 97123-5625, (503) 846-7870

COUNTY'S OBLIGATION(S) AGREEMENT

Name: Portland General Electric File #: 023 Date: 2/16/16
 Company
 Situs: 1785 SW 158th Avenue Project #: 100243
 Eng. Station "C" 94+15 LT to Eng. Station "C" 99+70 LT
 (per construction plans)

1. Grantee will ensure substation is accessible by PGE utility trucks 24 hours a day for the duration of the project at the approach located at "C" 96+70 LT to "C" 97+45 LT.
2. Grantee will protect the 3 inch irrigation mainline that originates at "C" 97 + 60 LT 55 feet and continues to approximately "C" 98 + 60 LT 60 feet.

Any construction lying outside of the traveled portion and shoulders but within the right-of-way of the roadway which is made for the use and benefit of the remaining property, either under the terms of this agreement or the construction plans, shall be completed in conformance with normal engineering construction practices and hereafter shall be maintained or reconstructed by the property owner.

If any of the construction under the terms of this agreement is outside of the roadway right-of-way, Grantors hereby grant County, its employees or contractors, permission to enter upon their remaining property for the purpose of performing any of said construction work.

It is understood and agreed that County's performance of this agreement shall be a portion of the consideration for the concurrent real property transaction evidenced by deed or easement document(s) between Grantors and County. This agreement shall not be effective or binding until Grantors receive notice from the County accepting the conveyance of the real property interests.

Washington County

Grantors:

Project Manager

Date

Portland General Electric Company

Date

Exhibit L
St. Mary's Substation (2016)

Cost and Description of Property

**Accounting History for St Mary's West Substation Property Located
in Washing ton County, Tax Lot 400, Audit 20001**

<u>Purchase Year</u>	<u>Audit</u>	<u>FERC 350 - Land</u>	<u>Description</u>
1963	20001	178,482	Purchase property for St. Mary's Substation
1984		(31,112)	5.85 acres reclassified to Non-Utility - 121
1986	37561	(66)	542 sq ft retired on land sale
1988	38462	(5,158)	.970 acres transferred to dedication deed FERC 350
1996	42683	<u>(4,460)</u>	1.876 acres sold on land sale
	Total	137,686	Bookcost