



Planning & Community Dev.
315 Kennel Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 759-0205
communityplanner@cityofmolalla.com

AGENDA
Molalla Planning Commission
6:30 PM, January 5, 2022

Meeting Location: Molalla Civic Center
315 Kennel Avenue.
Molalla, OR 97038

The Planning Commission Meeting will begin at 6:30pm. The Planning Commission has adopted Public Participation Rules. Copies of these rules and public comment cards are available at the entry desk. Public comment cards must be turned in prior to the start of the Commission meeting. The City will endeavor to provide a qualified bilingual interpreter, at no cost, if requested at least 48 hours prior to the meeting. To obtain services call the City Recorder at (503) 829-6855.

I. CALL TO ORDER

II. FLAG SALUTE AND ROLL CALL

III. PUBLIC COMMENT – Limited to 3 minutes per person

IV. MINUTES:

- ~~December 1, 2021, Planning Commission Meeting~~ – due to illness on staff, minutes for the December 1, 2021 meeting have not yet been prepared for approval and will be submitted for the February 2, 2022 meeting.

V. QUASI-JUDICIAL HEARING:

- DCA14-2021 – Annexation of S Lowe Properties, 13350, 13434, and 13500 S Lowe RD.

VI. REPORTS AND ANNOUNCEMENTS

- Planners Report
- Directors Report

VII. ADJOURNMENT

City of Molalla

Planning Commission Meeting



Staff Report for DCA14-2021/ORD2022-01

Subject: DCA14-2021/ORD2022-01 Annexation and Zone Change of three properties on the southern frontage of S Lowe RD in Molalla, east of S Molalla Forest RD and Ona WY. The properties are addressed at 13350 S Lowe RD (parcel 52E08C 03500), 13434 S Lowe RD (parcel 52E08C 03600), and 13500 S Lowe RD (parcel 52E08C 03700), and together comprise 16.50 acres.

Recommended Action & Motion(s):

Recommend adoption of DCA14-2021/ORD2022-01 to City Council.

Date of Meeting to be Presented: 1/5/22-Planning Commission Recommendation, 1/12/22 City Council Public Hearing, 1st reading, and possible 2nd reading/adoption.

Fiscal Impact: Annexation of land into the City limits provides proportionate property tax revenues to the general fund.

Background: The applicant is proposing to annex three contiguous, single ownership properties, containing approximately 16.50 acres, into the Molalla City Limits. All three properties are contiguous to the Molalla City limits, and within the Urban Growth Boundary. Consistent with the Molalla Comprehensive Plan, the applicant is proposing that the property be re-zoned from Rural Industrial (RI) to Heavy Industrial (M2). No new development is proposed in this application.

The subject property is located south of town at the northwest corner of S Molalla Ave and Molalla Forest Road. There is no current use on the property, and 2 abandoned mill buildings are currently located on the site.

Posted for public review 12/28/21.

Exhibits:

Exhibit 1 – Warrantee Deeds

Exhibit 2 – Property Reports

Exhibit 3 – Current and Proposed Zoning

Exhibit 4 – Annexation Survey and Legal Description

Exhibit 5 – Public Utility Feasibility Plan

Exhibit 6 – Findings of Fact



ORDINANCE 2022-01

AN ORDINANCE OF THE CITY OF MOLALLA, OREGON ANNEXING TAX LOTS 52E08C 03500, 52E08C 03600, AND 52E08C 03700; A 16.50 ACRE TERRITORY, AND ASSIGNING AN M-2 (HEAVY INDUSTRIAL) CITY ZONING DESIGNATION TO THE ANNEXED TERRITORY

WHEREAS, The City of Molalla Charter, Chapter X, Section 38 requires petitions to annex territory into the city limits to be submitted to the electors of the city; and

WHEREAS, ORS 222.127 supersedes city charters and ordinances requiring a petition to annex territory into the city limits to be submitted to the electors of the city, and requires cities to follow a separate framework for annexations under certain circumstances; and

WHEREAS, The circumstances are present in this application that require the City to apply ORS 222.127 in lieu of the City Charter annexation of territory; and

WHEREAS, The property owners submitted an application for annexation of TAX LOTS 52E08C 03500, 52E08C 03600, AND 52E08C 03700; a 16.50 acre territory located along the southern frontage of S Lowe RD, east of Molalla Forest RD and Ona WY; and

WHEREAS, the City of Molalla is authorized to annex territory under Oregon Revised Statutes (ORS) Chapter 222 and Molalla Municipal Code (MMC) Sections 17-1.2.060, Table 17-4.1.010, and 17-4.1.050; and

WHEREAS, The Owners submitted a concurrent annexation and zone change application proposing an M-2 (Heavy Industrial) city zoning designation as prescribed by the Molalla Comprehensive Plan to the Property; and

WHEREAS, public notice of the annexation request and the zone change request was separately provided consistent with both MMC Section 17-4.1.050.C and ORS 227.186; and

WHEREAS, the Molalla City Council conducted a legislative public hearing on January 12, 2022, where Council heard and considered testimony and evidence presented by the City staff, the Applicant, and those appearing at the public hearing; and

WHEREAS, after the conclusion of the public hearing Council determined the annexation is consistent with all applicable legal requirements of state law, and City ordinances related to annexing property and voted to approve the application; and

WHEREAS, after the conclusion of the public hearing Council determined the zone change is consistent with all applicable legal requirements of state law, and City ordinances related to annexing property and voted to approve the application.

Now, Therefore, the City of Molalla does ordain as follows:

Section 1. The Council approves and endorses the annexation application for the Property shown and described in Exhibit 1 through Exhibit 4 (the property).

Section 2. The existing Clackamas County zoning for the Property, Rural Residential Farm Forest 5-Acre (RRFF5) is changed to the Heavy Industrial (M-2) City zoning designation in accordance with the City of Molalla Comprehensive Plan.

Section 3. The findings related to the annexation and zone change, and supporting documentation, attached as Exhibits 1-6, are incorporated herein by reference and adopted.

Section 4. Notice to Utilities. In accordance with ORS 222.005, the City Recorder shall, no later than 10 working days after passage of this ordinance of the proposed annexation, provide by certified mail to all public utilities operating within the City, each site address to be annexed as recorded on county assessment and tax rolls, a legal description and map of the proposed boundary change and a copy of the City Council’s ordinance approving the annexation.

Section 5. Notice to County. In accordance with ORS 222.010, the City Recorder shall report to the Clackamas County Clerk and County Assessor all changes in the boundaries of limits of the city. The report shall be filed by the City within 10 days from the effective date of this ordinance.

Section 6. Assessor Valuation. In accordance with ORS 222.030 the City Recorder shall request that the County Assessor furnish within 20 days of official request, a statement showing for the current fiscal year assessed valuation of the Property.

Section 7. Notice to Secretary of State. In accordance with ORS 222.177 the City Recorder shall transmit to the secretary of State:

- 1) A copy of this ordinance proclaiming the annexation,
- 2) A copy of the statement of consent for all electors or landowners of the Property who consented to the annexation under ORS 222.170

Section 8. Effective Date. This ordinance shall be effective 30 days after adoption by the City Council and approval by the Mayor.

The first reading of this ordinance was held on January 12, 2022 and was passed by a vote of _____ Aye and _____ Nay votes.

The second reading of this ordinance was held on _____ and was adopted by a vote of _____ Aye and _____ Nay votes; **OR**

This ordinance was made available to the public at least 7 days prior to the first reading and was adopted at the first reading by unanimous approval of the City Council; the second reading is waived.

This ordinance is hereby adopted this ____ day of _____ 2022.

Scott Keyser, Mayor

ATTEST:

Christie DeSantis, City Recorder

EXHIBIT 1 – Warrantee Deeds

BARGAIN AND SALE DEED - STATUTORY FORM

THIS SPACE RESERVED FOR RECORDER'S USE

5
10
11
Recorded By TICOR TITLE
C877-822

Grantor:

Grantee: Trina Irene Johnson

Until a change is requested, all tax statements shall be sent to the following address:
Trina Irene Johnson
13350 S Lowe Road
Molalla OR 97038

After Recording return to:
Trina Irene Johnson
13350 S Lowe Road
Molalla OR 97038

Escrow No. 877822 DIA
Title No. 877822

Clackamas County Official Records
Sherry Hall, County Clerk **2006-078428**

\$26.00

01012379200600784280010011 08/26/2006 02:49:55 PM

D-D Cnt=1 Stn=6 BEVERLY
\$5.00 \$11.00 \$10.00

TIM RUSSELL JOHNSON, Grantor, conveys to TRINA IRENE JOHNSON, A MARRIED WOMAN, Grantee, the following described real property situated in Clackamas County, Oregon, to wit:

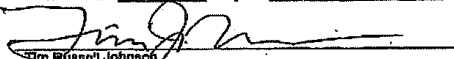
A part of the Rachel Larkins Donation Land Claim No. 43, in Section 8, Township 6 South, Range 2 East, of the Willamette Meridian, County of Clackamas, State of Oregon, described as follows:

Beginning at a point which is North 26° 49' East 59.2 feet from the one-quarter corner common to Sections 8 and 17, said Township and Range; thence North 57° 11' West along the Southwesterly line a tract conveyed to Clara Hume, by deed recorded January 22, 1946 in Book 359, Page 116, Records of Clackamas County,, a distance of 546 feet to a point which is the true point of beginning of the tract herein described; thence North 57° 11' West, along the Southwesterly line of the said Hume tract, a distance of 430 feet, to the most Easterly corner of the tract conveyed to Harold L. Atkinson, et ux by deed recorded March 8, 1965 in Book 854, Page 27, Records of Clackamas County; thence North 2° 55' 00" West, a distance of 578 feet to the South line of the Willamette Valley Southern Railway Co. right-of-way as described in deed recorded in Book 137, Page 174, Records of Clackamas County; thence North 87° 04' 30" East along said railway a distance of 850 feet, more or less, to the true point of beginning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030).

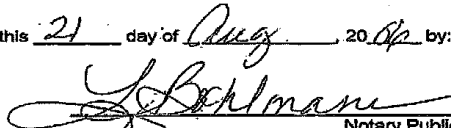
Dated this 21 day of AUG, 2006.


Tim Russell Johnson

State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 21 day of Aug, 2006 by:

Tim Russell Johnson


Notary Public
My Commission Expires: _____



3 9 83

4

WARRANTY DEED - STATUTORY FORM (Individual or Corporation)

THE COMMERCIAL BANK
Grantor, conveys and warrants to DENNIS L. FULMAN AND SHARI L. FULMAN, husband and wife.

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
A part of the Rachel Iarkins D.L.C. No. 43, in Section 8, T.5S., R.2E., of the W.M., in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point which is North 26°49' East 59.2 feet from the one-quarter corner common to Sections 8 and 17, said township and range; thence North 57°11' West along the Southwesterly line of a tract conveyed to Clare Hume, by deed recorded January 22, 1946 in Book 359, page 116, Deed Records, a distance of 546.00 feet to a point which is the true point of beginning of the tract herein to be described; thence North 2°55'30" West a distance of 850.00 feet, more or less, to the South line of the Willamette Valley Southern Railway Co. right of way described in deed recorded in Book 137, page 171, Deed Records; thence North 87°04'30" East along said right of way line 225.00 feet; thence South 2°55'30" East to a point that is South 57°11' East of the true point of beginning; thence North 57°11' West to the true point of beginning.

Encumbrances: None
The true consideration for this conveyance is \$35,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 7th day of March, 1983, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

THE COMMERCIAL BANK
By Douglas Hill, vice

STATE OF OREGON, County of Clackamas
Personally appeared the above named Douglas Hill, who, being duly sworn, each for himself and not one for the other, did say that the former is the assistant vice president and that the latter is the secretary of the The Commercial Bank a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires 9-5-83

If the consideration consists of or includes other property or value, add the following:
The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):

The Commercial Bank
Grantor's Name and Address
Dennis L. & Shari L. Fulman
13508 S. Hwy 211
McMinnville, OR 97038
Grantor's Name and Address
After recording return to:
Dennis L. & Shari L. Fulman
13508 S. Hwy 211
McMinnville, OR 97038
Name, Address, Zip
Until a change is requested all the statements shall be sent to following address:
Dennis L. & Shari L. Fulman
13508 S. Hwy 211
McMinnville, OR 97038
Name, Address, Zip
ORL-303 (Rev. 8-80) 2321-03

STATE OF OREGON
I, James H. Orr, County Clerk, do hereby certify that the instrument of writing and recorded for recording in the records of said County at

1983 MAR 9 PM 4:01

Notary Seal for Douglas Hill, Notary Public for Oregon, Commission Expires 9-5-83

83 6518

First American Title Insurance Company of Oregon

158208

RECORDING COST \$31 6518
COUNTY CLERK

MAR 9 1983

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VERNON J. GOSSO and HAZEL L. GOSSO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AVISON LUMBER CO., INC. hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

A part of the Rachel Larking D.L.C. No. 43 in Section 8, Township 3 South, Range 2 East, of the W.M., described as follows: Beginning at a point which is North 26° 49' East, a distance of 59.2 feet from the one-quarter corner common to Sections 18 and 17 and Township and Range, thence North 57° 11' West along the southwesterly line of a tract conveyed to Clare Hume, by Deed recorded January 22, 1926, in Book 359, page 116, Record of Deeds of Clackamas County, a distance of 346 feet; thence North 2° 55' 30" West, a distance of 850 feet, more or less to the south line of the Willamette Valley Southern Railway Co. right of way as described in deed recorded in Book 137, page 171, Deed Records; thence North 87° 04' 30" East along said right of way 225 feet to the true point of beginning of the tract to be described; thence continuing North 87° 04' 30" East along the south line of said right of way 215 feet; thence South 2° 55' 30" East to an intersection with the southwesterly line of the Clare Hume tract aforesaid; thence North 57° 11' West along the southwesterly line of said Hume tract to a point that is South 2° 55' 30" East from the true place of beginning, thence North 2° 55' 30" West to the true place of beginning.

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

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

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

In Witness Whereof, the grantor has executed this instrument this 27th day of November, 1935; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Vernon J. Gosso
Hazel L. Gosso

STATE OF OREGON, County of Clackamas, November 27, 1935. Personally appeared the above named Vern J. Gosso and Hazel L. Gosso and acknowledged the foregoing instrument by their voluntary act and deed. Notary Public for Oregon My commission expires: 7-21-36

STATE OF OREGON, County of Clackamas, Personally appeared and being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of AVISON LUMBER CO., INC. a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its Board of Directors and each of them acknowledged said instrument to be its voluntary act and deed. Before me: Notary Public for Oregon My commission expires:

Vernon J. & Hazel L. Gosso

AVISON LUMBER CO., INC.

AVISON LUMBER CO
PO BOX 419
MORRIS, ORE. 97058

Same as above



OFFICIAL SEAL

1935 DEC 6 PM 4:06

Signature of Notary Public

DEC 6 1935

85 43288

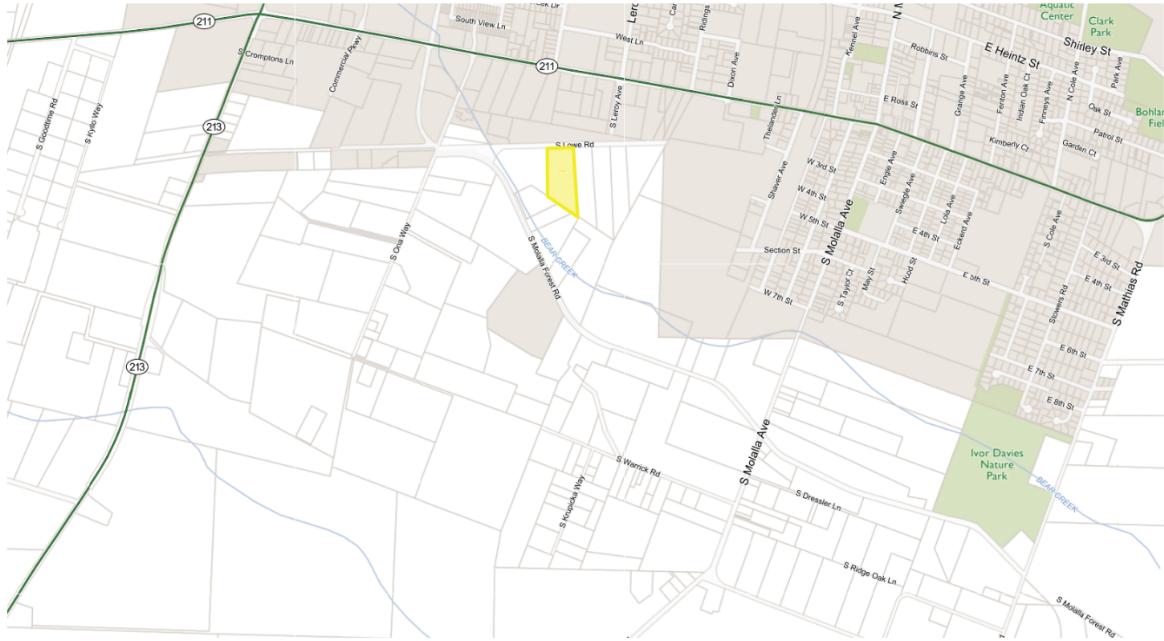
EXHIBIT 2 – PROPERTY REPORTS

12/13/21, 4:57 PM

Property Report

Property Report

Geographic Information Systems
121 Library Court
Oregon City, OR 97045



| | |
|------------------------|---------------------------------------|
| Parcel Number | 01092472 |
| Tax Payer | JOHNSON TRINA IRENE |
| Site Address | 13350 S LOWE RD, MOLALLA, OR 97038 |
| Mailing Address | PO BOX 537, MOLALLA, OR 97038 |
| Tax Lot Number | 52E08C 03500 |
| Land Value | \$218,670.00 |
| Building Value | \$206,920.00 |
| Total Value | \$425,590.00 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Living Area | 1744 |
| Assessed Acres | 5.74 |
| Assessed Value | \$232,426.00 |
| Year Built | 1956 |
| Sale Date | 08/21/2006 |
| Sale Amount | \$0.00 |
| Sale Type | S |
| Document Number | 2006-078428 |
| Land Class | 401 |
| Building Class | 12 |
| Neighborhood | Molalla rural north all other |

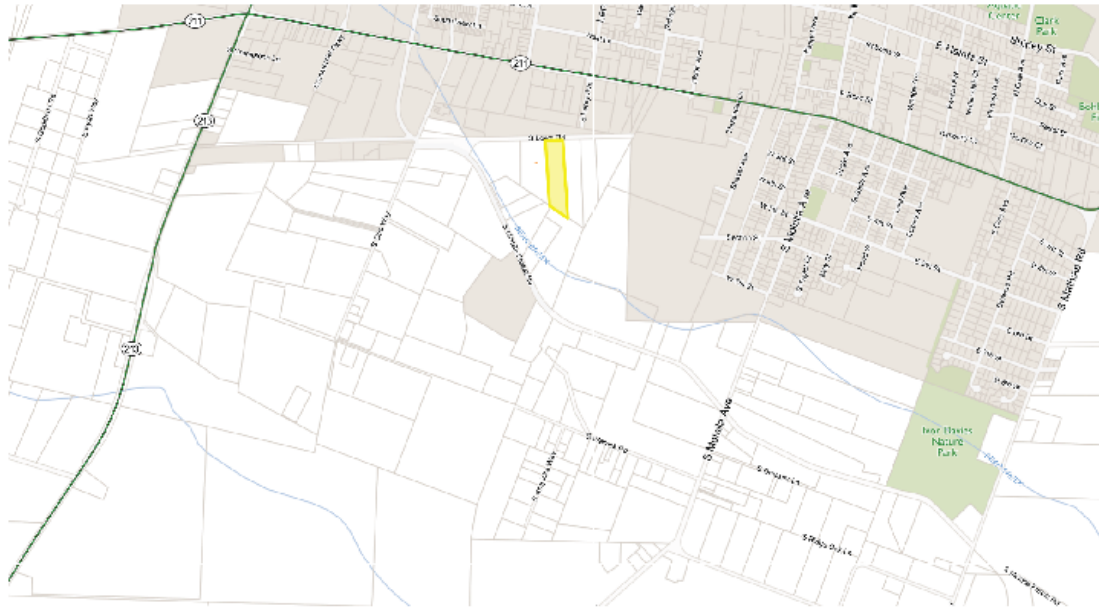
| | |
|--|---------------------------------|
| Taxcode Districts | N/A |
| Urban Growth Boundary | Molalla UGB |
| FEMA | Area Of Minimal Flood Hazard |
| Zoning | RRFF5: 5.48 acres |
| Fire District | Molalla RFPD #73 |
| Park District | Not In District |
| School District | Molalla River |
| Sewer District | N/A |
| Water District | N/A |
| Community Planning Organization | Molalla |
| Garbage And Recycling Service | Molalla Sanitary |
| City | Unincorporated Clackamas County |

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

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GMT

CLACKAMAS COUNTY **Property Report**

Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045



| | |
|------------------------|---------------------------------------|
| Parcel Number | 01092481 |
| Tax Payer | PUHLMAN DENNIS L |
| Site Address | 13434 S LOWE RD, MOLALLA, OR 97038 |
| Mailing Address | PO BOX 506, MOLALLA, OR 97038 |
| Tax Lot Number | 52E08C 03600 |
| Land Value | \$215,858.00 |
| Building Value | \$100,090.00 |
| Total Value | \$315,948.00 |
| Bedrooms | 0 |
| Bathrooms | 0 |
| Living Area | N/A |
| Assessed Acres | 5.47 |
| Assessed Value | \$212,967.00 |
| Year Built | N/A |
| Sale Date | 01/16/2020 |
| Sale Amount | \$0.00 |
| Sale Type | S |
| Document Number | 01092481-01 |
| Land Class | 401 |
| Building Class | 15 |
| Neighborhood | Molalla rural north all other |

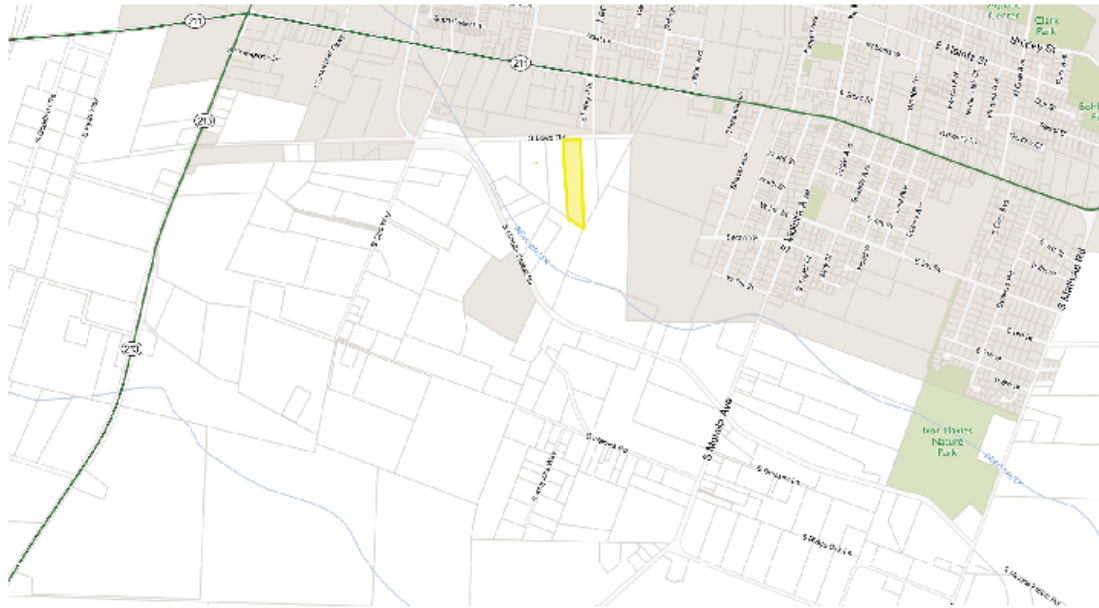
| | |
|--|---------------------------------|
| Taxcode Districts | N/A |
| Urban Growth Boundary | Molalla UGB |
| FEMA | Area Of Minimal Flood Hazard |
| Zoning | RRFF5: 4.74 acres |
| Fire District | Molalla RFPD #73 |
| Park District | Not In District |
| School District | Molalla River |
| Sewer District | N/A |
| Water District | N/A |
| Community Planning Organization | Molalla |
| Garbage And Recycling Service | Molalla Sanitary |
| City | Unincorporated Clackamas County |

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CLACKAMAS COUNTY **Property Report**

Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045



| | |
|------------------------|---------------------------------------|
| Parcel Number | 01092490 |
| Tax Payer | AVISON LUMBER CO INC |
| Site Address | 13500 S LOWE RD, MOLALLA, OR 97038 |
| Mailing Address | PO BOX 419, MOLALLA, OR 97038 |
| Tax Lot Number | 52E08C 03700 |
| Land Value | \$221,026.00 |
| Building Value | \$11,740.00 |
| Total Value | \$232,766.00 |
| Bedrooms | N/A |
| Bathrooms | N/A |
| Living Area | N/A |
| Assessed Acres | 5.29 |
| Assessed Value | \$126,694.00 |
| Year Built | N/A |
| Sale Date | 11/01/1985 |
| Sale Amount | \$30,000.00 |
| Sale Type | N/A |
| Document Number | 1985-043288 |
| Land Class | 401 |
| Building Class | N/A |
| Neighborhood | Molalla rural north all other |

| | |
|--|---------------------------------|
| Taxcode Districts | N/A |
| Urban Growth Boundary | Molalla UGB |
| FEMA | Area Of Minimal Flood Hazard |
| Zoning | RRFF5: 5.16 acres |
| Fire District | Molalla RFPD #73 |
| Park District | Not In District |
| School District | Molalla River |
| Sewer District | N/A |
| Water District | N/A |
| Community Planning Organization | Molalla |
| Garbage And Recycling Service | Molalla Sanitary |
| City | Unincorporated Clackamas County |

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

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EXHIBIT 3 – Current Zoning (RRFF5) & Proposed Zoning (to M-2 per Comprehensive Plan) Maps

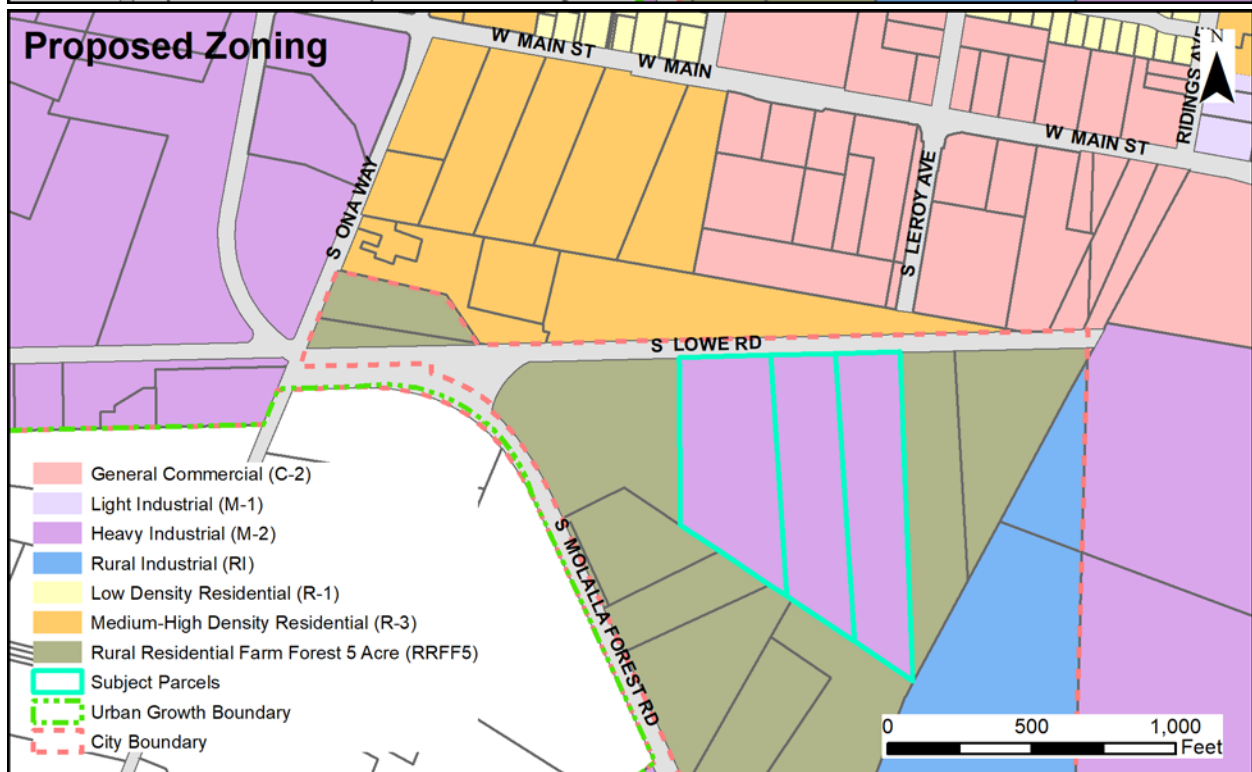
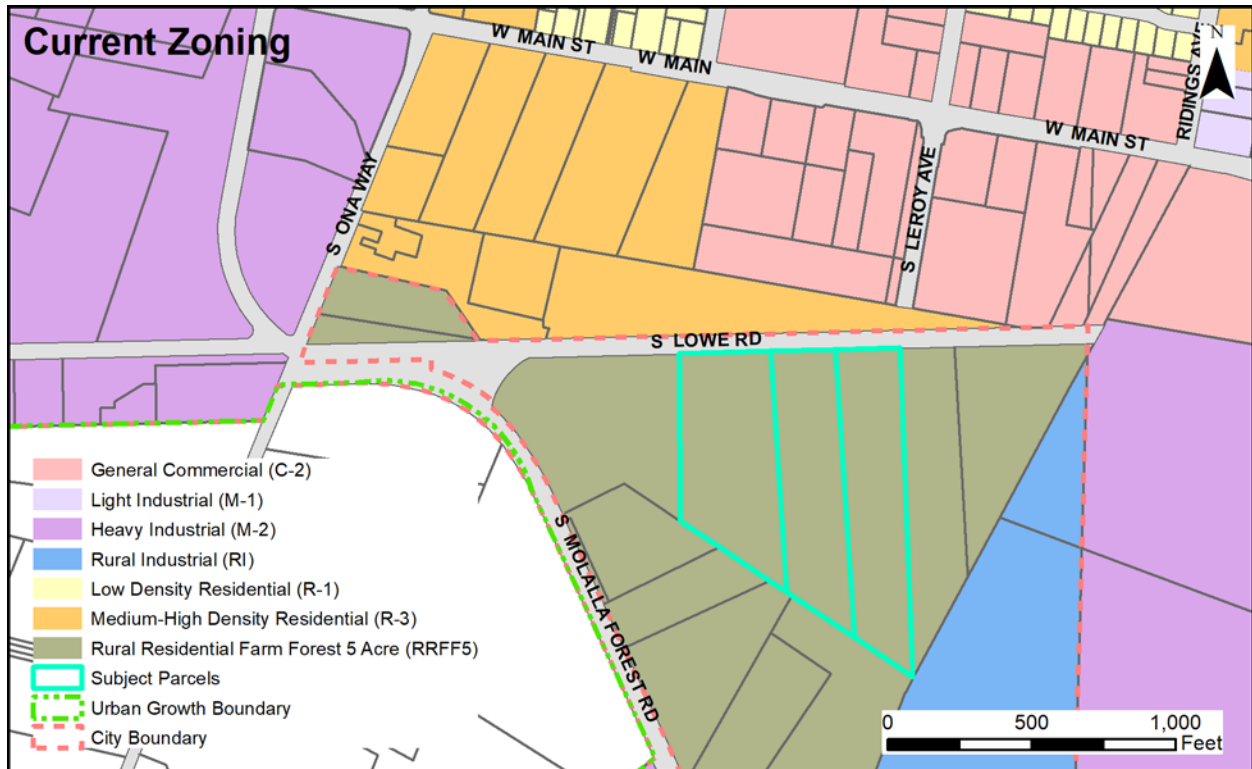
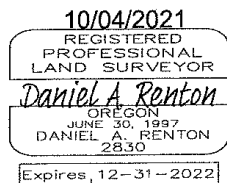


EXHIBIT 4 - ANNEXATION SURVEY & LEGAL DESCRIPTION



Minister & Glaeser Surveying, Inc.
Phone: 360-694-3313 Fax: 360-694-8410



OCTOBER 4, 2021

EXHIBIT " "

**PERIMETER DESCRIPTION FOR THE CITY OF MOLALLA
ANNEXATION OF TAX LOTS 3500, 3600 AND 3700**

A parcel of land located in a portion of the Rachel Larkins Donation Land Claim Number 43, in a portion of the Southwest Quarter and Southeast Quarter of Section 8, Township 5 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, described as follows;

BEGINNING at the Southeast corner of the "Clare Hume" parcel as described and recorded in Book 359 of Deeds, at Page 116, Clackamas County, Oregon, Deed Records, said point bears North 26°49'00" East, for a distance of 59.2 feet, more or less, from the Quarter corner common Section 8 and Section 17, Township 5 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon;

Thence North 57°11'00" West, along the South line of said "Clare Hume" parcel, for a distance of 969.28 feet, more or less to the Southeast corner of the "Nancy J. Ketrenos Family Trust" parcel as described and under Deed Document Number 2020-023397, Clackamas County, Oregon, Deed Records;

Thence North 02°55'30" West, leaving said South line and along the East line of said "Nancy J. Ketrenos Family Trust" parcel, for a distance of 634.58 feet, more or less to the Northeast corner thereof and the South line of the "Willamette Valley Southern Railroad Company" Right of Way as described and recorded in Book 137 of Deeds, at Page 171, Clackamas County, Oregon, Deed Records, said South Right of Way line is also the South Right of Way line of "South Lowe Road";

Thence South 87°04'30" East, leaving said East line and along said South Right of Way line, for a distance of 790.84 feet, more or less to the Northeast corner of the "Avison Lumber Company Incorporated" parcel as described and recorded under Clackamas County, Oregon, Deed Document Number 1985-43288;

Thence South 02°55'30" East, leaving said South Right of Way line and along the East line of said "Avison Lumber Company Incorporated" parcel, for a distance of 1120.16 feet, more or less to the **POINT OF BEGINNING**;

TOGETHER with and **SUBJECT** to easements, reservations, covenants, and restrictions apparent or of record.

BASIS OF BEARING: SN 1956-022, Clackamas County Survey Records.

CONTAINING: 15.8 acres land, more or less.



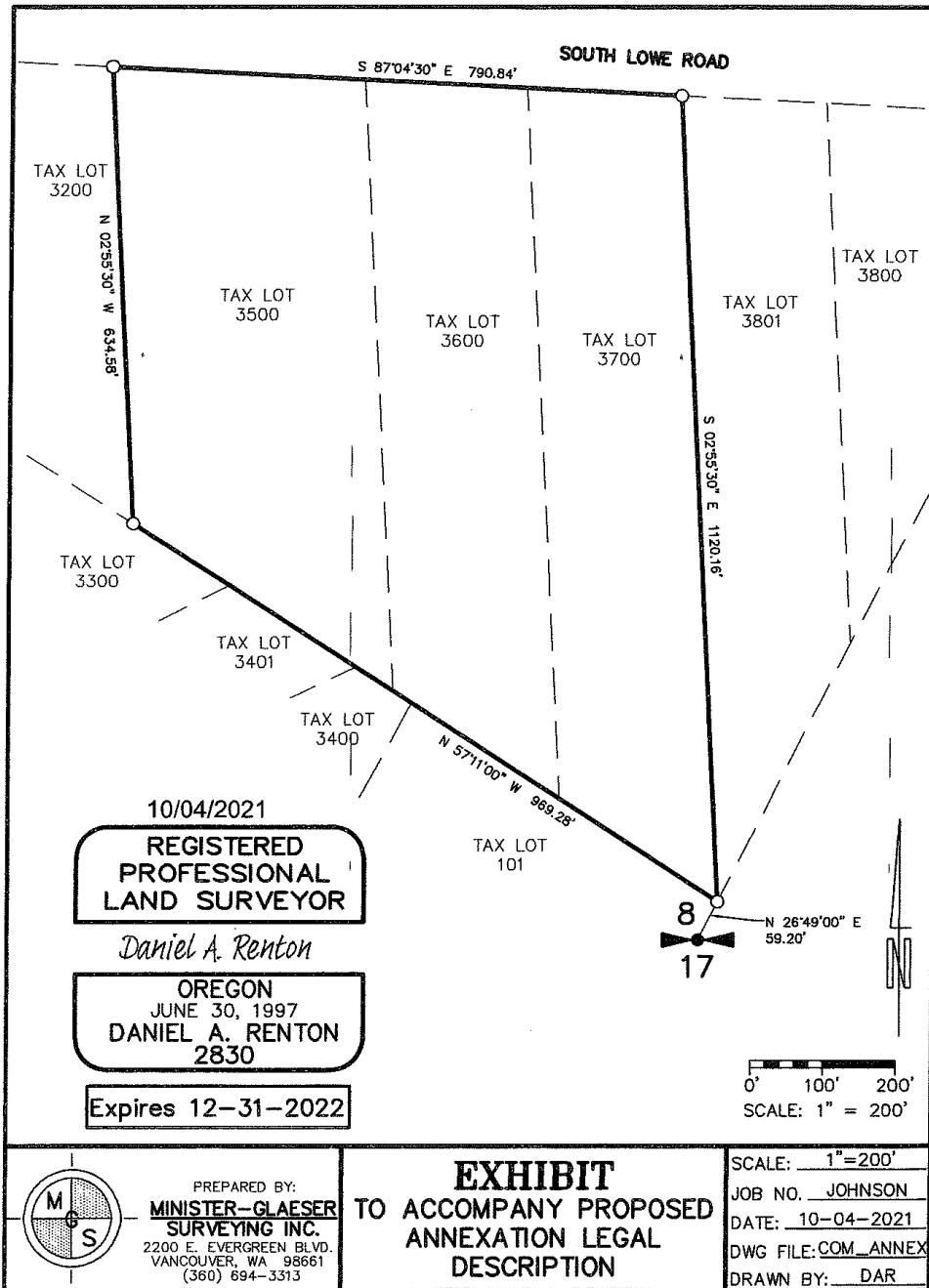


EXHIBIT 5 – PUBLIC UTILITIES FEASIBILITY PLAN

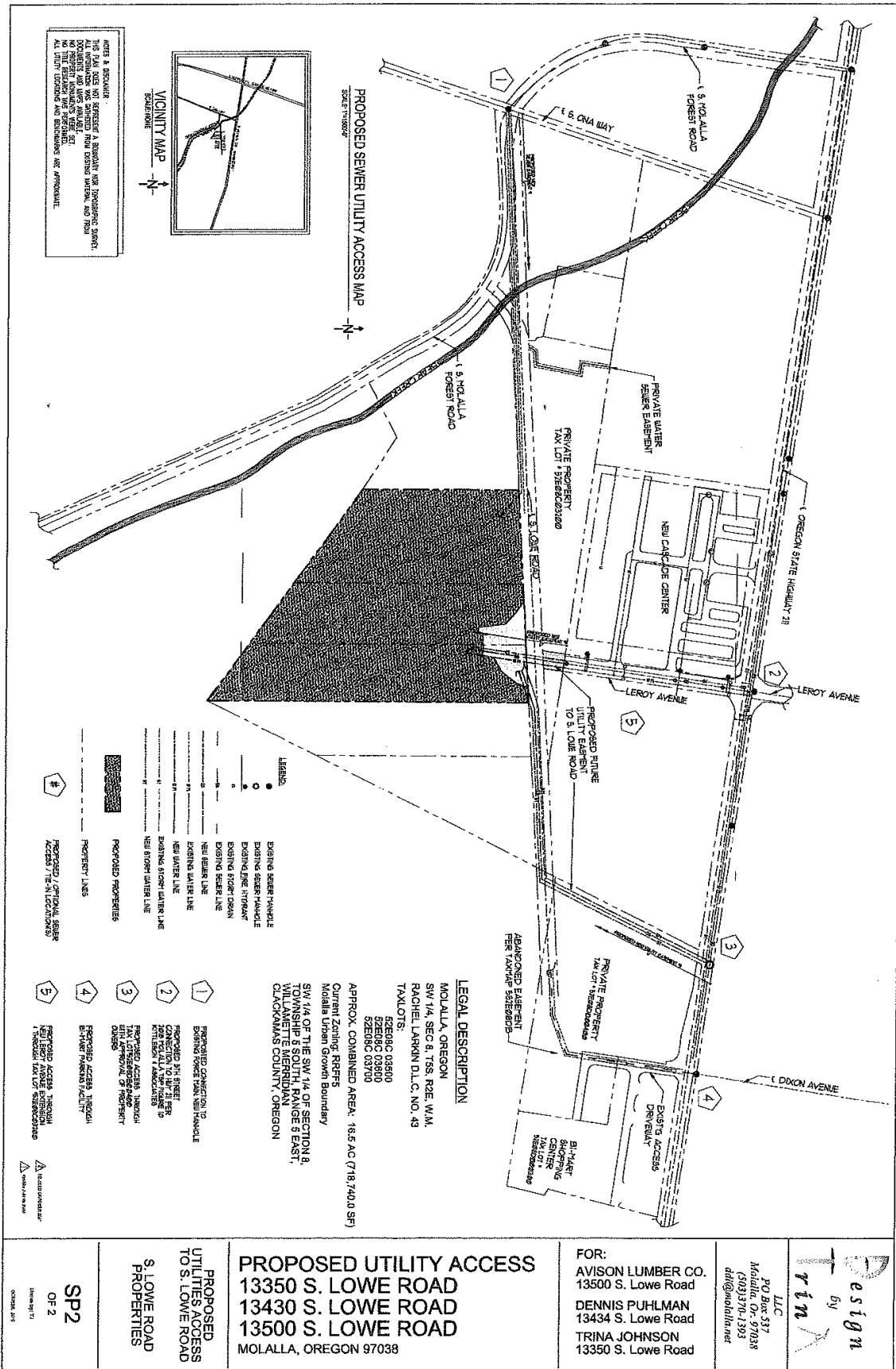


EXHIBIT 6 – FINDINGS OF FACT

Applicable to Annexation Only

Annexation Criteria in Oregon Revised Statute 222.127

1. *This section applies to a city whose laws require a petition proposing annexation of territory to be submitted to the electors of the city.*

Finding: Chapter X, Section 38 of the City of Molalla Charter requires a petition proposing annexation of territory to be submitted to the electors of the city, thus ORS 222.127 supersedes the city charter for purposes of annexation.

2. *Notwithstanding a contrary provision of the city charter or a city ordinance, upon receipt of a petition proposing annexation of territory submitted by all owners of land in the territory, the legislative body of the city shall annex the territory without submitting the proposal to the electors of the city if [criterion 2(a)-(d), 3, and 4 below are met]:*

Finding: The city is in receipt of a petition proposing annexation of the territory described in Exhibits 1-6 of Ordinance 2022-01. The petition was filed by each and all of owners of land in the described territory.

This criterion is met.

- a. *The territory is included within an urban growth boundary adopted by the city or Metro, as defined in ORS 197.015;*

Finding: The subject property is within the current City of Molalla urban growth boundary.

This criterion is met.

- b. *The territory is, or upon annexation of the territory into the city will be, subject to the acknowledged comprehensive plan of the city;*

Finding: The territory in question is anticipated and included in the current City of Molalla Comprehensive Plan. Upon annexation the property will be subject to Molalla's current Comprehensive Plan.

This criterion is met.

- c. *At least one lot or parcel within the territory is contiguous to the city limits or is separated from the city limits only by a public right of way or a body of water;*

Finding: The northern border of the subject lots are all contiguous to the city limits.

This criterion is met.

d. The proposal conforms to all other requirements of the city's ordinances.

Finding: MMC Table 17-3.1.020 makes annexation application approvals subject to public facilities requirements in MMC 17-3.6. The application includes a staff approved public facilities feasibility plan which is attached to this ordinance as Exhibit 5.

Also see MMC 17-4.6.030 Analysis below regarding amendments to the zoning map.

This criterion is met.

3. *The territory to be annexed under this section includes any additional territory described in ORS 222.111 (Authority and procedure for annexation) (1) that must be annexed in order to locate infrastructure and right of way access for services necessary for development of the territory described in subsection (2) of this section at a density equal to the average residential density within the annexing city*

Finding: No additional territory is required. The territory proposed is sufficient to locate infrastructure and right of way access for services necessary to develop.

This criterion is not applicable.

4. *When the legislative body of the city determines that the criteria described in subsection (2) of this section apply to territory proposed for annexation, the legislative body may declare that the territory described in subsections (2) and (3) of this section is annexed to the city by an ordinance that contains a description of the territory annexed. [2016 c.51 §2]*

Finding: The criteria described subsection 2 apply to the territory proposed for annexation, however there is no need to annex additional property as described in subsection 3 (see findings in subsection 3).

This criterion is not applicable.

Applicable to Annexation and Zone Change

MMC 17-4.6.030 Annexation & Zone Change Approval Criteria

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive Plan shall be based on all of the following criteria:

(A) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;

Finding: Neither the annexation or zone change action amends the Comprehensive Plan.

This criterion is not applicable.

(B) The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning);

Finding: The Molalla Comprehensive Plan includes the subject properties with a zoning designation of M-2, Heavy Industrial. The annexation deals with land that is part of the comprehensive plan and the concurrent zone change proposal is for an M-2 zoning designation which is consistent with the Comprehensive Plan.

This criterion is met.

(C) The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code;

Finding: The proposed annexation and zone change is intended to prepare the subject property for redevelopment of the site at a later time in compliance with the Molalla Comprehensive Plan. The Rural Residential Farm-Forest 5-Acre (RRFF5) zoning of this territory is not consistent with the Comprehensive Plan, which designates the property as M-2. The zone change will cure that inconsistency. With a growing community, this annexation and zone change provide additional industrial employment lands; lands that are currently at a deficit within the community and whose development as industrial is consistent with the Comprehensive Plan.

This criterion is met.

(D) The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance

Finding: This proposal does not significantly affect the existing or planned transportation system because future development will be consistent with the adopted Comprehensive Plan and Transportation System Plan which already contemplates the territory at issue in this application.

This criterion is met.

Applicable to Zone Change Only

MMC 17-1.2.060 Development Code and Zoning Map Implementation

(A) Zoning of Areas to be Annexed. Concurrent with annexation of land to the City of Molalla, the City Council, upon considering the recommendation of the Planning Commission, shall enact an ordinance applying applicable zoning designation(s) to the subject land, pursuant to Chapter 17-4.6. The Comprehensive Plan shall guide the designation of zoning for annexed areas.

Finding: This proposal is a concurrent annexation and zone change proposal. Chapter 17-4.6 of the comprehensive plan designates the land at issue in this proposal as Heavy Industrial (M-2), and the proposal is consistent with that designation.

This criterion is met.

Application For Land Use Action – City Of Molalla, Oregon

Annexation Of The Following Parcel Into The City Limits, Therefore Changes The Zoning:

Property: 13350-13434-13500 S Lowe Road

Map/Tax Lot#: 52E08C/3500-3600-3700

Parcel #: 01092472-01092481-01092490

Current Zoning: RRFF-5

Zoning After Annexation: M-2 Heavy Industrial)

Spokesman For Ownership:

Trina Johnson

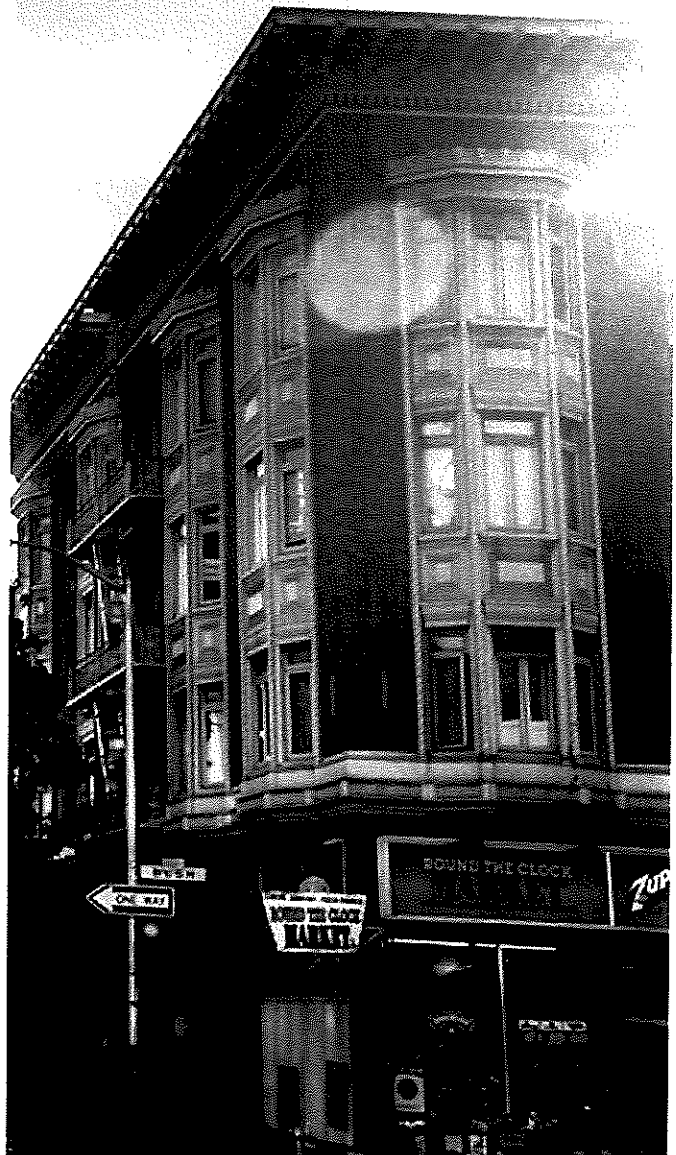
P.O. Box 537

Molalla, OR. 97038

503.307.1393

MARCH 22, 2021

Applicant: Stratton Innovations, LLC
Lyle Stratton



*Stratton Innovations, LLC
12214 SE Mill Plain Blvd.
Vancouver, WA 98684
520.909.4424*

CONTACT INFORMATION:

Ownership: Trina Johnson, et al.
P.O. Box 537
Molalla, Or. 97380
503.307.1393
ddi@molalla.net

Applicant: Stratton Innovations, LLC
Lyle Stratton
12214 SE Mill Plain Blvd. – Suite 202
Vancouver, WA. 98684
520.909.4424
lyle@strattoninnovationsllc.com

PROPERTY INFORMATION:

Location: 13350-13434-13500 S Lowe Road
(Property is in Urban Growth Boundary & Abuts City Limits)

Legal: See attached Exhibit "A"

Tax Map/Lot: 52E08C 3500-3600-3700

Parcel #: 01092472-01092481-01092490

Property Size: Approximately 15.52 Acres (676,051 SF)

Current Zoning: RRFF-5

Annexation Zoning: M-2 (Heavy Industrial)



Planning & Community Development
 117 N. Molalla Avenue
 Molalla, OR. 97038
 (503) 759-0219
 Fax: (503) 829-3676

| | |
|------------------------------------|----------------------|
| FOR OFFICE USE ONLY: | |
| Planning File No. : _____ | City Approval: _____ |
| Date Received: _____ Fee: _____ | Title: _____ |
| Land Use Type: II | Date: _____ |
| Received by: _____ | Fee Paid: _____ |

APPLICATION FOR LAND USE ACTION

Type of Land Use Action Requested: (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input type="checkbox"/> Site Design Review | <input checked="" type="checkbox"/> Other: <u>ZONE CHANGE</u> |
| <input type="checkbox"/> Variance (list standards to be varied in description) | |

Owner/Applicant:

Applicant: Dennis Puhlman Phone: 503 313 0001
 Applicant Address: 1343 S. Lowe Rd Molalla Or 97038 Email: Dennisememc@gmail.com
 Owner: Should read 13434 S Lowe RD - *DC* Phone: _____
 Owner Address: _____ Email: _____
 Contact for additional info: _____

Property Information:

Address: 1343 S. Lowe Rd Molalla Oregon 97038
 Assessors: Should read 13434 S Lowe RD - *DC*
 Map/Taxlot #: 52E08C 03600
 Current Use of Site: PRIMARY RESIDENCE Zoning Designation: RR FF-5
 Intended Use: NO CHANGE AT THIS TIME

Proposed Action:

ANNEX (3) CONTIGUOUS LOTS INTO THE CITY & ZONE PER COMPREHENSIVE PLAN

Proposed Use: _____

Proposed No. of Phases (one each year): _____

Authorizing Signatures:

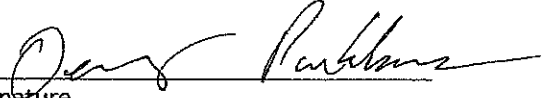
I hereby certify that the information on this application and attachments are correct and that the property affected by this application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property. An authorization letter from the property owner has been attached in the event that the owner's signature has not been provided below.

Property Owner(s):

Dennis Puhlman

Print or Type

Signature



Print or Type

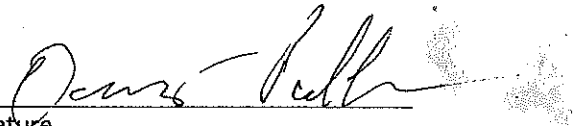
Signature

Applicant(s) or Authorized Agent:

Dennis Puhlman

Print or Type

Signature



Print or Type

Signature

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 folded sets of plans***
- At least 3 copies of narrative addressing application criteria***
- Fee** (along with calculations utilized to determine fee if applicable)

***Please Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.



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 (503) 759-0219
 Fax: (503) 829-3676

| | |
|------------------------------------|----------------------|
| <i>FOR OFFICE USE ONLY:</i> | |
| Planning File No. : _____ | City Approval: _____ |
| Date Received: _____ Fee: _____ | Title _____ |
| Land Use Type: II | Date: _____ |
| Received by: _____ | Fee Paid: _____ |

APPLICATION FOR LAND USE ACTION

Type of Land Use Action Requested: (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input type="checkbox"/> Site Design Review | <input checked="" type="checkbox"/> Other: <u>ZONE CHANGE</u> |
| <input type="checkbox"/> Variance (list standards to be varied in description) | |

Owner/Applicant:

Applicant: Trina Johnson Phone: 503 307 1393
 Applicant Address: 13350 S. Lowe Rd Molalla Or 97038 Email: ddi@molalla.net
 Owner: Box 537 Phone: _____
 Owner Address: _____ Email: _____
 Contact for additional info: _____

Property Information:

Address: 13350 S. Lowe Rd Molalla Oregon 97038
 Assessors _____
 Map/Taxlot #: 52E08C 0350
 Current Use of _____ Zoning _____
 Site: PRIMARY RESIDENCE Designation: RR FF-5
 Intended Use: NO CHANGE AT THIS TIME

Proposed Action:

ANNEX (3) CONTIGUOUS LOTS INTO THE CITY & ZONE PER COMPREHENSIVE PLAN

Proposed Use: _____

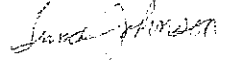
Proposed No. of Phases (one each year): _____

Authorizing Signatures:

I hereby certify that the information on this application and attachments are correct and that the property affected by this application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property. An authorization letter from the property owner has been attached in the event that the owner's signature has not been provided below.

Property Owner(s):

Trina Johnson



Print or Type

Signature

Print or Type

Signature

Applicant(s) or Authorized Agent:

Print or Type

Signature

Print or Type

Signature

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| | |
|------------------------------------|----------------------|
| FOR OFFICE USE ONLY: | |
| Planning File No. : _____ | City Approval: _____ |
| Date Received: _____ Fee: _____ | Title _____ |
| Land Use Type: II | Date: _____ |
| Received by: _____ | Fee Paid: _____ |

APPLICATION FOR LAND USE ACTION

Type of Land Use Action Requested: (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input type="checkbox"/> Site Design Review | <input checked="" type="checkbox"/> Other: <u>ZONE CHANGE</u> |
| <input type="checkbox"/> Variance (list standards to be varied in description) | |

Owner/Applicant:

| | | |
|------------------------------|------------------------------------|--------------------------------|
| Applicant: | <u>Avison Lumber Co.</u> | Phone: <u>503 829 9001</u> |
| Applicant Address: | <u>PO Box 419 Molalla Or 97038</u> | Email: <u>Bruce@avison.com</u> |
| Owner: | _____ | Phone: _____ |
| Owner Address: | _____ | Email: _____ |
| Contact for additional info: | _____ | _____ |

Property Information:

| | | |
|----------------|--|-----------------------------|
| Address: | <u>13500 S. Lowe Rd Molalla Oregon 97038</u> | |
| Assessors | _____ | |
| Map/Taxlot #: | <u>52E08C 03700</u> | |
| Current Use of | Site: | Zoning |
| | <u>PRIMARY RESIDENCE</u> | Designation: <u>RR FF-5</u> |
| Intended Use: | <u>NO CHANGE AT THIS TIME</u> | |

Proposed Action:

ANNEX (3) CONTIGUOUS LOTS INTO THE CITY & ZONE PER COMPREHENSIVE PLAN

Proposed Use: _____

Proposed No. of Phases (one each year): _____

Authorizing Signatures:

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Property Owner(s):

Avison Lumber Co.

Print or Type

Signature

Bruce A. Thiel, controller

B. Thiel, Controller

Print or Type

Signature

Applicant(s) or Authorized Agent:

Bruce A. Thiel, controller

B. Thiel, Controller

Print or Type

Signature

Print or Type

Signature

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13350 S LOWE RD.
MOLALLA, OR 97038



Property Development Profile

Property Detail Report

13350 S Lowe Rd, Molalla, OR 97038-9456

APN: 01092472

Clackamas County Data as of: 09/11/2020

Owner Information

Owner Name: Johnson Trina Irene
Vesting: Married Woman
Mailing Address: Po Box 537, Molalla, OR 97038-0537
Occupancy: Unknown

Location Information

Legal Description: Section 08 Township 5S Range 2E Quarter C Tax Lot 03500
County: Clackamas, OR
APN: 01092472
Alternate APN: 52E08C 03500
Census Tract / Block: 023902 / 3036
Munic / Twship: Twship-Rng-Sec: 5S-2E-08
Legal Lot / Block: 3500 /
Subdivision: Tract #:
Legal Book / Page:
Neighborhood: School District: Molalla River School District 35
Elementary School: Rural Dell Element...
Middle School: Molalla River Midd...
High School: Molalla High Schoo...
Latitude: 45.1455
Longitude: -122.59188

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 08/21/2006 / 08/25/2006
Price:
Transfer Doc #: 2006.78428
Buyer Name: Johnson, Trina I
Seller Name: Johnson, Tim R
Deed Type: Quitclaim

Last Market Sale

Sale / Rec Date:
Sale Price / Type:
Deed Type:
Multi / Split Sale:
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type:
1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type:
2nd Mtg Rate / Type:
Sale Doc #: N/A
Seller Name:
Lender:
Title Company:

Prior Sale Information

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

Property Characteristics

Gross Living Area:
Living Area: 1,744 Sq. Ft.
Total Rooms: 0
Bedrooms: 3
Total Adj. Area:
Baths (F / H): 2 /
Above Grade:
Pool:
Basement Area:
Fireplace:
Style:
Cooling:
Foundation: Pier
Heating: Stove
Quality: Fair
Exterior Wall: Clapboard
Condition:
Construction Type:
Year Built / Eff: 1956
Stories: 1
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type: Gable
Roof Material: Composition

Site Information

Land Use: Public (NEC)
State Use:
County Use: 401 - Tract Prop Improved Acreage
Lot Area: 250,034 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Zoning: RRF5
of Buildings: 1
Res / Comm Units: 1 /
Site Influence:
Acres: 5.74
Water / Sewer Type:
Flood Zone Code: X
Flood Map #: 41005C0540D
Flood Map Date: 06/17/2008
Community Name: Clackamas County
Unincorporated Area
Flood Panel #: 0540D
Inside SFHA: False

Tax Information

Assessed Year: 2019
Tax Year: 2019
Tax Area: 035-013
Property Tax: \$2,577.93
Exemption:
Assessed Value: \$219,085
Land Value:
Improvement Value:
Improved %: 49%
Delinquent Year:
Market Total Value: \$372,698
Market Land Value: \$190,058
Market Imprv Value: \$182,640
Market Imprv %: 49%

Transaction History Basic

13350 S Lowe Rd, Molalla, OR 97038-9456

APN: 01092472

Clackamas County Data as of: 09/11/2020

Current Owner: Johnson Trina I

Vesting: Married Woman

2006 - Present

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|--------------------------------|-----------|--------------------------------------|--------------------------|--------------------------|----------------|
| 08/25/2006 | Deed Transfer | | | | Johnson Trina I | Johnson, Tim R |
| | <i>Sale Date: 08/21/2006</i> | | <i>Doc Type: Deed Transfer</i> | | <i>Doc #: 2006.78428</i> | |
| | <i>Title: Ticor Title</i> | | | | | |
| 08/25/2006 | Trust Deed/Mortgage | \$248,000 | Johnson Trina I | Washington Mutual FSB | | |
| | <i>Loan Type: Conventional</i> | | <i>Doc Type: Trust Deed/Mortgage</i> | | <i>Doc #: 2006.78429</i> | |
| | <i>Rate Type: Var</i> | | <i>Rate:</i> | | <i>Term:</i> | |
| 07/22/2003 | Trust Deed/Mortgage | \$156,000 | Johnson Tim R / Johnson Trina I | Millennium Funding Group | | |
| | <i>Loan Type: Conventional</i> | | <i>Doc Type: Trust Deed/Mortgage</i> | | <i>Doc #: 2003.94047</i> | |
| | <i>Rate Type: Fix</i> | | <i>Rate:</i> | | <i>Term:</i> | |
| 04/16/1998 | Trust Deed/Mortgage | \$65,250 | Johnson Tim R / Johnson Trina I | Centex Home Equity Corp | | |
| | <i>Loan Type: Conventional</i> | | <i>Doc Type: Trust Deed/Mortgage</i> | | <i>Doc #: 1998.32242</i> | |
| | <i>Rate Type: Fix</i> | | <i>Rate:</i> | | <i>Term:</i> | |
| 02/19/1997 | Trust Deed/Mortgage | \$46,449 | Johnson Tim R / Johnson Trina I | Commercial Credit Corp | | |
| | <i>Loan Type: Conventional</i> | | <i>Doc Type: Trust Deed/Mortgage</i> | | <i>Doc #: 1997.11783</i> | |
| | <i>Rate Type: Fix</i> | | <i>Rate:</i> | | <i>Term:</i> | |
| 02/18/1994 | Trust Deed/Mortgage | \$69,750 | Johnson Tim R / Johnson Trina I | Ryland Mortgage Co | | |
| | <i>Loan Type: Conventional</i> | | <i>Doc Type: Trust Deed/Mortgage</i> | | <i>Doc #: 1994.14576</i> | |
| | <i>Rate Type: Fix</i> | | <i>Rate:</i> | | <i>Term:</i> | |

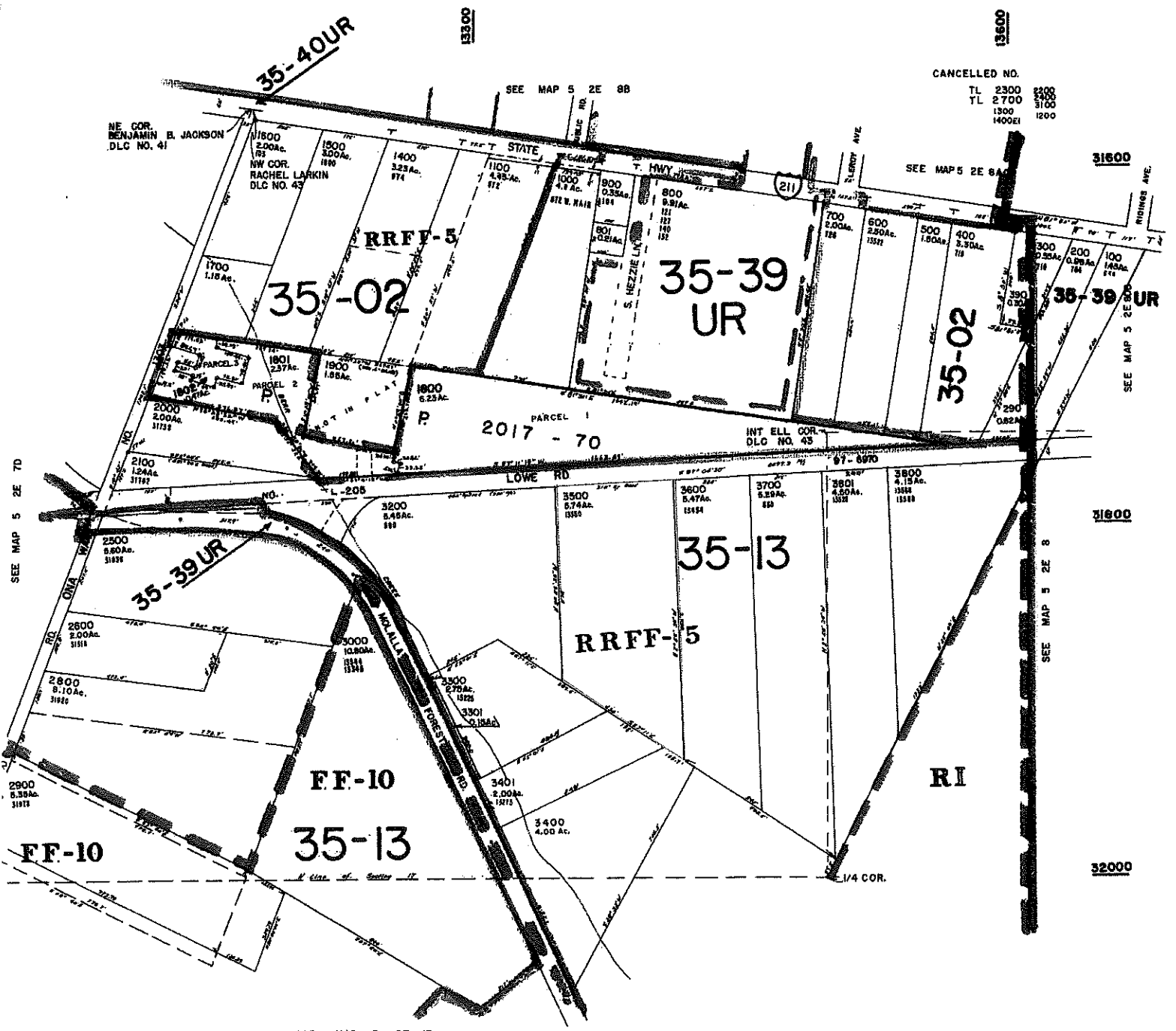
This map was prepared for assessment purposes only.

SW1/4 SEC. 8 T5S. R2E.W.M.
CLACKAMAS COUNTY

D.L.C.
RACHEL LARKIN NO. 43

5 2E 8C
MOLALLA

1"=200'



SEE MAP 5 2E 70

SEE MAP 5 2E 17

SEE MAP 5 2E 8

31600

31600

32000

5 2E 8C
MOLALLA

BOOK 40

BARGAIN AND SALE DEED - STATUTORY FORM

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Grantee: Trina Irene Johnson


Until a change is requested, all tax statements shall be sent to the following address:
Trina Irene Johnson
13350 S Lowe Road
Molalla OR 97038

After Recording return to:
Trina Irene Johnson
13350 S Lowe Road
Molalla OR 97038

Escrow No. 877822 DIA
Title No. 877822

Clackamas County Official Records
Sherry Hall, County Clerk

2006-078428



\$26.00

01012379200800784280010011

08/25/2006 02:49:55 PM

D-D Cnt=1 Str=6 BEVERLY
\$5.00 \$11.00 \$10.00

Recorded By TICOR TITLE

C877822

TIM RUSSELL JOHNSON, Grantor, conveys to TRINA IRENE JOHNSON, A MARRIED WOMAN, Grantee, the following described real property situated in Clackamas County, Oregon, to wit:

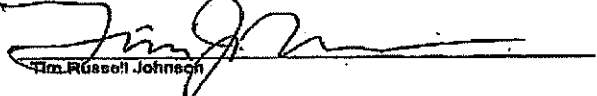
A part of the Rachel Larkins Donation Land Claim No. 43, in Section 8, Township 5 South, Range 2 East, of the Willamette Meridian, County of Clackamas, State of Oregon, described as follows:

Beginning at a point which is North 26° 49' East 59.2 feet from the one-quarter corner common to Sections 8 and 17, said Township and Range; thence North 57° 11' West along the Southwesterly line a tract conveyed to Clare Hume, by deed recorded January 22, 1946 in Book 359, Page 116, Records of Clackamas County,, a distance of 546 feet to a point which is the true point of beginning of the tract herein described; thence North 57° 11' West, along the Southwesterly line of the said Hume tract, a distance of 430 feet, to the most Easterly corner of the tract conveyed to Harold L. Atkinson, et ux by deed recorded March 8, 1965 in Book 654, Page 27, Records of Clackamas County; thence North 2° 55' 00" West, a distance of 578 feet to the South line of the Willamette Valley Southern Railway Co. right-of-way as described in deed recorded in Book 137, Page 171, Records of Clackamas County; thence North 87° 04' 30" East along said railway a distance of 850 feet, more or less, to the true point of beginning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030).

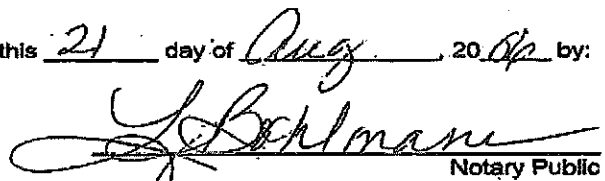
Dated this 21 day of AUG, 2006.


Tim Russell Johnson

State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 21 day of Aug, 2006 by:

Tim Russell Johnson


Notary Public
My Commission Expires: _____





Farm Request

Customer Service (360) 713-9655 or (503) 290-5555

email: Customerresources@stewart.com

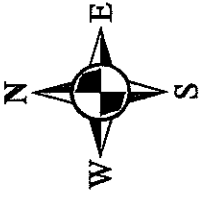
Farm Notes:

Date: 09/18/2020
Multi-Property Report
Seven Line Report
of Records 9

Comps, Vacant land, 4-6 acres, Clackamas

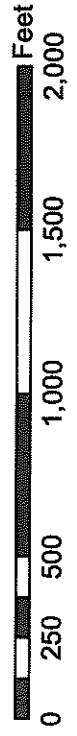
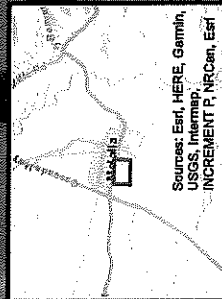
Data Deemed Reliable but not Guaranteed

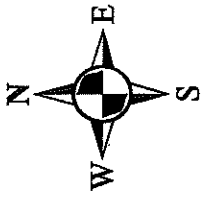
| PARAMETERS | OPERATORS | CONSTRAINTS |
|------------------|-----------|---|
| State | Is | Oregon |
| County | Is | Clackamas |
| Land Use | Is | Agricultural Land, Barren Land, Commercial Acreage, Commercial Lot, Common Land, Desert, Industrial Acreage, Industrial Lot, Marshland, Mobile Home Lot, Mountainous Land, Multi Family Acreage, Multi Family Lot, Native American Property, Natural Resources, Open Space, Real Property (Nec), Recreational Acreage, Residential Acreage, Residential Lot, Rural Homesite, Vacant Land (Nec), Vacant Lmtd/No Dev Potential, Vacant Mobile Home, Waste Land, Wildlife Refuge |
| Lot Acreage | IsBetween | 4 - 6 |
| Transaction Type | Is | Last Market Sale (Arms-Length) |
| Last Sale Date | IsBetween | 01/01/2018 - 09/17/2020 |



Aerial

Legend
 13350 S. Lowe Rd
 Tract 015





FEMA Flood Areas

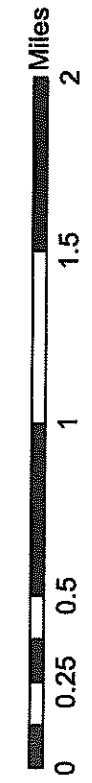
Legend

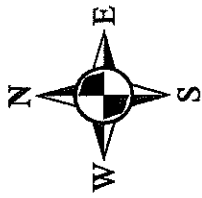
- 13350 S. Lowe Rd
- FEMA Flood Areas
- Rivers and water bodies



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

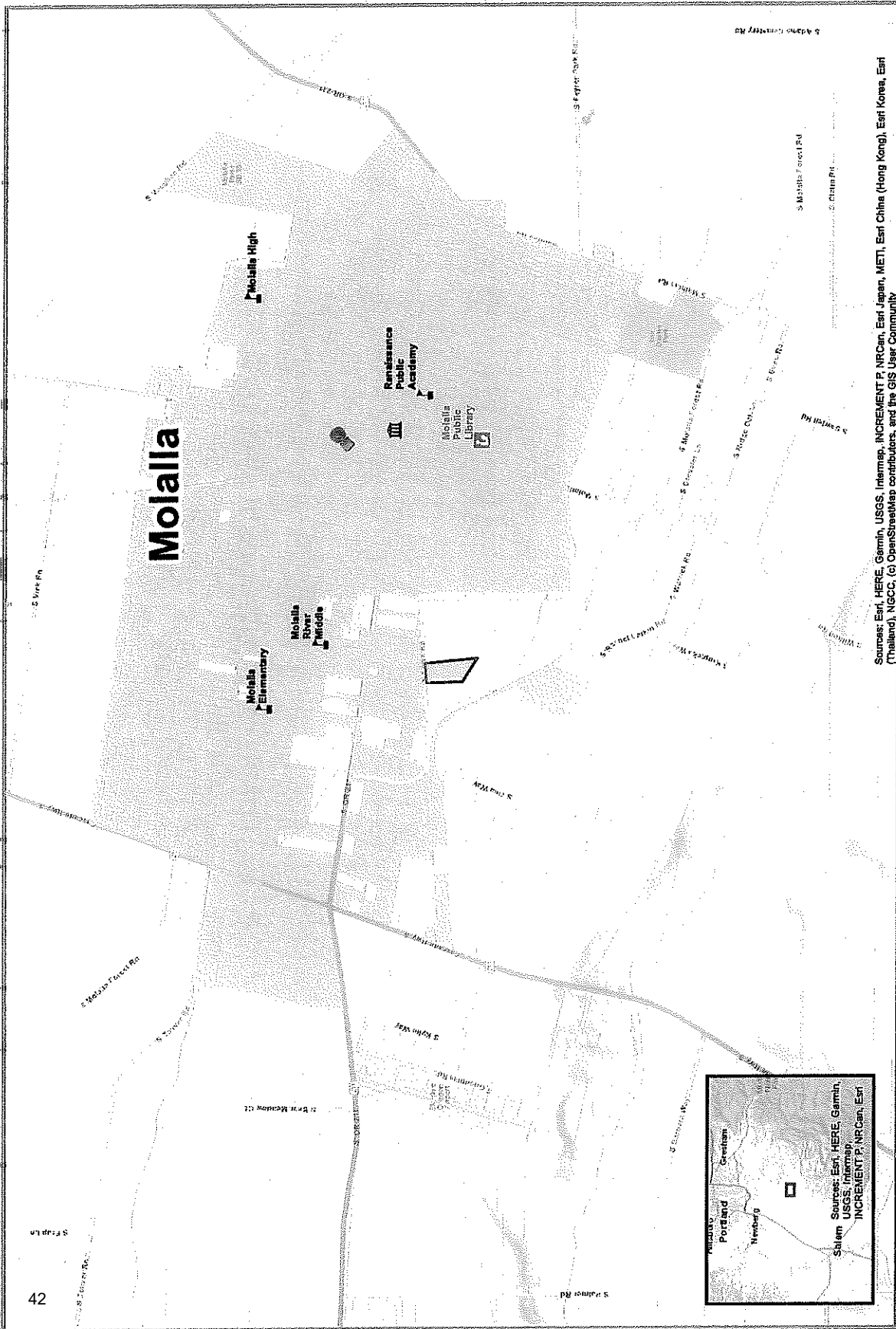
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri





Community

| Legend | |
|--------|-------------------|
| | 13300 S. Lowe Rd |
| | Terrace |
| | Airports |
| | City halls |
| | Parks |
| | Community Centers |
| | Fire stations |
| | Grocery Stores |
| | Farmers Markets |
| | Hospitals |
| | Libraries |
| | Private |
| | Public |



Sources: Esri, HERE, Garmin, USGS, Informap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



13434 S LOWE RD.
MOLALLA, OR 97038



Property Development Profile

Property Detail Report

13434 S Lowe Rd, Molalla, OR 97038-7403

APN: 01092481

Clackamas County Data as of: 09/11/2020

Owner Information

Owner Name: Puhlman Dennis L
Vesting:
Mailing Address: Po Box 506, Molalla, OR 97038-0506
Occupancy: Unknown

Location Information

Legal Description: Section 08 Township 5S Range 2E Quarter C Tax Lot 03600
County: Clackamas, OR
APN: 01092481
Alternate APN: 52E08C 03600
Census Tract / Block: 023902 / 3036
Munic / Twnshp: Twnshp-Rng-Sec: 5S-2E-08
Legal Lot / Block: 3600 /
Subdivision: Tract #:
Legal Book / Page:
Neighborhood: School District: Molalla River School District 35
Elementary School: Rural Dell Element...
Middle School: Molalla River Midd...
High School: Molalla High Schoo...
Latitude: 45.14528
Longitude: -122.59079

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:
Buyer Name:
Price:
Seller Name:
Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type:
New Construction:
1st Mtg Doc #:
Sale Doc #:
Title Company:

Prior Sale Information

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

Property Characteristics

Gross Living Area: 1,296 Sq. Ft.
Living Area: 1,296 Sq. Ft.
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation: Concrete Block
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H): 2 /
Pool:
Fireplace:
Cooling:
Heating: Forced Air
Exterior Wall: Wood
Construction Type:
Year Built / Eff: 1985
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type: Gable
Roof Material: Composition

Site Information

Land Use: Public (NEC)
State Use:
County Use: 401 - Tract Prop Improved Acreage
Site Influence:
Flood Zone Code: X
Community Name: Clackamas County Unincorporated Area
Lot Area: 238,273 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 5.47
Flood Map #: 41005C0540D
Flood Panel #: 0540D
Zoning: RRF5
of Buildings: 1
Res / Comm Units: 1 /
Water / Sewer Type:
Flood Map Date: 06/17/2008
Inside SFHA: False

Tax Information

Assessed Year: 2019
Tax Year: 2019
Tax Area: 035-013
Property Tax: \$2,362.10
Exemption:
Assessed Value: \$200,743
Land Value:
Improvement Value:
Improved %: 32.80%
Delinquent Year:
Market Total Value: \$279,204
Market Land Value: \$187,614
Market Imprv Value: \$91,590
Market Imprv %: 32.80%

Transaction History Basic

13434 S Lowe Rd, Molalla, OR 97038-7403

APN: 01092481

Clackamas County Data as of: 09/11/2020

Current Owner: Puhlman Dennis L

Vesting:

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|---|-----------|---------------------------------------|---------------------------------|-------|--|
| 10/27/2006 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$57,203 | Puhlman Dennis L / Puhlman Shari L | American General Finance Inc | | <i>Doc #: 2006.99396</i> <i>Term:</i> |
| 04/22/2003 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Var</i> | \$199,000 | Puhlman Dennis L / Puhlman Shari L | SIB Mortgage Corp | | <i>Doc #: 2003.49974</i> <i>Term:</i> |
| 03/26/1998 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$42,050 | Puhlman Dennis L / Puhlman Shari L | Life Savings Bank | | <i>Doc #: 1998.24812</i> <i>Term:</i> |
| 01/09/1998 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$136,500 | Puhlman Dennis L / Puhlman Shari L | US Bank | | <i>Doc #: 1998.1496</i> <i>Term:</i> |
| 02/25/1997 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$52,084 | Puhlman Dennis L / Puhlman Shari L | Western Credit Svcs | | <i>Doc #: 1997.13600</i> <i>Term:</i> |
| 04/18/1995 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$21,909 | Puhlman Dennis L / Puhlman Shari L | Bank Of America Oregon | | <i>Doc #: 1995.22175</i> <i>Term:</i> |

Property Detail Report

13434 S Lowe Rd, Molalla, OR 97038-7403

APN: 01092481

Clackamas County Data as of: 09/11/2020

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Owner Name: Puhlman Dennis L
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Mailing Address: Po Box 506, Molalla, OR 97038-0506
Occupancy: Unknown

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Legal Description: Section 08 Township 5S Range 2E Quarter C Tax Lot 03600
County: Clackamas, OR
APN: 01092481
Alternate APN: 52E08C 03600
Census Tract / Block: 023902 / 3036
Munic / Twnshp: Twnshp-Rng-Sec: 5S-2E-08
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Subdivision: Tract #: Molalla River School District 35
Legal Book / Page:
Neighborhood: School District: Molalla River School District 35
Elementary School: Rural Dell Element...
Middle School: Molalla River Midd...
High School: Molalla High Schoo...
Latitude: 45.14528
Longitude: -122.59079

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:
Buyer Name:
Price:
Seller Name:
Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type:
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: N/A
Title Company:

Prior Sale Information

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

Property Characteristics

Gross Living Area: 1,296 Sq. Ft.
Living Area: 1,296 Sq. Ft.
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation: Concrete Block
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H): 2 /
Pool:
Fireplace:
Cooling:
Heating: Forced Air
Exterior Wall: Wood
Construction Type:
Year Built / Eff: 1985
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type: Gable
Roof Material: Composition

Site Information

Land Use: Public (NEC)
State Use:
County Use: 401 - Tract Prop Improved Acreage
Site Influence:
Flood Zone Code: X
Community Name: Clackamas County Unincorporated Area
Lot Area: 238,273 Sq. Ft.
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Usable Lot:
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Flood Map #: 41005C0540D
Flood Panel #: 0540D
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of Buildings: 1
Res / Comm Units: 1 /
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Inside SFHA: False

Tax Information

Assessed Year: 2019
Tax Year: 2019
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Property Tax: \$2,362.10
Exemption:
Assessed Value: \$200,743
Land Value:
Improvement Value:
Improved %: 32.80%
Delinquent Year:
Market Total Value: \$279,204
Market Land Value: \$187,614
Market Imprv Value: \$91,590
Market Imprv %: 32.80%

Transaction History Basic

13434 S Lowe Rd, Molalla, OR 97038-7403

APN: 01092481

Clackamas County Data as of: 09/11/2020

Current Owner: Puhlman Dennis L

Vesting:

| Date | Type | Amount | Borrower(s) | Lender | Buyer | Seller |
|------------|---|-----------|---|---------------------------------|-------|--|
| 10/27/2006 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$57,203 | Puhlman Dennis L / Puhlman Shari L <i>Doc Type: Trust Deed/Mortgage</i> <i>Rate:</i> | American General Finance Inc | | <i>Doc #: 2006.99396</i> <i>Term:</i> |
| 04/22/2003 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Var</i> | \$199,000 | Puhlman Dennis L / Puhlman Shari L <i>Doc Type: Trust Deed/Mortgage</i> <i>Rate:</i> | SIB Mortgage Corp | | <i>Doc #: 2003.49974</i> <i>Term:</i> |
| 03/26/1998 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$42,050 | Puhlman Dennis L / Puhlman Shari L <i>Doc Type: Trust Deed/Mortgage</i> <i>Rate:</i> | Life Savings Bank | | <i>Doc #: 1998.24812</i> <i>Term:</i> |
| 01/09/1998 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$136,500 | Puhlman Dennis L / Puhlman Shari L <i>Doc Type: Trust Deed/Mortgage</i> <i>Rate:</i> | US Bank | | <i>Doc #: 1998.1496</i> <i>Term:</i> |
| 02/25/1997 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$52,084 | Puhlman Dennis L / Puhlman Shari L <i>Doc Type: Trust Deed/Mortgage</i> <i>Rate:</i> | Western Credit Svcs | | <i>Doc #: 1997.13600</i> <i>Term:</i> |
| 04/18/1995 | Trust Deed/Mortgage <i>Loan Type: Conventional</i> <i>Rate Type: Fix</i> | \$21,909 | Puhlman Dennis L / Puhlman Shari L <i>Doc Type: Trust Deed/Mortgage</i> <i>Rate:</i> | Bank Of America Oregon | | <i>Doc #: 1995.22175</i> <i>Term:</i> |

This map was prepared for assessment purpose only.

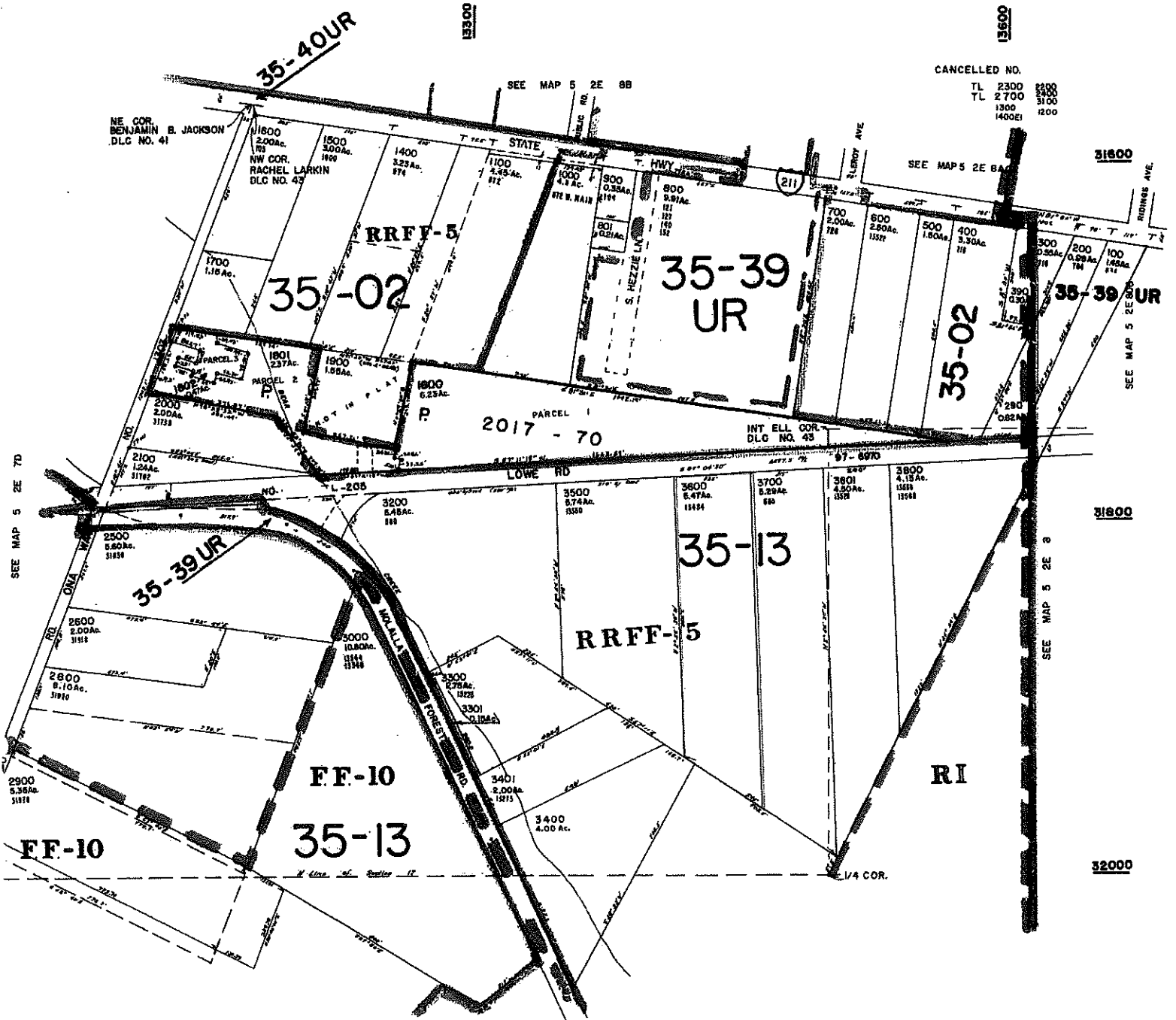
SW 1/4 SEC. 8 T.5S. R.2E.W.M.

CLACKAMAS COUNTY

1" = 200'

D.L.C. RACHEL LARKIN NO. 43

5 2E 8C MOLALLA



SEE MAP 5 2E 7D

31600

31800

32000

SEE MAP 5 2E 17

5 2E 8C MOLALLA

BOOK 40

4

WARRANTY DEED - STATUTORY FORM (Individual or Corporation)

THE COMMERCIAL BANK
Grantor, conveys and warrants to DENNIS L. PULMAN AND SHARI L. PULMAN, husband and wife,

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
A part of the Rachel Iarkins D.L.C. No. 43, in Section 8, T.5S., R.2E., of the W.M., in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point which is North 26°49' East 59.2 feet from the one-quarter corner common to Sections 8 and 17, said township and range; thence North 57°11' West along the Southwesterly line of a tract conveyed to Clare Hume, by deed recorded January 22, 1946 in Book 359, page 116, Deed Records, a distance of 546.00 feet to a point which is the true point of beginning of the tract herein to be described; thence North 2°55'30" West a distance of 850.00 feet, more or less, to the South line of the Willamette Valley Southern Railway Co. right of way described in deed recorded in Book 137, page 171, Deed Records; thence North 87°04'30" East along said right of way line 225.00 feet; thence South 2°55'30" East to a point that is South 57°11' East of the true point of beginning; thence North 57°11' West to the true point of beginning.

Encumbrances: None

The true consideration for this conveyance is \$35,000.00. (Here comply with the requirements of ORS 93.030*)

Dated this 10th day of March, 1983, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

THE COMMERCIAL BANK
BY Douglas Hill, a/c

STATE OF OREGON, County of Clackamas, 1983

STATE OF OREGON, County of Clackamas, 1983, March 10, 1983

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed

Personally appeared Douglas Hill and who, being duly sworn, each for himself and not one for the other, did say that the former is the assistant vice-president and that the latter is the secretary of the The Commercial Bank

A corporation and the said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon My commission expires

Notary Public for Oregon My commission expires: 9-5-83

* If the consideration consists of or includes other property or value, add the following: "The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

The Commercial Bank

Grantor's Name and Address
Dennis L. & Shari L. Pulman
13588 S. Hwy 211
McMinnville, Or 97038

Grantee's Name and Address
Donnie L. & Shari L. Pulman
13588 S. Hwy 211
McMinnville, Or 97038

Until a change is requested all tax statements shall be sent to following address:
Donnie L. & Shari L. Pulman
13588 S. Hwy 211
McMinnville, Or 97038

ORL-303 (Rev. 5-80) 2321-08

STATE OF OREGON, County of Clackamas, Notary Public for Oregon My commission expires: 9-5-83

1983 MAR 9 PM 4:01

Notary Seal: Douglas Hill, Secretary of The Commercial Bank

Signature of Douglas Hill, Secretary of The Commercial Bank

83 6518

MAR 9 1983

Notary Public for Oregon My commission expires: 9-5-83

MAR 9 1983



Farm Request

Customer Service (360) 713-9655 or (503) 290-5555

email: Customerresources@stewart.com

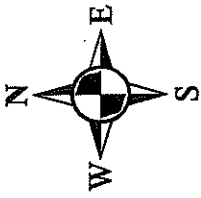
Farm Notes:

Date: 09/18/2020
Multi-Property Report
Seven Line Report
of Records 9

Comps, Vacant land, 4-6 acres, Clackamas

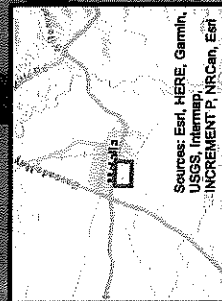
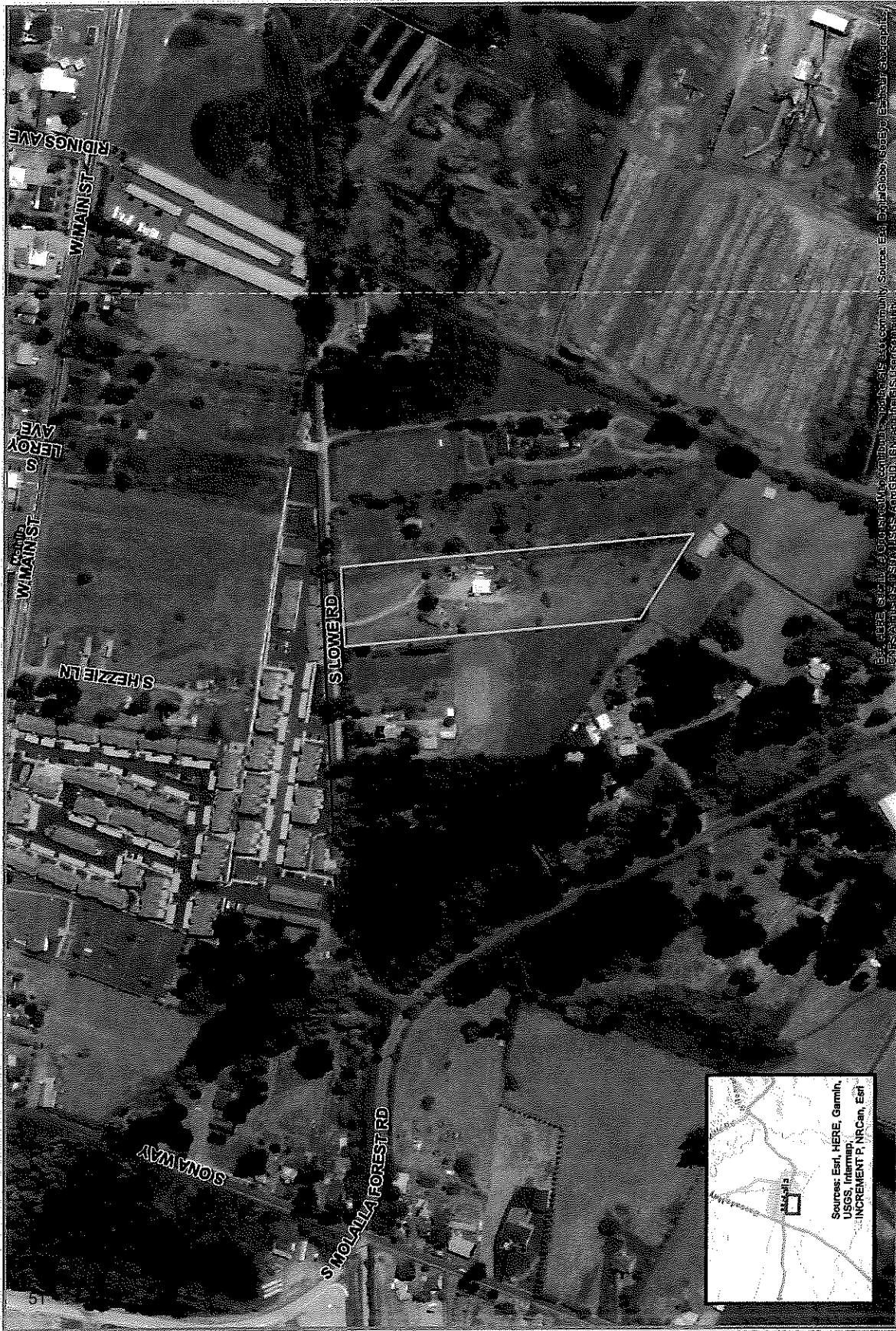
Data Deemed Reliable but not Guaranteed

| PARAMETERS | OPERATORS | CONSTRAINTS |
|------------------|-----------|---|
| State | Is | Oregon |
| County | Is | Clackamas |
| Land Use | Is | Agricultural Land, Barren Land, Commercial Acreage, Commercial Lot, Common Land, Desert, Industrial Acreage, Industrial Lot, Marshland, Mobile Home Lot, Mountainous Land, Multi Family Acreage, Multi Family Lot, Native American Property, Natural Resources, Open Space, Real Property (Nec), Recreational Acreage, Residential Acreage, Residential Lot, Rural Homesite, Vacant Land (Nec), Vacant Lmtd/No Dev Potential, Vacant Mobile Home, Waste Land, Wildlife Refuge |
| Lot Acreage | IsBetween | 4 - 6 |
| Transaction Type | Is | Last Market Sale (Arms-Length) |
| Last Sale Date | IsBetween | 01/01/2018 - 09/17/2020 |

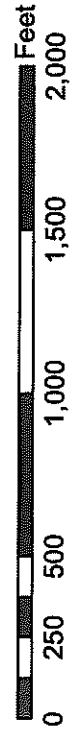


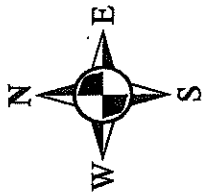
Aerial

Legend
13434 S. Lowe Rd
Tadots



Sources: Esri, HERE, Garmin,
USGS, Intermap,
INCREMENT P, NRCan, Esri

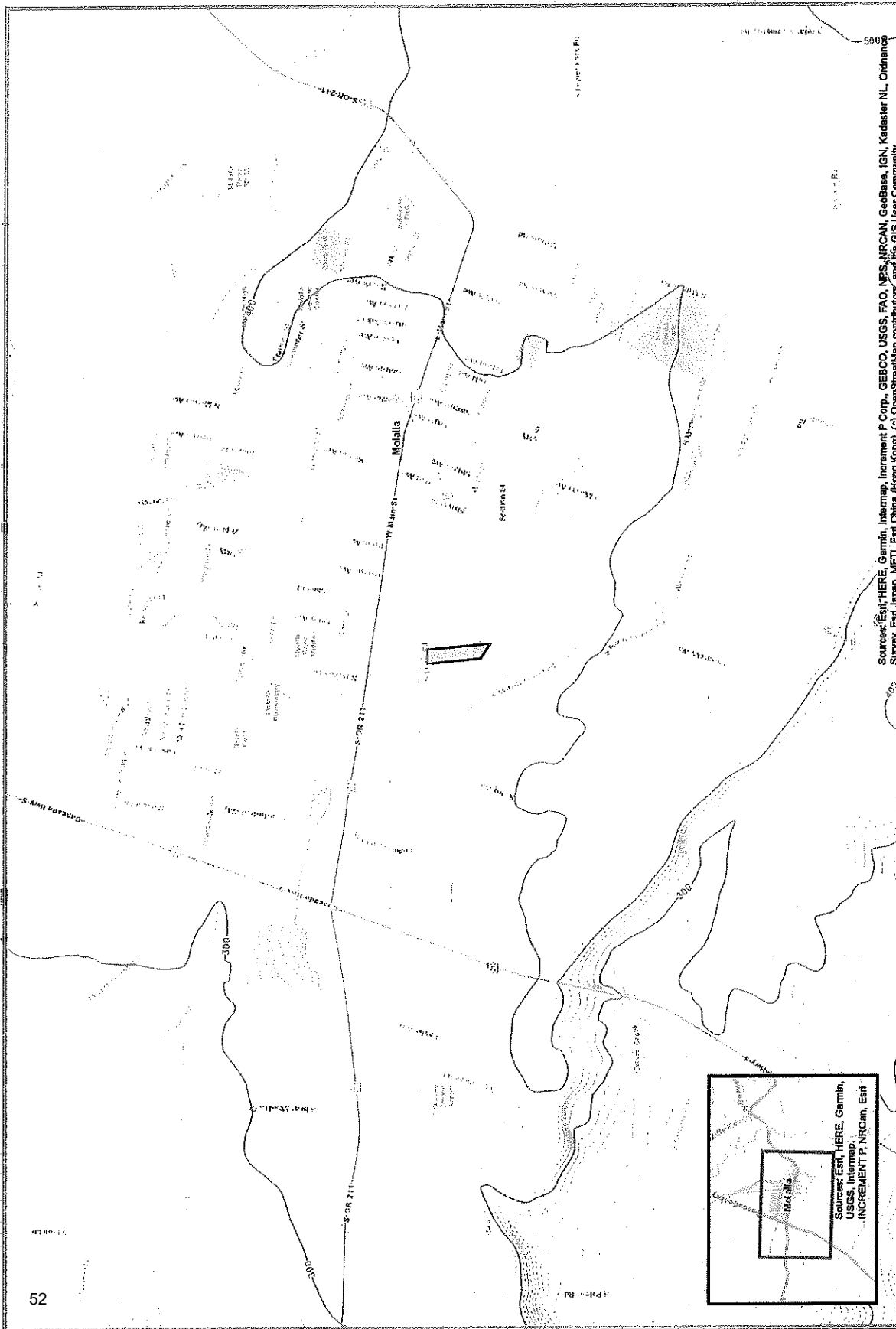




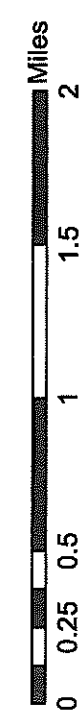
Topography

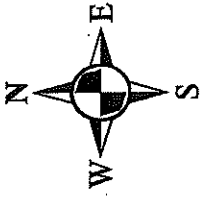
Legend

- Index
- Intermediate
- Supplementary
- Depression Index
- Depression Intermediate
- Depression Supplementary
- 13434 S. Lowe Rd



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

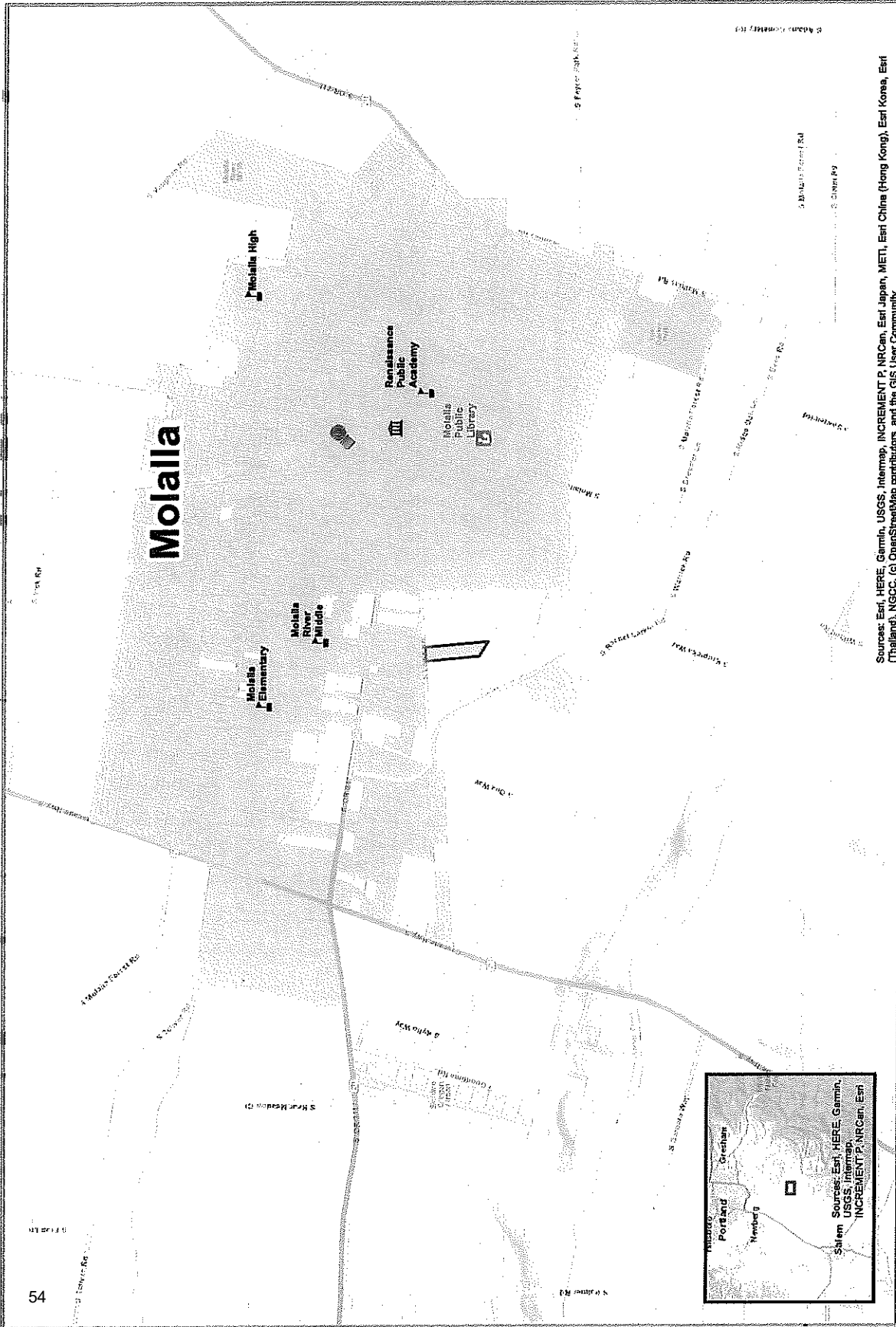




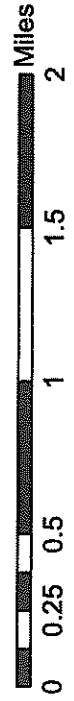
Community

Legend

- 13404 S. Lowe Rd
- Taxlots
- Airports
- City halls
- Parks
- Community Centers
- Frs stations
- Grocery Stores
- Farmers Markets
- Hospitals
- Libraries
- Private
- Public



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



13500 S LOWE RD.
MOLALLA, OR 97038



Property Development Profile

Property Detail Report

13500 S Lowe Rd, Molalla, OR 97038-9463

APN: 01092490

Clackamas County Data as of: 09/11/2020

Owner Information

Owner Name: Avison Lumber Co Inc
Vesting: Corporation
Mailing Address: Po Box 419, Molalla, OR 97038-0419
Occupancy: Unknown

Location Information

Legal Description: Section 08 Township 5S Range 2E Quarter C Tax Lot 03700
County: Clackamas, OR
APN: 01092490
Alternate APN: 52E08C 03700
Census Tract / Block: 023902 / 3036
Munic / Twnshp: Twnshp-Rng-Sec: 5S-2E-08
Legal Lot / Block: 3700 /
Subdivision: Tract #:
Legal Book / Page:
Neighborhood: School District: Molalla River School District 35
Elementary School: Rural Dell Element...
Middle School: Molalla River Midd...
High School: Molalla High Schoo...
Latitude: 45.14513
Longitude: -122.58993

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price:
Buyer Name: Seller Name: Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date: Sale Price / Type:
Multi / Split Sale: Price / Sq. Ft.: Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: New Construction:
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: 1st Mtg Doc #: N/A
Sale Doc #: N/A
Seller Name:
Lender: Title Company:

Prior Sale Information

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

Property Characteristics

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

Site Information

Land Use: Public (NEC)
State Use:
County Use: 401 - Tract Prop Improved Acreage
Lot Area: 230,432 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Site Influence:
Flood Zone Code: X
Community Name: Clackamas County Unincorporated Area
Acres: 5.29
Flood Map #: 41005C0540D
Flood Panel #: 0540D
Zoning: RRF5
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 06/17/2008
Inside SFHA: False

Tax Information

Assessed Year: 2019
Tax Year: 2019
Tax Area: 035-013
Property Tax: \$1,405.22
Exemption:
Assessed Value: \$119,422
Land Value:
Improvement Value:
Improved %: 5.24%
Delinquent Year:
Market Total Value: \$202,726
Market Land Value: \$192,106
Market Imprv Value: \$10,620
Market Imprv %: 5.24%

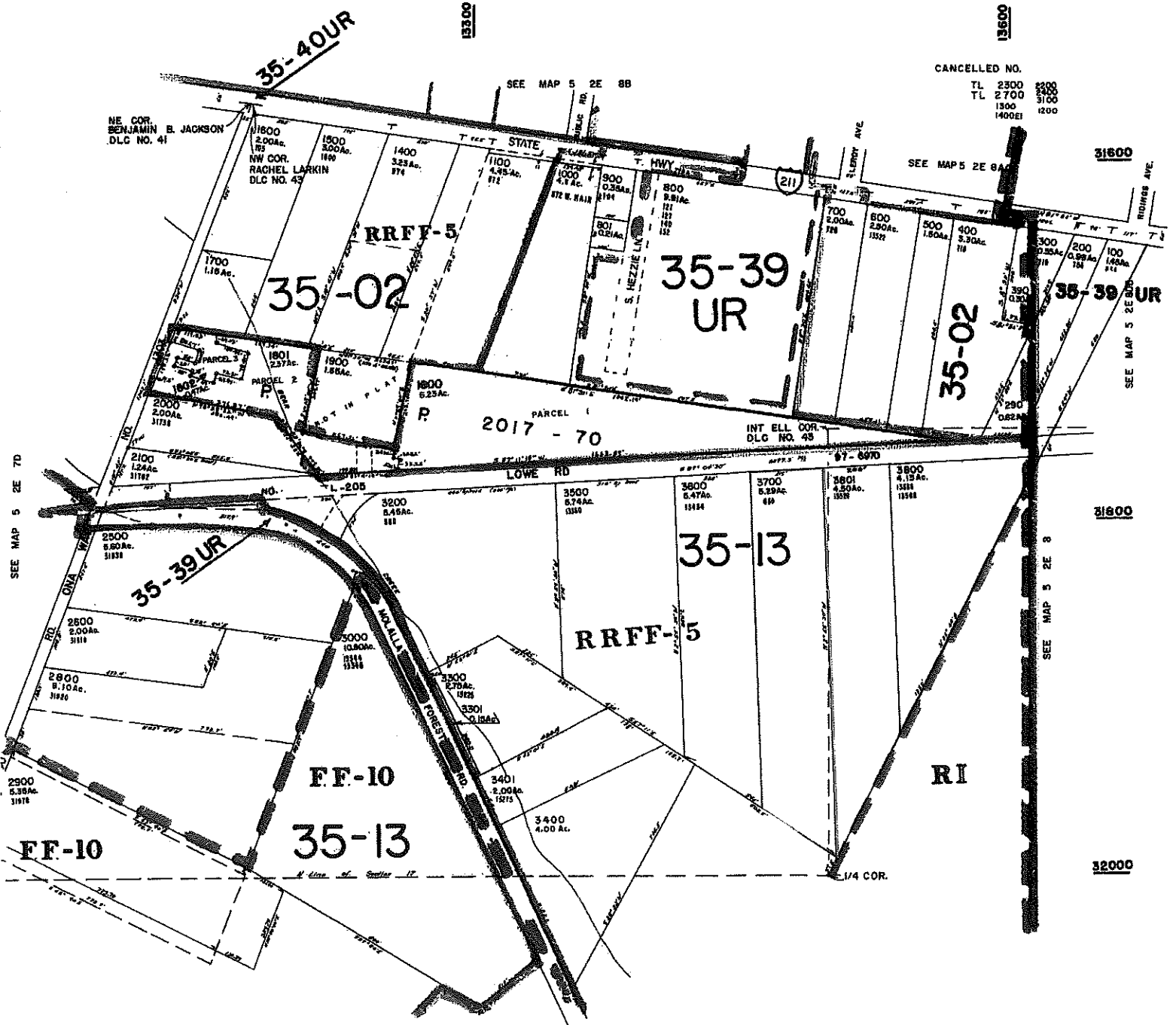
This map was prepared for assessment purpose only.

SW 1/4 SEC. 8 T5S. R2E. W.M.
CLACKAMAS COUNTY

D.L.C.
RACHEL LARKIN NO. 43

5 2E 8C
MOLALLA

1" = 200'



SEE MAP 5 2E 7D

31600

31600

32000

SEE MAP 5 2E 17

5 2E 8C
MOLALLA

BOOK 40

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VERNON J. GOSSO and HAZEL L. GOSSO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor said by AVISON LUMBER CO., INC. hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

A part of the Rachel Larkins D.L.C. No. 43 in Section 8, Township 5 South, Range 2 East, of the W.M.; described as follows:

Beginning at a point which is North 26° 49' East, a distance of 59.2 feet from the one-quarter corner common to Sections 8 and 17 and township and range; thence North 57° 11' West along the southwesterly line of a tract conveyed to Claire Hume, by Deed recorded January 23, 1946, in Book 156, page 116, Record of Deeds of Clackamas County, a distance of 546 feet; thence North 2° 55' 30" West, a distance of 850 feet, more or less, to the south line of the Willamette Valley Southern Railway Co., right of way as described in deed recorded in Book 137, page 171, Deed Records; thence North 87° 04' 30" East along said right of way 225 feet to the true point of beginning of the tract to be described; thence continuing North 87° 04' 30" East, along the south line of said right of way 215 feet; thence South 2° 55' 30" East to an intersection with the southwesterly line of the Claire Hume tract aforesaid; thence North 57° 11' West along the southwesterly line of said Hume tract to a point that is South 2° 55' 30" East from the true place of beginning, thence North 2° 55' 30" West to the true place of beginning.

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

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

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

In Witness Whereof, the grantor has executed this instrument this 5th day of November, 1985, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors:

Vernon J. Gosso
Hazel L. Gosso

If executed by a corporation, affix corporate seal.

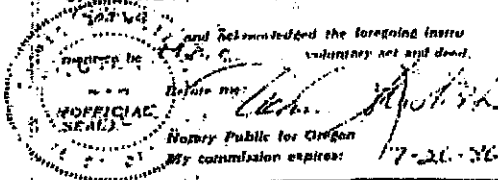
STATE OF OREGON,
County of Clackamas,
November 5, 1985.

STATE OF OREGON, County of _____, Jan. _____, 19____,
Personally appeared _____ and _____

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

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

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____



Vernon J. & Hazel L. Gosso

AVISON LUMBER CO., INC.

AVISON LUMBER CO
PO BOX 419
MOLLAHA, ORE. 97055

Send a change or correction of this instrument, shall be sent to the following address:
SAME AS ABOVE

STATE OF OREGON, County of Clackamas, I am Notary Public for the County of Clackamas, Oregon, and my commission expires on _____ 19____.

1985 DEC 6 PM 4:06

Jacqueline H. Clark
JACQUELINE H. CLARK
Notary Public for Oregon
My commission expires: _____

DEC 6 1985

85 43258



Farm Request

Customer Service (360) 713-9655 or (503) 290-5555

email: Customerresources@stewart.com

Farm Notes:

Date: 09/18/2020
Multi-Property Report
Seven Line Report
of Records 9

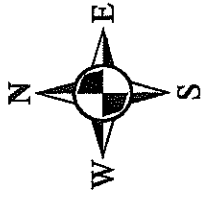
Comps, Vacant land, 4-6 acres, Clackamas

Data Deemed Reliable but not Guaranteed

| PARAMETERS | OPERATORS | CONSTRAINTS |
|------------------|-----------|--|
| State | Is | Oregon |
| County | Is | Clackamas |
| Land Use | Is | Agricultural Land, Barren Land, Commercial Acreage, Commercial Lot, Common Land, Desert, Industrial Acreage, Industrial Lot, Marshland, Mobile Home Lot, Mountainous Land, Multi Family Acreage, Multi Family Lot, Native American Property, Natural Resources, Open Space, Real Property (Nec), Recreational Acreage, Residential Acreage, Residential Lot, Rural Homesite, Vacant Land (Nec), Vacant Lmted/No Dev Potential, Vacant Mobile Home, Waste Land, Wildlife Refuge |
| Lot Acreage | IsBetween | 4 - 6 |
| Transaction Type | Is | Last Market Sale (Arms-Length) |
| Last Sale Date | IsBetween | 01/01/2018 - 09/17/2020 |



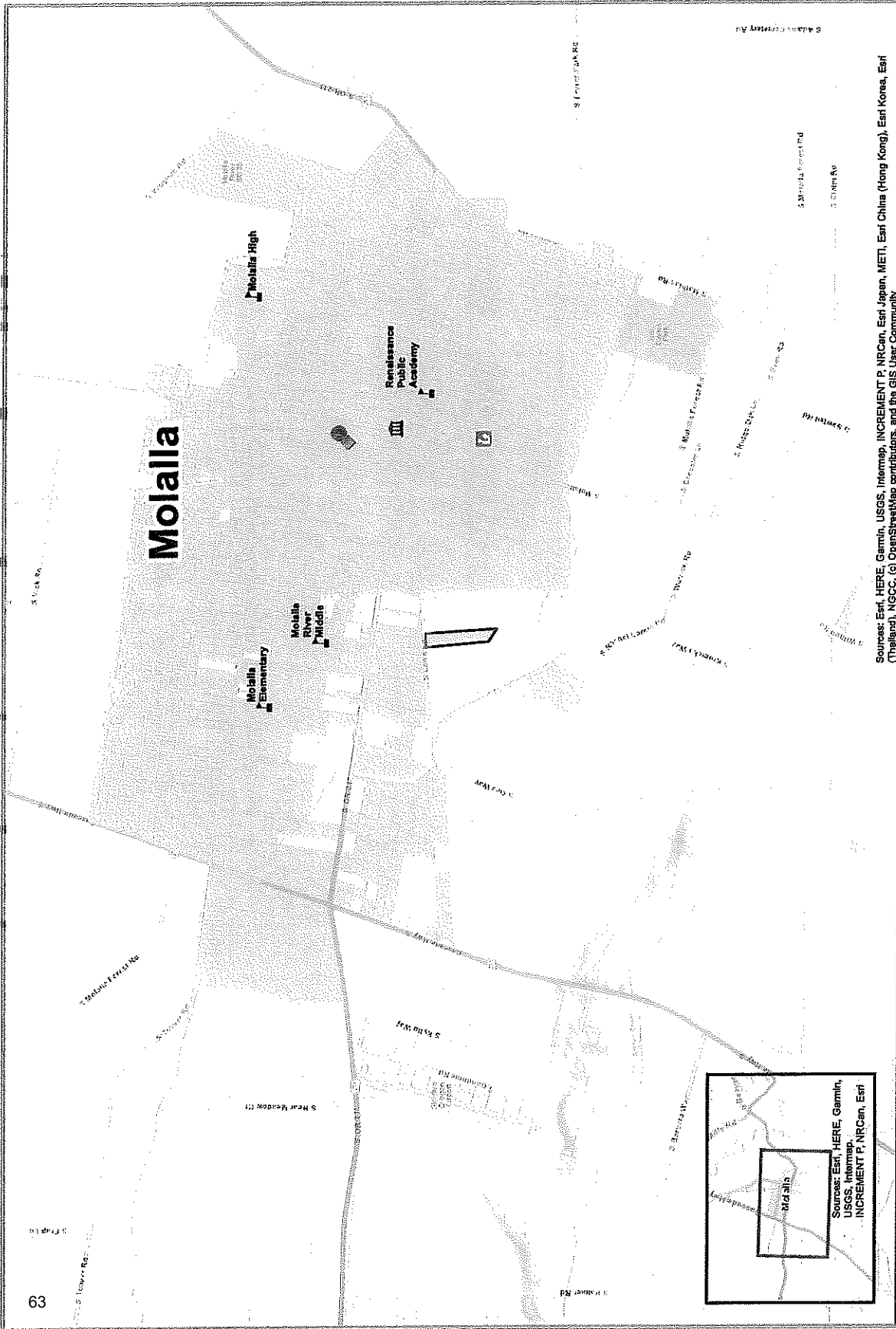
Aerial Photo of 2000 Area in Chicago, Major Landmarks, State of Illinois



Community

Legend

- 13500 S. Lowe Rd
- Taxi
- Airports
- City halls
- Parks
- Community Centers
- Fire stations
- Grocery Stores
- Ferries_Markets
- Hospitals
- Libraries
- Private
- Public



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri



PURPOSE:

Application For Land Use Action. Annexation. Type IV Procedure (Legislative Review)
See Oregon Revised Statute 222.

“The Type IV procedure applies to the creation, revision, or large-scale implementation of public policy (e.g., adoption of regulations, zone changes, annexation, and comprehensive plan amendments). Type IV reviews are considered by the Planning Commission, which makes a recommendation to City Council. City Council makes the final decision on a legislative proposal through the enactment of an ordinance.” *City of Molalla Development Code Update [2017]*

Note: In the last annexation this applicant applied for, Molalla’s City Attorney questioned whether or not a traffic study was required. After doing the research it was determined that when the urban growth boundary was completed, traffic studies were done on all properties that were included in the expanded area. The traffic studies were done at the new zoning annexation creates. In this case, the change to M-2.

OREGON’S TRANSPORTATION PLANNING RULE:

The Applicant, The City of Molalla’s Planning Director, The City of Molalla’s City Attorney and ODOT Region 1 Staff are all in agreement that this annexation/zone change request complies with the Oregon’s Transportation Planning Rule OAR 660-012-0060 (9) criteria is met. Kittleson and Associates (traffic engineers) who prepared the City of Molalla’s recently adopted TSP confirmed that the comprehensive plan designation was assumed for the subject property. Therefore, the Application does meet said criteria.

Applicable Section of OAR 6660-012-0600 (9):

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9), or (10) of this rule.*

9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map:
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020 (1)(d), or the area was exempted from this rule but the local government has a subsequently TSP amendment that accounted for urbanization of the area.

ZONE CHANGE CRITERIA: (addition to application) – Annexation & Zone Change

17-4.6.030 Criteria

Planning Commission review and recommendation, and City Council approval, of an ordinance amending the Zoning Map, Development Code, or Comprehensive plan shall be based on all of the following criteria:

- A. If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules:**

This application does not involve an amendment to the Comprehensive Plan. The zone change requested is what the Comprehensive Plan states.

- B. The proposal must be consistent with the Comprehensive Plan (the Comprehensive Plan may be amended concurrently with proposed changes in zoning)**

Again, this proposal is consistent with the Comprehensive Plan.

- C. The City Council must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or code; and...**

The City Council will find it's in the public's interest with regard to community conditions in a public hearing. Please see page 5 – Objective and Intent. Page 7 – Financial Impact on the City of Molalla. Page 5- Intended Use.

- D. The amendment must conform to Section 17-4.6.050 Transportation Planning Rule Compliance (Ord. 2017.08 1)**

Said annexation/zone change does conform to 17-4.6.050 Transportation Planning Rule and meets the criteria of said rule.

OBJECTIVE AND INTENT:

It's the objective and intent of Ownership and the Applicant to request a Land Use Action from The City of Molalla for the subject property to be annexed into the City Limits.

The property is currently in the Urban Growth Boundary and is contiguous to the City Limits of Molalla. In the Pre-Application Conference with the city, the Applicant was informed that upon annexation of the property into the City Limits, the zoning would change from RRFF-5 to M-2 (Heavy Industrial) as stated in the Comprehensive Plan. Ownership and Applicant are not opposed to this zoning change.

Ownership and Applicant are aware that they will have to deal with Clackamas County regarding the current farm deferral on one of the parcels. Talks have already taken place between Applicant and the County on this situation and will not be a problem in this annexation process.

The Ownership paid the City of Molalla the amount of \$2,100.00 on August 30, 2018 (receipt attached) for the application fee quoted in the Pre-Application Conference.

INTENDED USE:

Ownership has not completely decided what their plan is after the annexation is approved and the zoning changes to M-2. They are in the process of gathering information and analyzing whether they will leave the zoning M-2 or apply for a zone change to a high density residential zoning that will allow multifamily.

As stated in the City of Molalla Zoning Districts and Regulations, "(M-2, Heavy Industrial) Uses listed as "Permitted (P)" are allowed provided they conform to Section 17-2.2.040 Lot and Development Standards.

Outright Permitted Uses:

Special Trade Contracting Facilities, such as Floor Laying, Masonry, Stone, Plumbing, Electrical, Me Newspaper, Periodical, Publishing and Printing; except Artisanal and Light Manufacture Uses. Metal Work, Roofing, Heating and Air Conditioning, Cabinet making, and Carpentry. Metal Manufacture, Welding; except as allowed for Artisanal and Light Manufacture Uses. Metal Plating. Machine Shop, and Sales, Service and Repair of Machinery; except as allowed for Artisanal and Light Manufacture Uses. Must be wholly enclosed in buildings. Freight T Food Processing, including Canning, Freezing, Drying and Similar Food Processing and Preserving; except as allowed for Artisanal and Light Manufacture Uses. Rendering Plants are prohibited terminals, including Loading Docks, Storage, Warehousing, Wholesale Distribution, Cold Storage; except Self-service Storage or Mini-storage Warehouses. Finished Textile and Leather Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses. Veterinary Clinic (small animal). Lumber Yard and Similar Sales of Building or Contracting Supplies, or Heavy Equipment. Kennel (See also "Veterinary Clinic"). Commercial Retail Sales and Services, in Conjunction with a Permitted Industrial Use, as an accessory use. Automotive Repair and Service, includes fueling station, car wash, tire sales and repair or replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc. (No junking, salvage operations). Automobile Parking, Commercial Parking. Utility Structures and Facilities, City Planned Projects; i.e., utilities identified by an adopted City master plan or development review approval. Transportation Facilities; includes construction, operation, and maintenance of facilities located within right-of-way controlled by a public agency, consistent with the Transportation System Plan / Comprehensive Plan. Railroad Facilities. Public Works Utilities Storage Yards; includes Vehicle and Equipment Storage, Maintenance, and Repair. Public Parks and Open Space, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, and similar uses. Public Parks and Open Space, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, and similar uses. News Stands.

CITY SERVICES:

In the Pre-Application Conference with The City of Molalla, city services were discussed extensively. Applicant and Ownership both understand that until a proposed development has been brought to the city's Public Works Department with water, sewer and stormwater capacity needs, there is no way to determine if the current facilities will accommodate the desired design, phases and the total development as envisioned. Applicant was impressed with what the City of Molalla's Public Works Department has done in recent years to minimize the strain on their city services, especially on the north side of town.

ADDITIONAL ITEMS:

Ownership and Applicant both understand that with annexation/zone change will require that all development will need to be built to The City Of Molalla's building codes and infrastructure standards.

It's also recognized that any development will be required to submit all site plans, building plans, traffic study and ingress/egress plans to Oregon Department of Transportation (ODOT), for approval.

It's also recognized that the City of Molalla could require a full wetland determination if they find it necessary, before site plan can be approved.

FINANCIAL IMPACT ON THE CITY OF MOLALLA:

We can all agree land development is essential for a community's success. While development can change the face of the landscape, it is imperative for the prosperity of your town. It will generate more jobs, bring desired curb appeal, unite community members, and maintain or increase home values. Development brings economic stability with more than new jobs, it brings increased tax rolls to the city and brings dollars into your community from people inside & outside your area. It also

stimulates growth in retail, real estate, equipment, manufacturing, schools, and tourism, to name a few.

CONCLUSION:

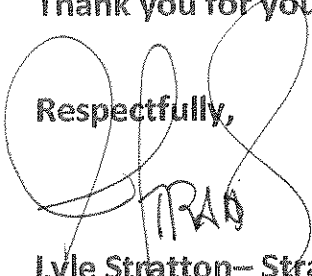
Ownership of this property are all local residents and feel a close tie to the community.

They feel that this properties are the best "next" properties to annexed and zoned changed within The Urban Growth Boundary. It will bring jobs, opportunities, growth and money to the community they so intently care about.

Allowing this annexation and the automatic zone change is what's best for The City of Molalla and surrounding areas. We are all excited what this annexation can do for this great area of Oregon.

Thank you for your consideration.

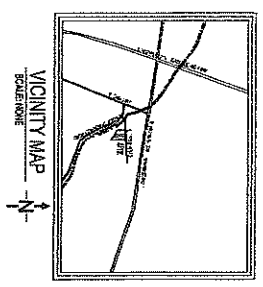
Respectfully,

A handwritten signature in black ink, appearing to read 'TRINA', is written over the word 'Respectfully,'.

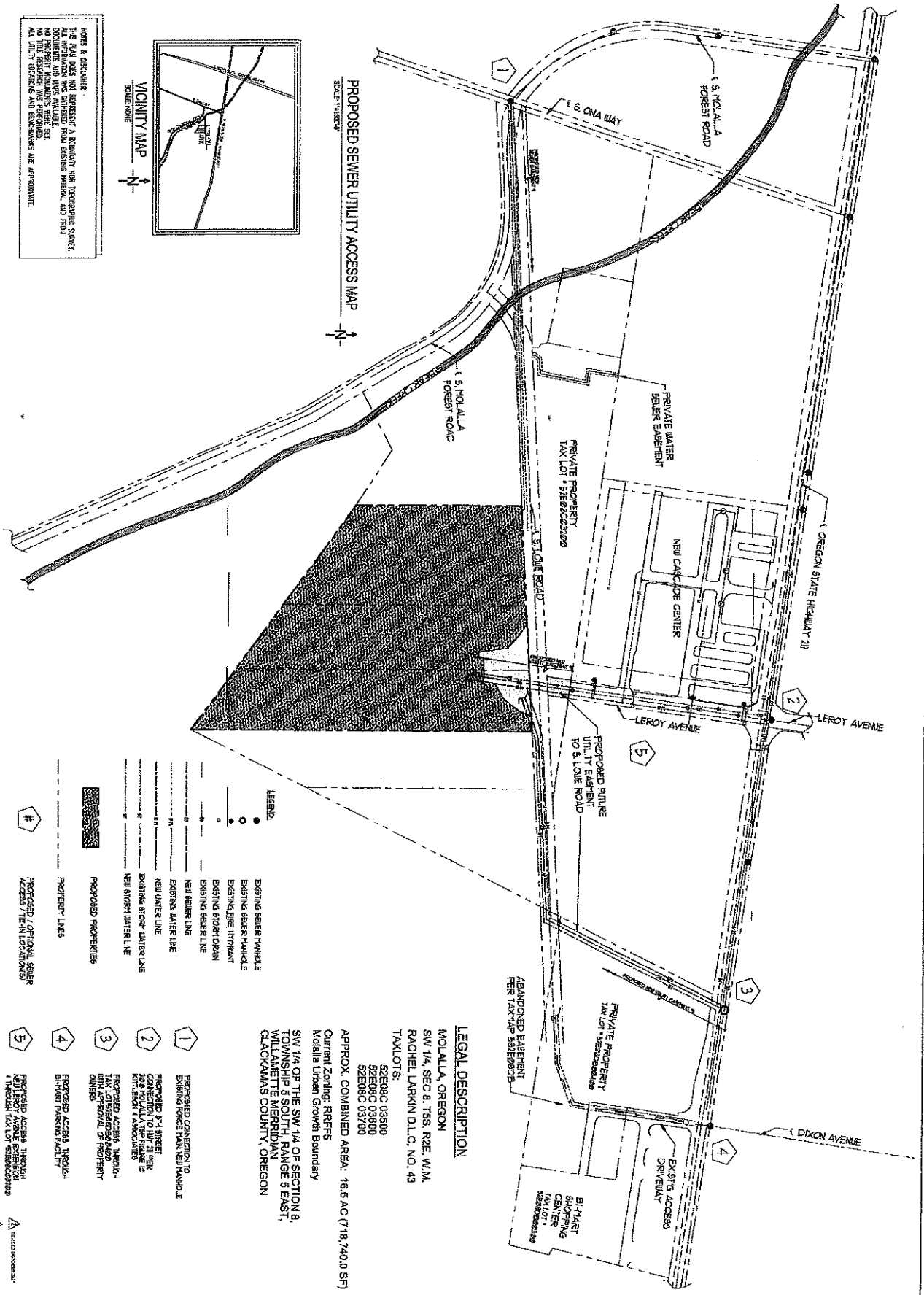
Lyle Stratton– Stratton Innovations, LLC

Trina Johnson et al.

NOTES & DISCLAIMER
 THIS PLAN DOES NOT REPRESENT A BOUNDARY NOR TOPOGRAPHIC SURFACE. ALL INFORMATION WAS DERIVED FROM EXISTING MATERIAL AND FROM SURVEY DATA AND FIELD MEASUREMENTS. THE DESIGNER HAS CONDUCTED VISUAL INSPECTION AND RESEARCH WAS THEREON. ALL UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE.



PROPOSED SEWER UTILITY ACCESS MAP
 SCALE 1"=500'



- LEGEND**
- EXISTING SEWER MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING STREET DRAIN
 - EXISTING SEWER LINE
 - NEW SEWER LINE
 - EXISTING WATER LINE
 - NEW WATER LINE
 - EXISTING STREET WATER LINE
 - NEW STREET WATER LINE
 - PROPOSED PROPERTIES
 - PROPERTY LINES
 - # PROPOSED / OPTIONAL SEWER ACCESS / FIELD LOCATIONS

- LEGAL DESCRIPTION**
 MOLALLA, OREGON
 SW 1/4, SEC 8, T3S, R2E, W1M,
 RACHEL LARKIN D.L.C. NO. 49
 TAX LOTS:
 02E08C 02600
 02E08C 02600
 02E08C 03700
- APPROX. COMBINED AREA: 16.5 AC (718,740.0 SF)**
 Current Zoning: RRFFS
 Molalla Urban Growth Boundary
 SW 1/4 OF THE SW 1/4 OF SECTION 8,
 TOWNSHIP 5 SOUTH, RANGE 5 EAST,
 WILLAMETTE MERIDIAN,
 CLATSOP COUNTY, OREGON
- 1 PROPOSED CONNECTION TO EXISTING FORCE MAIN MANHOLE
 - 2 PROPOSED 36" RISE 200' MOLALLA FOREST ROAD TO S. LOWE ROAD
 - 3 PROPOSED ACCESS THROUGH TAX LOT 02E08C02600
 - 4 PROPOSED ACCESS THROUGH EXISTING DRIVEWAY
 - 5 PROPOSED ACCESS THROUGH NEW LEROY AVENUE EXPANSION THROUGH TAX LOT 02E08C02600

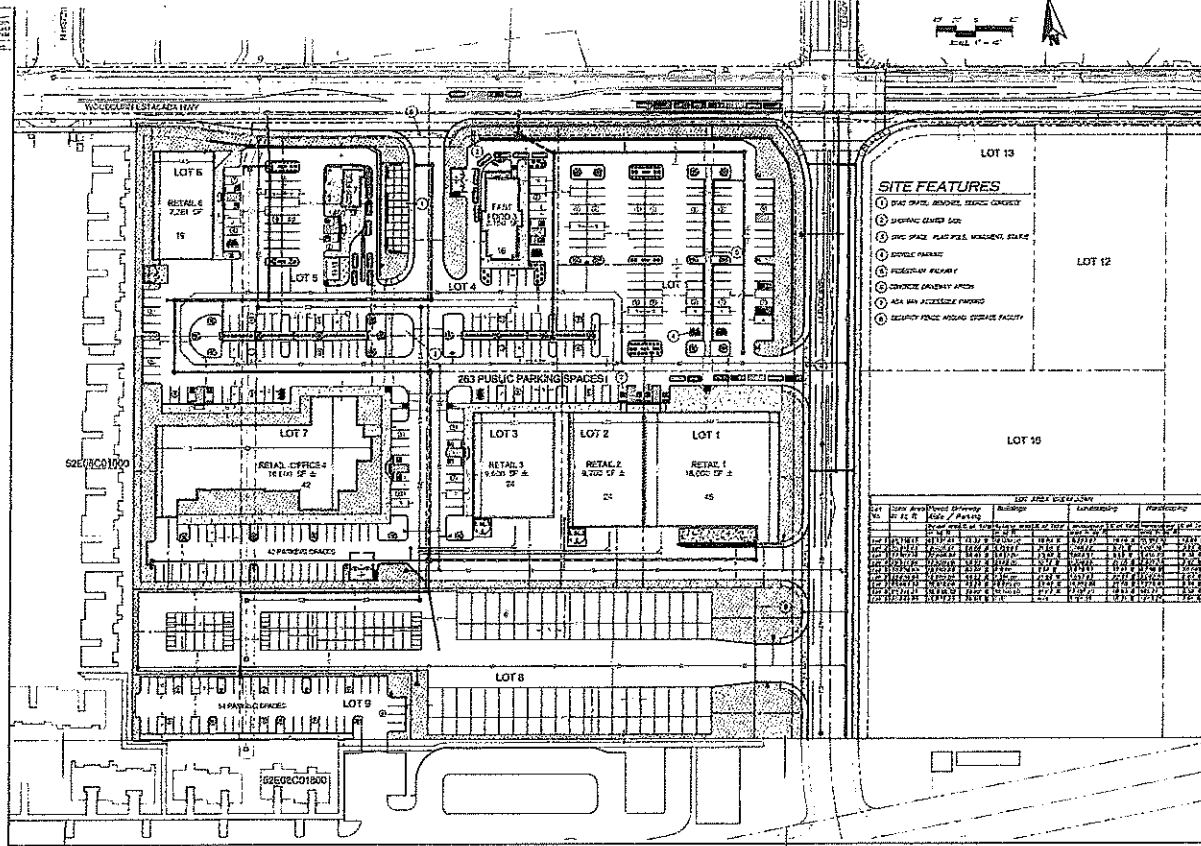
| | | |
|---|--|---|
| <p>Design by Tim</p> <p>LLC PO Box 537 Molalla, Or 97038 (503) 706-1293 dtd@molaldm.net</p> | <p>FOR: AVISON LUMBER CO. 13500 S. Lowe Road DENNIS PUHLMAN 13434 S. Lowe Road TRINA JOHNSON 13350 S. Lowe Road</p> | <p>PROPOSED UTILITY ACCESS 13350 S. LOWE ROAD 13430 S. LOWE ROAD 13500 S. LOWE ROAD MOLALLA, OREGON 97038</p> <p>PROPOSED UTILITIES ACCESS TO S. LOWE ROAD PROPERTIES</p> <p>SP2 OF 2 70</p> <p>October 2011</p> |
|---|--|---|



STATE OF OREGON
 COMMERCIAL DEVELOPMENT
 WESTERN HALF SITE PLAN



**CASCADE CENTER
 MOLLALA, OREGON
 COMMERCIAL DEVELOPMENT
 WESTERN HALF SITE PLAN**

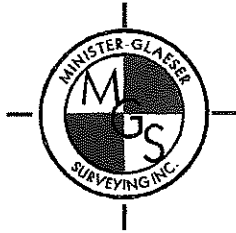


- SITE FEATURES**
- ① DRIVE PILES, ANCHORS, BEAMS, CHAINS
 - ② SIGNAGE, LIGHTS, SIGNS
 - ③ DRIVE SPACE, PLANT PILES, WINDMILLS, STAKE
 - ④ DRIVEWAY PAVEMENT
 - ⑤ SIDEWALK PAVEMENT
 - ⑥ CONCRETE DRIVEWAY APPROX
 - ⑦ ADA WAY ACCESSIBLE PARKING
 - ⑧ SECURITY FENCE AROUND SERVICE FACILITY

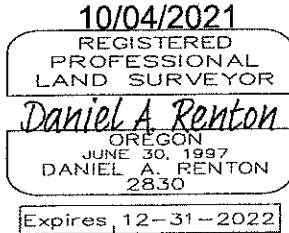
| NO. | DATE | DESCRIPTION | LOT AREA (SQ FT) | | PERCENTAGE |
|-----|---------|----------------|------------------|---------|------------|
| | | | AREA | PARKING | |
| 1 | 10/1/00 | INITIAL LAYOUT | 100,000 | 100,000 | 100% |
| 2 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 3 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 4 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 5 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 6 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 7 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 8 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 9 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |
| 10 | 10/1/00 | REVISIONS | 100,000 | 100,000 | 100% |

| NO. | DATE | BY | CHKD. |
|-----|------|----|-------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
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| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |

PROJECT NUMBER: 18-016
 DATE: 11/14/00
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]
P2.2
 SITE PLAN



Minister & Glaeser Surveying, Inc.
Phone: 360-694-3313 Fax: 360-694-8410



OCTOBER 4, 2021

EXHIBIT " "

**PERIMETER DESCRIPTION FOR THE CITY OF MOLALLA
ANNEXATION OF TAX LOTS 3500, 3600 AND 3700**

A parcel of land located in a portion of the Rachel Larkins Donation Land Claim Number 43, in a portion of the Southwest Quarter and Southeast Quarter of Section 8, Township 5 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, described as follows;

BEGINNING at the Southeast corner of the "Clare Hume" parcel as described and recorded in Book 359 of Deeds, at Page 116, Clackamas County, Oregon, Deed Records, said point bears North 26°49'00" East, for a distance of 59.2 feet, more or less, from the Quarter corner common Section 8 and Section 17, Township 5 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon;

Thence North 57°11'00" West, along the South line of said "Clare Hume" parcel, for a distance of 969.28 feet, more or less to the Southeast corner of the "Nancy J. Ketrenos Family Trust" parcel as described and under Deed Document Number 2020-023397, Clackamas County, Oregon, Deed Records;

Thence North 02°55'30" West, leaving said South line and along the East line of said "Nancy J. Ketrenos Family Trust" parcel, for a distance of 634.58 feet, more or less to the Northeast corner thereof and the South line of the "Willamette Valley Southern Railroad Company" Right of Way as described and recorded in Book 137 of Deeds, at Page 171, Clackamas County, Oregon, Deed Records, said South Right of Way line is also the South Right of Way line of "South Lowe Road";

Thence South 87°04'30" East, leaving said East line and along said South Right of Way line, for a distance of 790.84 feet, more or less to the Northeast corner of the "Avison Lumber Company Incorporated" parcel as described and recorded under Clackamas County, Oregon, Deed Document Number 1985-43288;

Thence South 02°55'30" East, leaving said South Right of Way line and along the East line of said "Avison Lumber Company Incorporated" parcel, for a distance of 1120.16 feet, more or less to the **POINT OF BEGINNING**;

TOGETHER with and **SUBJECT** to easements, reservations, covenants, and restrictions apparent or of record.

BASIS OF BEARING: SN 1956-022, Clackamas County Survey Records.

CONTAINING: 15.8 acres land, more or less.

|

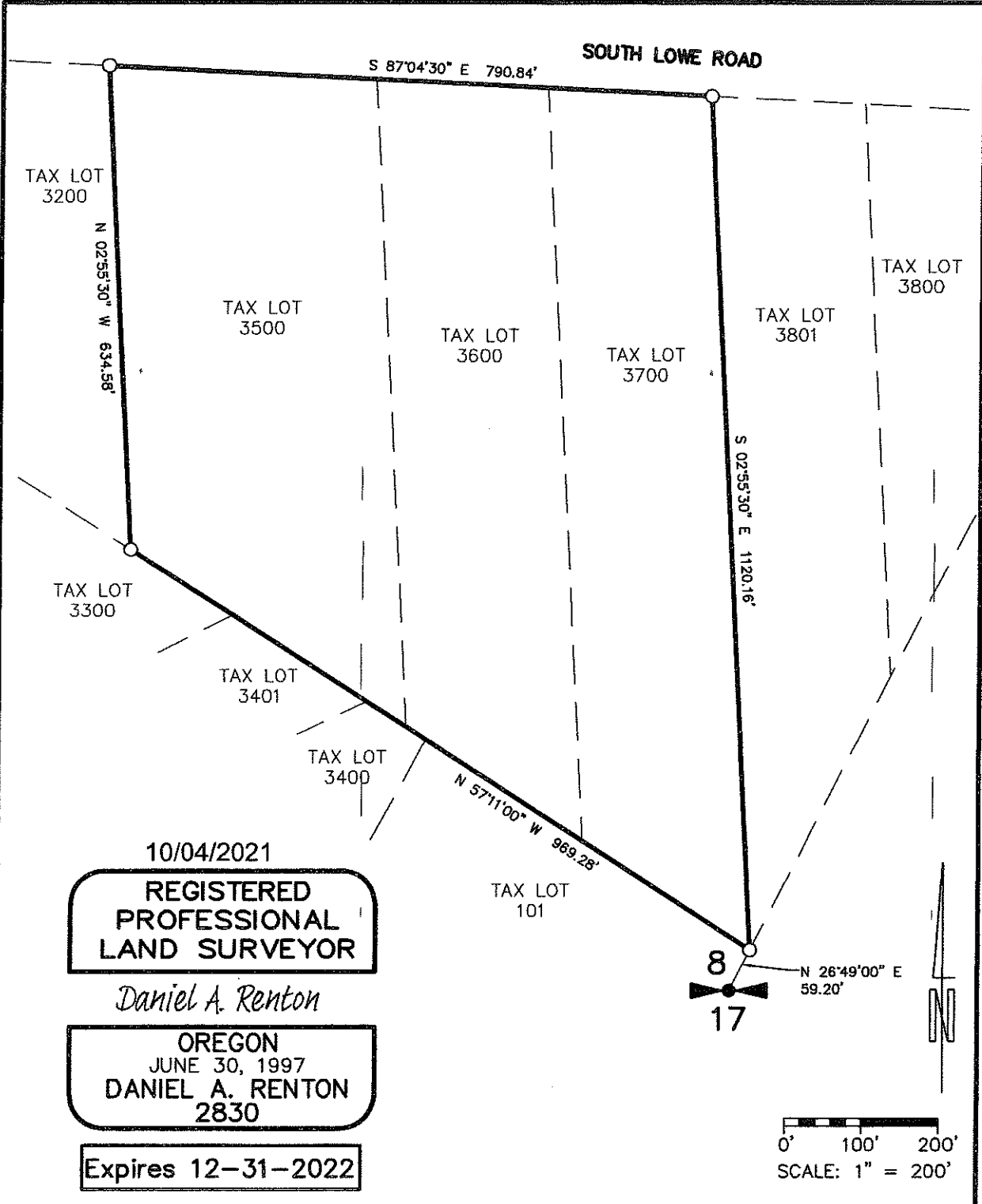
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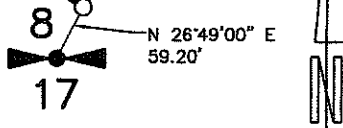
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|

|



10/04/2021
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**
Daniel A. Renton
OREGON
 JUNE 30, 1997
DANIEL A. RENTON
 2830
 Expires 12-31-2022



PREPARED BY:
**MINISTER-GLAESER
 SURVEYING INC.**
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313




EXHIBIT
**TO ACCOMPANY PROPOSED
 ANNEXATION LEGAL
 DESCRIPTION**

SCALE: 1"=200'
 JOB NO. JOHNSON
 DATE: 10-04-2021
 DWG FILE: COM_ANNEX
 DRAWN BY: DAR








 **City Of Molalla Zoning and Parcel Addresses**

Zoning Districts

-  Residential Single-Family
-  Residential Medium-Density
-  Residential High-Density
-

Other Map Features

-  Major Road
-  Minor Road
-  Waterway
-  Utility Line
-  Parcel Address

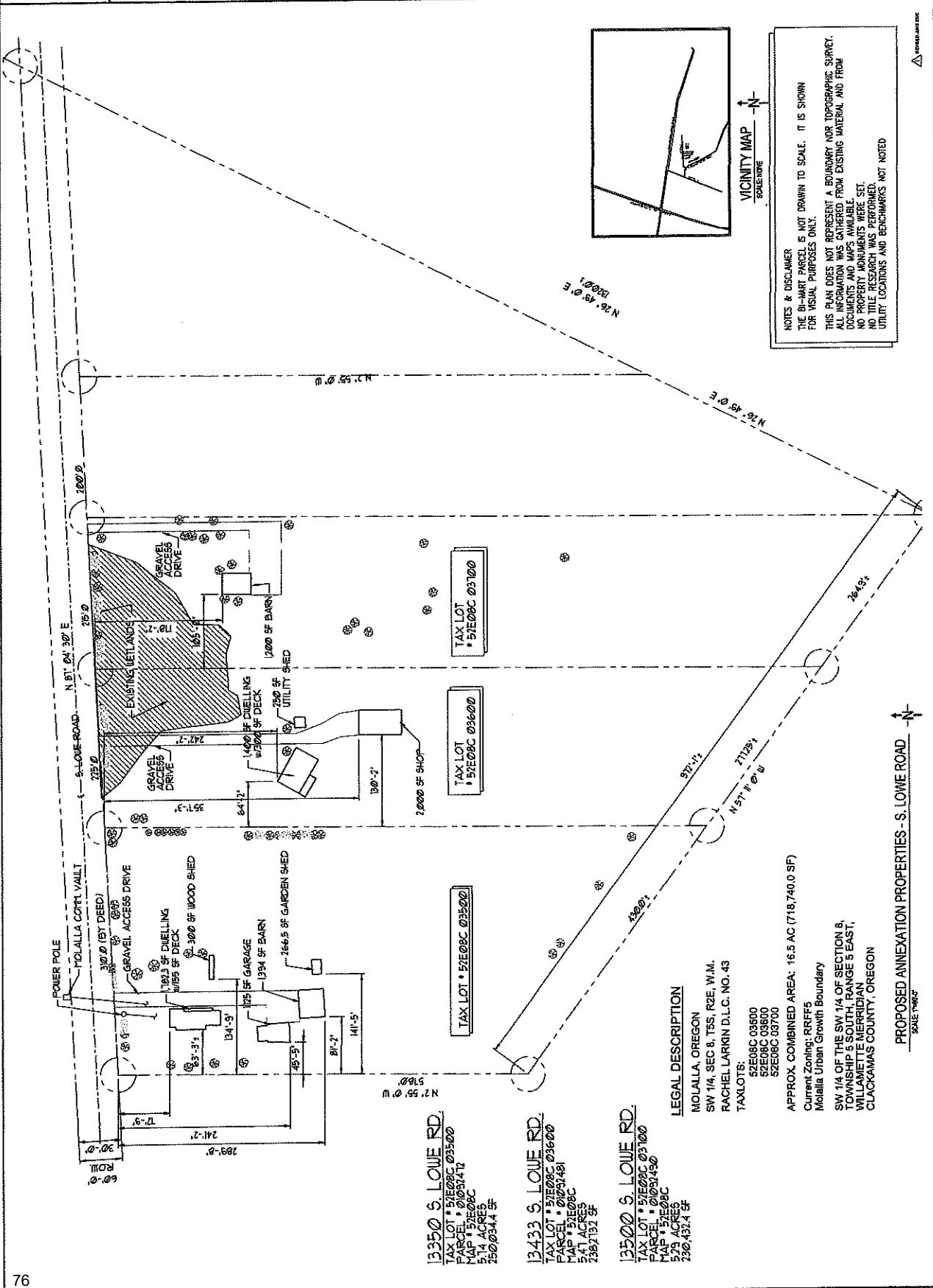
LLC
PO Box 537
Molalla, OR 97038
(503) 371-1393
dall@molalla.net

FOR:
AVISON LUMBER CO.
13500 S. Lowe Road
DENNIS PUHLMAN
13434 S. Lowe Road
TRINA JOHNSON
13350 S. Lowe Road

PROPOSED ANNEXATION
13350 S. LOWE ROAD
13430 S. LOWE ROAD
13500 S. LOWE ROAD
MOLALLA, OREGON 97038

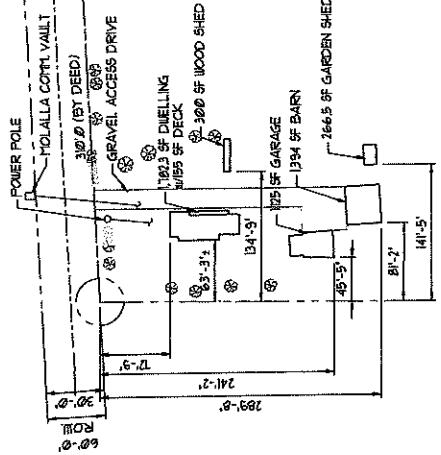
PROPOSED
ACCESS PLAN
S. LOWE ROAD
PROPERTIES

SP1
OF 2
Drawn 10/17
JANUARY 13, 2011



VICINITY MAP
SCALE: NONE

NOTES & DISCLAIMER
THE SHOWN PARCELS ARE NOT DRAWN TO SCALE. IT IS SHOWN FOR VISUAL PURPOSES ONLY.
THIS PLAN DOES NOT REPRESENT A BOUNDARY NOR TOPOGRAPHIC SURVEY. ALL INFORMATION WAS GATHERED FROM EXISTING MATERIAL AND FROM DOCUMENTS AND MAPS AVAILABLE.
NO PROPERTY MONUMENTS WERE SET.
NO TITLE RESEARCH WAS PERFORMED.
UNIT LOCATIONS AND BENCHMARKS NOT NOTED



13350 S. LOWE RD.
TAX LOT # 51E08C 03500
PARCEL # 01031412
5.14 ACRES
250/0347.4 SF

13433 S. LOWE RD.
TAX LOT # 51E08C 03600
PARCEL # 01032481
MAP # 51E08C
5.47 ACRES
2357132 SF

13500 S. LOWE RD.
TAX LOT # 51E08C 03100
PARCEL # 01031450
MAP # 51E08C
5.25 ACRES
230/437.4 SF

LEGAL DESCRIPTION
MOLALLA, OREGON
SW 1/4, SEC 8, T5S, R2E, W1M.
RACHEL LARKIN D.L.C. NO. 43

TAX LOTS:
51E08C 03500
51E08C 03600
51E08C 03700

APPROX. COMBINED AREA: 16.5 AC (718,740.0 SF)
Current Zoning: RRRFFS
Molalla Urban Growth Boundary
SW 1/4 OF THE SW 1/4 OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 5 EAST,
WILLAMETTE MERIDIAN
CLATSOP COUNTY, OREGON

PROPOSED ANNEXATION PROPERTIES - S. LOWE ROAD
SCALE 1/8"=1'

OFFSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

BATCH
WD#: 2018-0535

At your request, an offsite wetland determination has been conducted on the property described below.

County: Clackamas

City: Molalla

Owner Name & Address: Trina Johnson, PO Box 537, Molalla, OR 97538

Township: 5S Range: 2E Section: 8 Q/O: C Tax Lot(s): 3500, 3600, 3700

Project Name: Property Evaluation

Site Address/Location: 13350, 13433 and 13500 S Lowe Rd., Molalla, OR

- The Local Wetlands Inventory or Local Wetlands Inventory shows a wetland on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- There may be wetlands/waterways on the property that are subject to the state Removal-Fill Law.
 - A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
- A state permit will be/will not be required for project because/if
- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- A wetland delineation by a qualified wetland consultant is recommended prior to site development. The wetland delineation report should be submitted to DSL for review and approval.
- A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: The Molalla Local Wetland Inventory identified a small wetland on TL 3600 and TL 3700. The boundaries of this wetland were determined by offsite analysis and needs to be verified onsite. The owners should contact Jurisdictional Coordinator Chris Stevenson at (503) 986-5246 to set up a site visit.

Determination by: Chris Stevenson Date: 9/26/18

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

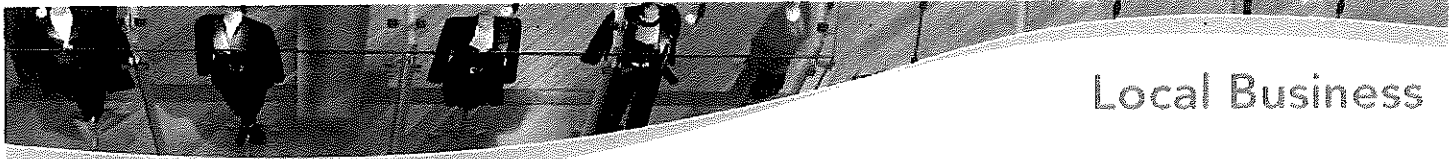
This is a preliminary jurisdictional determination and is advisory only.

Copy To: Other Enclosures: email: ddi@molalla.net

City of Molalla

FOR OFFICE USE ONLY

| | | |
|--|---|---|
| Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Waters Present <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Maybe | Request Received: 09/19/2018 |
| LWI Area: Molalla LWI Code: BC-20 | Latitude: 45.145121 Longitude: -122.591713 | Related DSL File # N/A |
| Has Wetlands? <input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Unk | ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N |
| | State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Const Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk |
| Adjacent Waterbody: Bear Creek NWI Quad: Molalla <input checked="" type="checkbox"/> Scanned <input checked="" type="checkbox"/> Mailings Completed <input checked="" type="checkbox"/> Data Entry Completed | | |



Local Business

Attractions / Recreation

| Name | Address | Telephone | Distance (Miles) |
|-----------------------------|----------------------------------|----------------|------------------|
| Vest Racing | 555 Shaver Ave Molalla OR | (503) 829-9314 | 0.48 |
| Nw Fitness & Strength | 112 W Main St Molalla OR | (503) 829-4405 | 0.73 |
| Cutting Edge Fitness | 260 N Molalla Ave # G Molalla OR | (503) 759-3636 | 0.77 |
| Just In Video | 270 N Molalla Ave Molalla OR | (503) 829-8899 | 0.77 |
| Adonai's Tae Kwon Do | 3rd & Berkley Molalla OR | (503) 829-3787 | 0.84 |
| Family History Ctr | 974 W Main St Molalla OR | (503) 829-2532 | 1.31 |
| Molalla Buckeroo | 815 Shirley St Molalla OR | (503) 829-8388 | 1.4 |
| Splat Action Paintball Park | 32155 S Grimm Rd Molalla OR | (503) 829-7311 | 4.4 |

Automotive Services

| Name | Address | Telephone | Distance (Miles) |
|------------------------------|--------------------------------|----------------|------------------|
| Les Schwab | 31291 S Highway 213 Molalla OR | (503) 829-6022 | 0.85 |
| X-press Rent-a-car | 519 N Molalla Ave Molalla OR | (503) 829-4255 | 0.87 |
| Electric Charging Station | 807 E Main St Molalla OR | (888) 998-2546 | 1.25 |
| Y-market/toad's Express Deli | 901 E Main St Molalla OR | (503) 829-8540 | 1.34 |

Banks / Financial

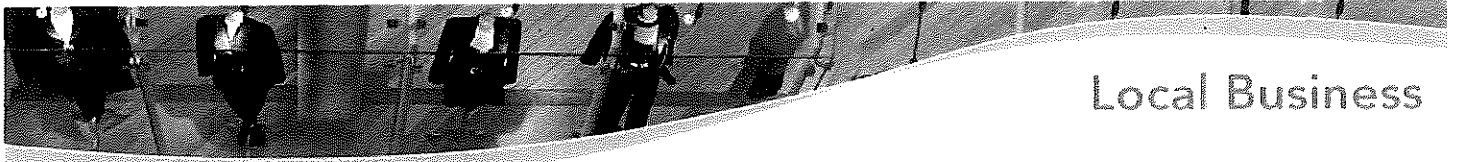
| Name | Address | Telephone | Distance (Miles) |
|------------------------------|---------------------------|----------------|------------------|
| Chase Bank | 318 Center Ave Molalla OR | (503) 829-6125 | 0.88 |
| U.s. Bank Branch | 415 Center Ave Molalla OR | (503) 829-5577 | 0.9 |
| Columbia Bank | 401 E Main St Molalla OR | (503) 829-2237 | 0.94 |
| Y-market/toad's Express Deli | 901 E Main St Molalla OR | (503) 829-8540 | 1.34 |

Eating / Drinking

| Name | Address | Telephone | Distance (Miles) |
|--------------------------------|-----------------------------------|----------------|------------------|
| Lumber Jack Grill | 180 Industrial Way # B Molalla OR | (503) 759-6969 | 0.59 |
| C'est La Vie Coffee | 180 Industrial Way Molalla OR | (503) 759-6969 | 0.6 |
| San Blas Mexican Family Rstrnt | 1585 W Main St # K Molalla OR | (503) 829-9478 | 0.68 |
| Spot Again Inc | 117 S Molalla Ave Molalla OR | (503) 829-6996 | 0.72 |

Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/22/2020





Local Business

| | | | |
|-------------------------------|------------------------------|----------------|------|
| Safeway | 1525 W Main St Molalla OR | (503) 829-4848 | 0.73 |
| El Charrito | 117 W Main St Molalla OR | (503) 829-3017 | 0.73 |
| Sundowner Steak & Pizza House | 115 W Main St Molalla OR | (503) 829-6434 | 0.73 |
| Jade Asian Bistro | 106 N Molalla Ave Molalla OR | (503) 829-9896 | 0.73 |
| Cindys Cafe & Catering | 115 E Main St Molalla OR | (503) 829-3338 | 0.75 |
| Lam's Chinese Kitchen | 102 E 2nd St Molalla OR | (503) 829-4050 | 0.75 |

Farm/Ranch

| Name | Address | Telephone | Distance (Miles) |
|-----------------------------|-------------------------------|----------------|------------------|
| Rosewood Farms | 32360 S Ona Way Molalla OR | (503) 829-4591 | 0.32 |
| Northwest Transplants | 32300 S Dryland Rd Molalla OR | (503) 651-3302 | 2.88 |
| Hidden Hill Ranch | 15368 S Herman Rd Molalla OR | (503) 829-8639 | 2.98 |
| Gingerich Farm Products Inc | 29995 S Elisha Rd Canby OR | (503) 651-3742 | 3.3 |

Government / Public

| Name | Address | Telephone | Distance (Miles) |
|-------------------------|------------------------------|----------------|------------------|
| Molalla Public Library | 201 E 5th St Molalla OR | (503) 829-2593 | 0.67 |
| City Of Molalla Police | 117 N Molalla Ave Molalla OR | (503) 829-6855 | 0.76 |
| Molalla Police Dept | 117 N Molalla Ave Molalla OR | (503) 829-8817 | 0.76 |
| Molalla Municipal Court | 117 N Molalla Ave Molalla OR | (503) 829-7711 | 0.76 |

Health Care Services

| Name | Address | Telephone | Distance (Miles) |
|------------------------------|----------------------------|----------------|------------------|
| Urgent Care | 861 W Main St Molalla OR | (503) 829-7344 | 0.26 |
| Family Medical Group-molalla | 861 W Main St Molalla OR | (503) 829-7374 | 0.26 |
| Molalla Manor Care Ctr | 301 Ridings Ave Molalla OR | (503) 829-5591 | 0.46 |
| Life Change Transitions | 711 Mary Dr Molalla OR | (503) 657-3071 | 0.77 |

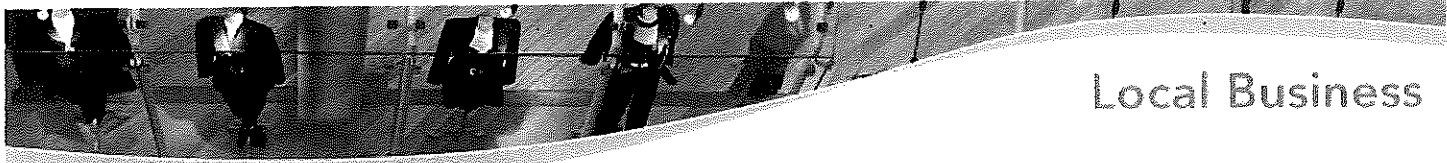
Hospitality

| Name | Address | Telephone | Distance (Miles) |
|----------------------|---------------------------|----------------|------------------|
| Stagecoach Inn Motel | 415 Grange Ave Molalla OR | (503) 829-4382 | 0.99 |
| Prairie House Inn | 524 E Main St Molalla OR | (503) 829-8245 | 1.07 |

Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/22/2020



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Local Business

| | | | |
|---------------------|-----------------------------------|----------------|------|
| Coleman Guest Ranch | 15151 S Feyrer Park Rd Molalla OR | (503) 569-8187 | 1.83 |
|---------------------|-----------------------------------|----------------|------|

Organizations / Associations

| Name | Address | Telephone | Distance (Miles) |
|--------------------------|------------------------------|----------------|------------------|
| Molalla Manor Care Ctr | 301 Ridings Ave Molalla OR | (503) 829-5591 | 0.46 |
| Assembly Of God | 217 S Molalla Ave Molalla OR | (503) 829-2082 | 0.69 |
| Grace Lutheran Church | 510 May St Molalla OR | (503) 829-2250 | 0.74 |
| Molalla Christian Church | 223 E 3rd St Molalla OR | (503) 829-2901 | 0.76 |

Personal Services

| Name | Address | Telephone | Distance (Miles) |
|--------------------|--------------------------------|----------------|------------------|
| Weight Watchers | 32328 S Molalla Ave Molalla OR | (800) 651-6000 | 0.69 |
| Paris Nails | 1515 W Main St # C Molalla OR | (503) 829-6655 | 0.72 |
| Perfect Look Salon | 1515 W Main St # A Molalla OR | (503) 759-4860 | 0.72 |
| Tan Republic | 1515 W Main St # M Molalla OR | (503) 829-8000 | 0.72 |

Pet Services

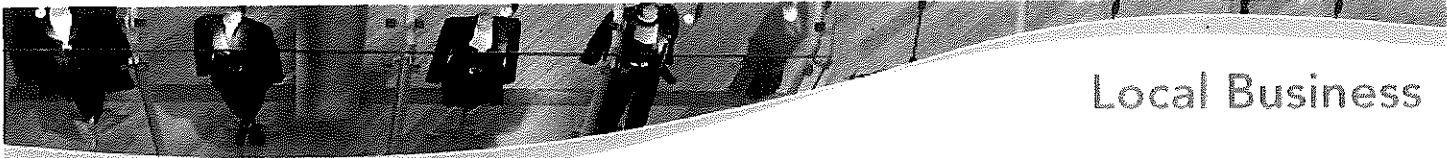
| Name | Address | Telephone | Distance (Miles) |
|--------------------------------|------------------------------|----------------|------------------|
| South Clackamas Veterinary Svc | 206 Shaver Ave Molalla OR | (503) 829-4428 | 0.54 |
| Pip's Gourmet Dogs & Ice Cream | 1585 W Main St Molalla OR | (503) 829-7477 | 0.68 |
| Hope Animal Hospital | 319 N Molalla Ave Molalla OR | (503) 759-4673 | 0.81 |
| Abundance Of Love Pet Svc | 922 Meadowlark Pl Molalla OR | (503) 805-9876 | 0.84 |

Shopping

| Name | Address | Telephone | Distance (Miles) |
|-----------------------|-----------------------------------|----------------|------------------|
| Goodwill | 514 W Main St Molalla OR | (503) 000-1111 | 0.5 |
| Bi-mart | 514 W Main St Molalla OR | (503) 829-4555 | 0.5 |
| Lumber Jack Grill | 180 Industrial Way # B Molalla OR | (503) 759-6969 | 0.59 |
| Molalla Agency Store | 1585 W Main St # G Molalla OR | (503) 829-2384 | 0.68 |
| Stampede Armory Llc | 105 S Molalla Ave Molalla OR | (503) 829-5014 | 0.71 |
| Little Sweet Peas Inc | 111 S Molalla Ave Molalla OR | (503) 829-9646 | 0.71 |
| Safeway | 1525 W Main St Molalla OR | (503) 829-4848 | 0.73 |

Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/22/2020





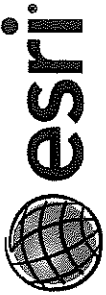
Local Business

| | | | |
|---------------------------|--------------------------------|----------------|------|
| Cashco | 104 N Molalla Ave Molalla OR | (503) 829-2274 | 0.73 |
| Bentley Feed Co | 110 N Molalla Ave Molalla OR | (503) 829-2412 | 0.74 |
| Just In Video | 270 N Molalla Ave Molalla OR | (503) 829-8899 | 0.77 |
| Westerberg Drilling Inc | 31854 S Highway 213 Molalla OR | (503) 829-2526 | 0.8 |
| Wild Iris Flowers & Gifts | 234 Center Ave Molalla OR | (503) 829-4747 | 0.86 |

Customer Name : Customer Resources
Customer Company Name : Stewart Title
Prepared On : 09/22/2020



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Business Summary

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

Data for all businesses in area

| | 1 mile | | 3 miles | | 5 miles | |
|---|--------|--------|---------|--|---------|--|
| Total Businesses: | 292 | 420 | 548 | | | |
| Total Employees: | 2,353 | 3,248 | 3,838 | | | |
| Total Residential Population: | 7,469 | 12,419 | 17,245 | | | |
| Employee/Residential Population Ratio (per 100 Residents) | 32 | 26 | 22 | | | |

by SIC Codes

| | 1 mile | | 3 miles | | 5 miles | |
|----------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Agriculture & Mining | 9 | 3.1% | 14 | 3.3% | 31 | 5.7% |
| Construction | 22 | 7.5% | 34 | 8.1% | 62 | 11.3% |
| Manufacturing | 14 | 4.8% | 21 | 5.0% | 31 | 5.7% |
| Transportation | 12 | 4.1% | 17 | 4.0% | 20 | 3.6% |
| Communication | 4 | 1.4% | 6 | 1.4% | 6 | 1.1% |
| Utility | 1 | 0.3% | 1 | 0.2% | 1 | 0.2% |
| Wholesale Trade | 17 | 5.8% | 21 | 5.0% | 29 | 5.3% |

Retail Trade Summary

| | 1 mile | | 3 miles | | 5 miles | |
|--|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Home Improvement | 10 | 3.4% | 15 | 3.6% | 23 | 4.2% |
| General Merchandise Stores | 3 | 1.0% | 4 | 1.0% | 5 | 0.9% |
| Food Stores | 5 | 1.7% | 7 | 1.7% | 9 | 1.6% |
| Auto Dealers, Gas Stations, Auto Aftermarket | 9 | 3.1% | 14 | 3.3% | 16 | 2.9% |
| Apparel & Accessory Stores | 1 | 0.3% | 2 | 0.5% | 3 | 0.5% |
| Furniture & Home Furnishings | 2 | 0.7% | 3 | 0.7% | 6 | 1.1% |
| Eating & Drinking Places | 20 | 6.8% | 193 | 8.2% | 31 | 5.7% |
| Miscellaneous Retail | 17 | 5.8% | 142 | 6.0% | 22 | 4.7% |

Finance, Insurance, Real Estate Summary

| | 1 mile | | 3 miles | | 5 miles | |
|--|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Banks, Savings & Lending Institutions | 6 | 2.1% | 8 | 1.9% | 8 | 1.5% |
| Securities Brokers | 2 | 0.7% | 3 | 0.7% | 3 | 0.5% |
| Insurance Carriers & Agents | 3 | 1.0% | 4 | 1.0% | 4 | 0.7% |
| Real Estate, Holding, Other Investment Offices | 10 | 3.4% | 15 | 3.6% | 18 | 3.3% |

Services Summary

| | 1 mile | | 3 miles | | 5 miles | |
|------------------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Hotels & Lodging | 2 | 0.7% | 3 | 0.7% | 4 | 0.7% |
| Automotive Services | 10 | 3.4% | 17 | 4.0% | 20 | 3.6% |
| Motion Pictures & Amusements | 9 | 3.1% | 14 | 3.3% | 17 | 3.1% |
| Health Services | 14 | 4.8% | 18 | 4.3% | 19 | 3.5% |
| Legal Services | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Education Institutions & Libraries | 4 | 1.4% | 7 | 1.7% | 11 | 2.0% |
| Other Services | 68 | 23.3% | 95 | 22.6% | 112 | 20.4% |

Government

| | 1 mile | | 3 miles | | 5 miles | |
|------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Government | 8 | 2.7% | 11 | 2.6% | 11 | 2.0% |

Unclassified Establishments

| | 1 mile | | 3 miles | | 5 miles | |
|-----------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Unclassified Establishments | 10 | 3.4% | 2 | 0.1% | 22 | 4.0% |

| | 1 mile | | 3 miles | | 5 miles | |
|--------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Totals | 292 | 100.0% | 2,353 | 100.0% | 420 | 100.0% |
| | | | | | 548 | 100.0% |
| | | | | | 3,838 | 100.0% |

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

13350 S Lowe Rd, Molalla, Oregon, 97038
 Rings: 1, 3, 5 mile radi

Prepared by Esri
 Latitude: 45.14615
 Longitude: 122.59232

| by NAICS Codes | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
|---|------------|---------------|--------------|---------------|------------|---------------|--------------|---------------|------------|---------------|--------------|---------------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| Agriculture, Forestry, Fishing & Hunting | 8 | 2.7% | 21 | 0.9% | 14 | 3.3% | 41 | 1.3% | 26 | 4.7% | 94 | 2.4% |
| Mining | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 2 | 0.4% | 5 | 0.1% |
| Utilities | 1 | 0.3% | 42 | 1.8% | 1 | 0.2% | 68 | 2.1% | 1 | 0.2% | 68 | 1.8% |
| Construction | 23 | 7.9% | 287 | 12.2% | 35 | 8.3% | 337 | 10.4% | 63 | 11.5% | 420 | 10.9% |
| Manufacturing | 12 | 4.1% | 270 | 11.5% | 17 | 4.0% | 420 | 12.9% | 26 | 4.7% | 482 | 12.6% |
| Wholesale Trade | 16 | 5.5% | 103 | 4.4% | 20 | 4.8% | 128 | 3.9% | 28 | 5.1% | 208 | 5.4% |
| Retail Trade | 48 | 16.4% | 445 | 18.9% | 67 | 16.0% | 596 | 18.3% | 87 | 15.9% | 698 | 18.2% |
| Motor Vehicle & Parts Dealers | 8 | 2.7% | 55 | 2.3% | 11 | 2.6% | 80 | 2.5% | 12 | 2.2% | 83 | 2.2% |
| Furniture & Home Furnishings Stores | 1 | 0.3% | 2 | 0.1% | 1 | 0.2% | 4 | 0.1% | 2 | 0.4% | 5 | 0.1% |
| Electronics & Appliance Stores | 1 | 0.3% | 2 | 0.1% | 1 | 0.2% | 4 | 0.1% | 2 | 0.4% | 5 | 0.1% |
| Bldg Material & Garden Equipment & Supplies Dealers | 7 | 2.4% | 45 | 1.9% | 11 | 2.6% | 88 | 2.7% | 18 | 3.3% | 142 | 3.7% |
| Food & Beverage Stores | 5 | 1.7% | 105 | 4.5% | 7 | 1.7% | 117 | 3.6% | 9 | 1.6% | 127 | 3.3% |
| Health & Personal Care Stores | 2 | 0.7% | 100 | 4.2% | 3 | 0.7% | 111 | 3.4% | 4 | 0.7% | 112 | 2.9% |
| Gasoline Stations | 1 | 0.3% | 36 | 1.5% | 3 | 0.7% | 66 | 2.0% | 4 | 0.7% | 75 | 2.0% |
| Clothing & Clothing Accessories Stores | 2 | 0.7% | 4 | 0.2% | 3 | 0.7% | 7 | 0.2% | 4 | 0.7% | 9 | 0.2% |
| Sport Goods, Hobby, Book, & Music Stores | 3 | 1.0% | 6 | 0.3% | 4 | 1.0% | 8 | 0.2% | 7 | 1.3% | 14 | 0.4% |
| General Merchandise Stores | 3 | 1.0% | 43 | 1.8% | 4 | 1.0% | 54 | 1.7% | 5 | 0.9% | 58 | 1.5% |
| Miscellaneous Store Retailers | 8 | 2.7% | 39 | 1.7% | 10 | 2.4% | 46 | 1.4% | 12 | 2.2% | 57 | 1.5% |
| Nonstore Retailers | 7 | 2.4% | 8 | 0.3% | 9 | 2.1% | 10 | 0.3% | 9 | 1.6% | 10 | 0.3% |
| Transportation & Warehousing | 11 | 3.8% | 87 | 3.7% | 16 | 3.8% | 110 | 3.4% | 19 | 3.5% | 120 | 3.1% |
| Information | 7 | 2.4% | 60 | 2.5% | 11 | 2.6% | 93 | 2.9% | 12 | 2.2% | 97 | 2.5% |
| Finance & Insurance | 11 | 3.8% | 42 | 1.8% | 15 | 3.6% | 60 | 1.8% | 15 | 2.7% | 61 | 1.6% |
| Central Bank/Credit Intermediation & Related Activities | 6 | 2.1% | 28 | 1.2% | 8 | 1.9% | 39 | 1.2% | 8 | 1.5% | 40 | 1.0% |
| Securities, Commodity Contracts & Other Financial | 2 | 0.7% | 7 | 0.3% | 3 | 0.7% | 12 | 0.4% | 3 | 0.5% | 12 | 0.3% |
| Insurance Carriers & Related Activities | 3 | 1.0% | 6 | 0.3% | 4 | 1.0% | 9 | 0.3% | 4 | 0.7% | 9 | 0.2% |
| Real Estate, Rental & Leasing | 15 | 5.1% | 40 | 1.7% | 21 | 5.0% | 56 | 1.7% | 24 | 4.4% | 67 | 1.7% |
| Professional, Scientific & Tech Services | 15 | 5.1% | 54 | 2.3% | 21 | 5.0% | 73 | 2.2% | 27 | 4.9% | 90 | 2.3% |
| Legal Services | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Management of Companies & Enterprises | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 | 0.0% |
| Administrative & Support & Waste Management & Remediation | 4 | 1.4% | 12 | 0.5% | 5 | 1.2% | 15 | 0.5% | 8 | 1.5% | 23 | 0.6% |
| Educational Services | 5 | 1.7% | 141 | 6.0% | 8 | 1.9% | 192 | 5.9% | 13 | 2.4% | 270 | 7.0% |
| Health Care & Social Assistance | 23 | 7.9% | 242 | 10.3% | 31 | 7.4% | 324 | 10.0% | 33 | 6.0% | 332 | 8.7% |
| Arts, Entertainment & Recreation | 7 | 2.4% | 50 | 2.1% | 10 | 2.4% | 76 | 2.3% | 12 | 2.2% | 83 | 2.2% |
| Accommodation & Food Services | 22 | 7.5% | 215 | 9.1% | 31 | 7.4% | 298 | 9.2% | 35 | 6.4% | 326 | 8.5% |
| Accommodation | 2 | 0.7% | 22 | 0.9% | 3 | 0.7% | 37 | 1.1% | 4 | 0.7% | 42 | 1.1% |
| Food Services & Drinking Places | 20 | 6.8% | 193 | 8.2% | 28 | 6.7% | 261 | 8.0% | 31 | 5.7% | 283 | 7.4% |
| Other Services (except Public Administration) | 47 | 16.1% | 150 | 6.4% | 69 | 16.4% | 221 | 6.8% | 83 | 15.1% | 249 | 6.5% |
| Automotive Repair & Maintenance | 9 | 3.1% | 39 | 1.7% | 14 | 3.3% | 58 | 1.8% | 17 | 3.1% | 65 | 1.7% |
| Public Administration | 8 | 2.7% | 91 | 3.9% | 11 | 2.6% | 137 | 4.2% | 11 | 2.0% | 139 | 3.6% |
| Unclassified Establishments | 10 | 3.4% | 2 | 0.1% | 16 | 3.8% | 3 | 0.1% | 22 | 4.0% | 8 | 0.2% |
| Total | 292 | 100.0% | 2,353 | 100.0% | 420 | 100.0% | 3,248 | 100.0% | 548 | 100.0% | 3,838 | 100.0% |

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
 Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

CENSUS DATA/DEMOGRAPHICS

Subject Property:
13350 S Lowe Rd
Molalla, OR 97038

Parcel: 01092472

- US Census Data
- Local Area Demographics

Demographics

Census Tract / block: 239.02 / 3 Year: 2011

Household

| Population | | Population by Age | |
|------------------------|-------|---------------------------|----------|
| Count: | 1,189 | 0 - 11 | 16% |
| Estimate Current Year: | 0 | 12 - 17 | 15% |
| Estimate in 5 Years: | 0 | 18 - 24 | 7% |
| Growth Last 5 Years: | 0% | 25 - 64 | 52% |
| Growth Last 10 Years: | 0% | 65 - 74 | 5% |
| | | 75+ | 5% |
| Household Size | | Household Income | |
| Current Year: | 0 | 0 - \$25,000 | 18% |
| Average Current Year: | 2.78 | \$25,000 - \$35,000 | 21% |
| Estimate in 5 Years: | 0 | \$35,000 - \$50,000 | 12% |
| Growth Last 5 Years: | 0% | \$50,000 - \$75,000 | 20% |
| Growth Last 10 Years: | 0% | \$75,000 - \$100,000 | 15% |
| Male Population: | 50% | Above \$100,000 | 14% |
| Female Population: | 50% | Average Household Income: | \$55,727 |
| Married People: | 47% | | |
| Unmarried People: | 53% | | |

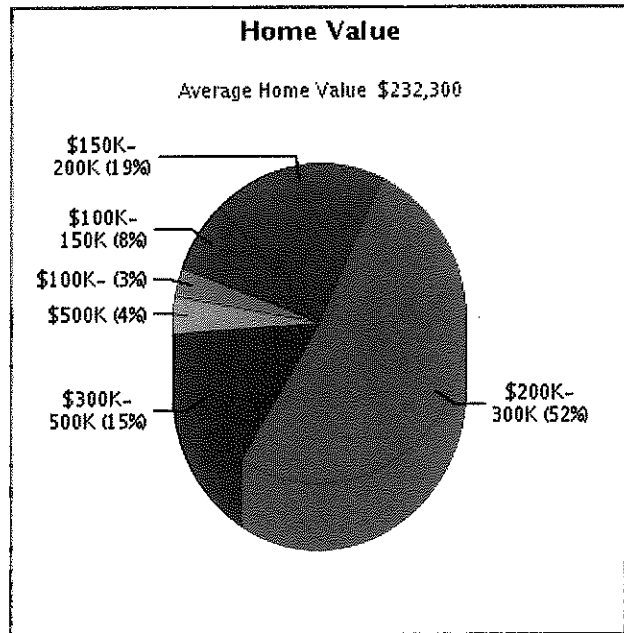
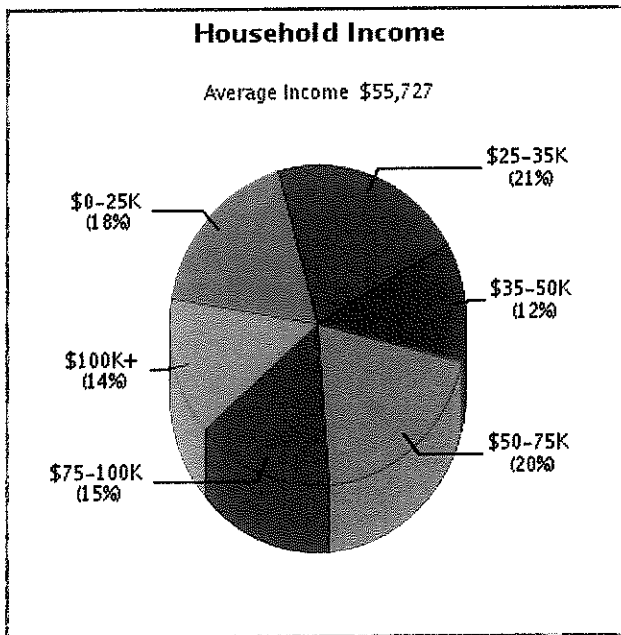
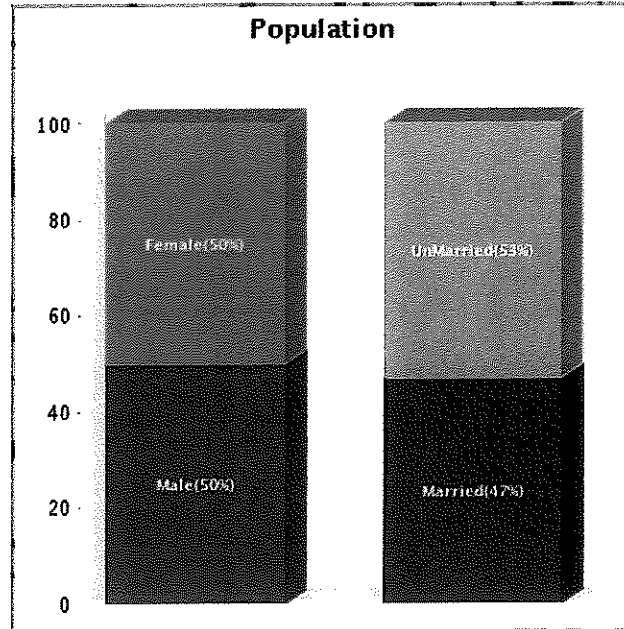
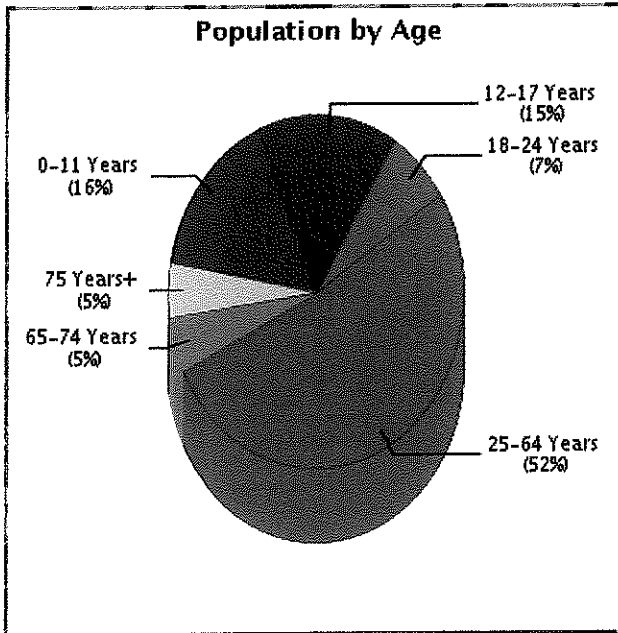
Housing

| Median Mortgage Payments | | Home Values | |
|--------------------------|-----------|------------------------|-----|
| Under \$300: | 0% | Below \$100,000: | 3% |
| \$300 - \$799: | 14% | \$100,000 - \$150,000: | 8% |
| \$800 - \$1,999: | 53% | \$150,000 - \$200,000: | 20% |
| Over \$2,000: | 19% | \$200,000 - \$300,000: | 55% |
| Median Home Value: | \$232,300 | \$300,000 - \$500,000: | 16% |
| Unit Occupied Owner: | 63% | Above \$500,000: | 4% |
| Median Mortgage: | \$1,170 | | |

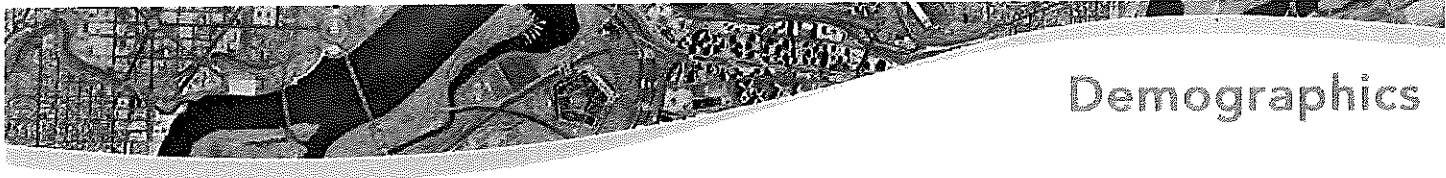
Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/22/2020



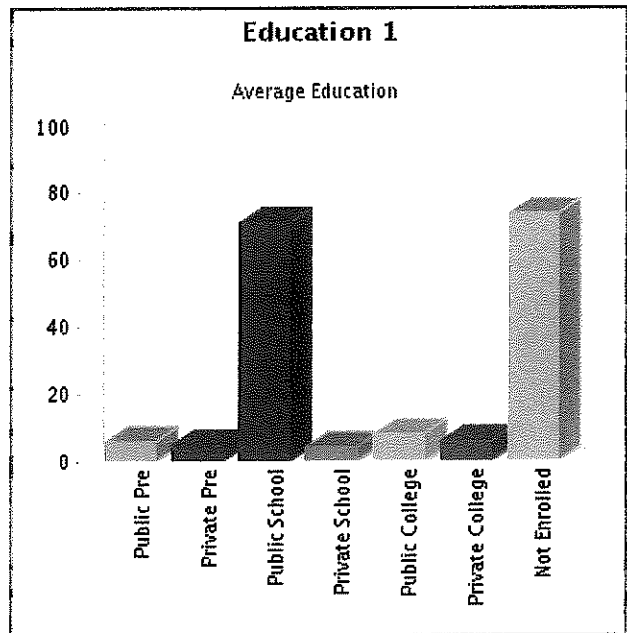
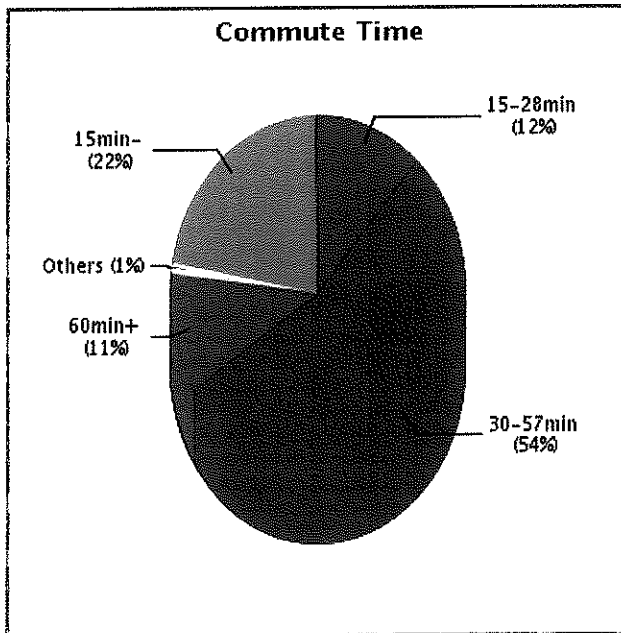
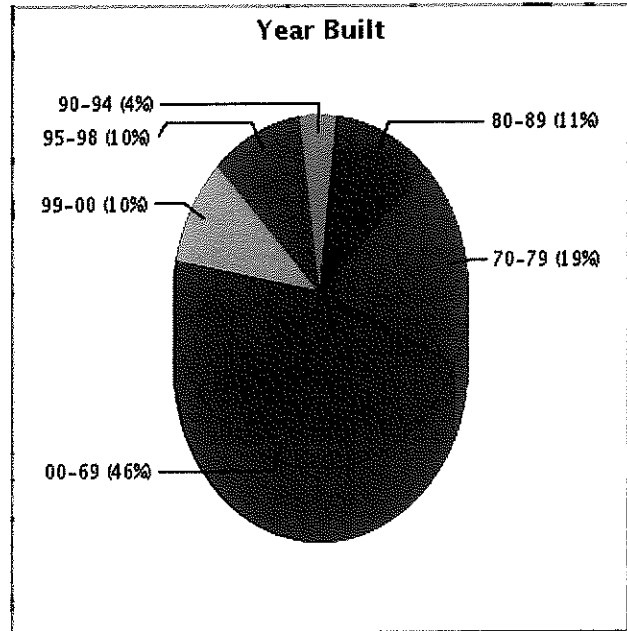
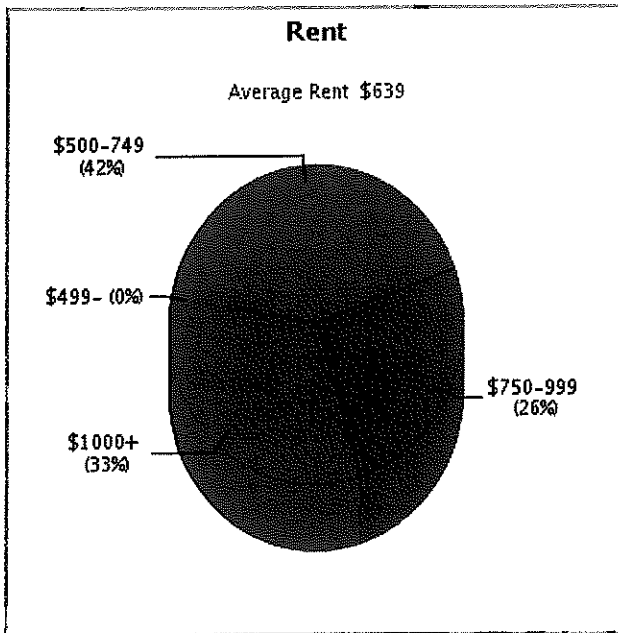
Demographics



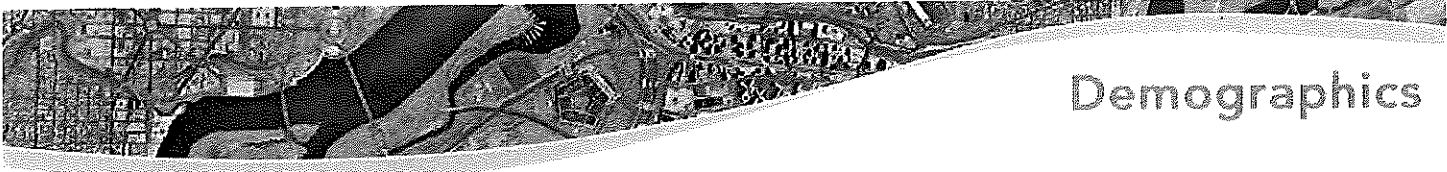
Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/22/2020



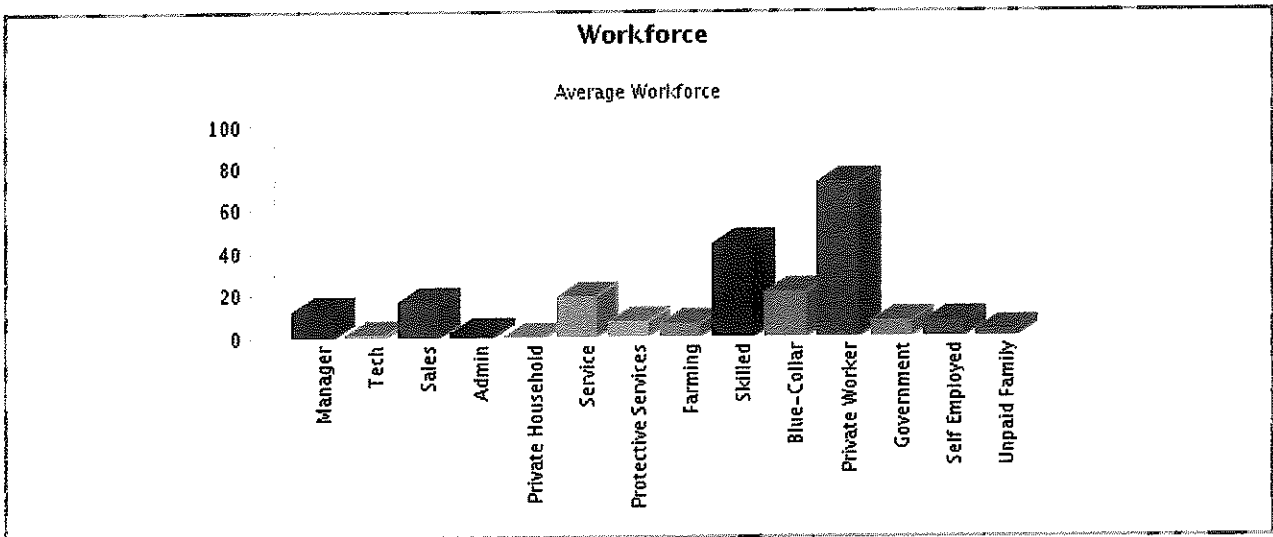
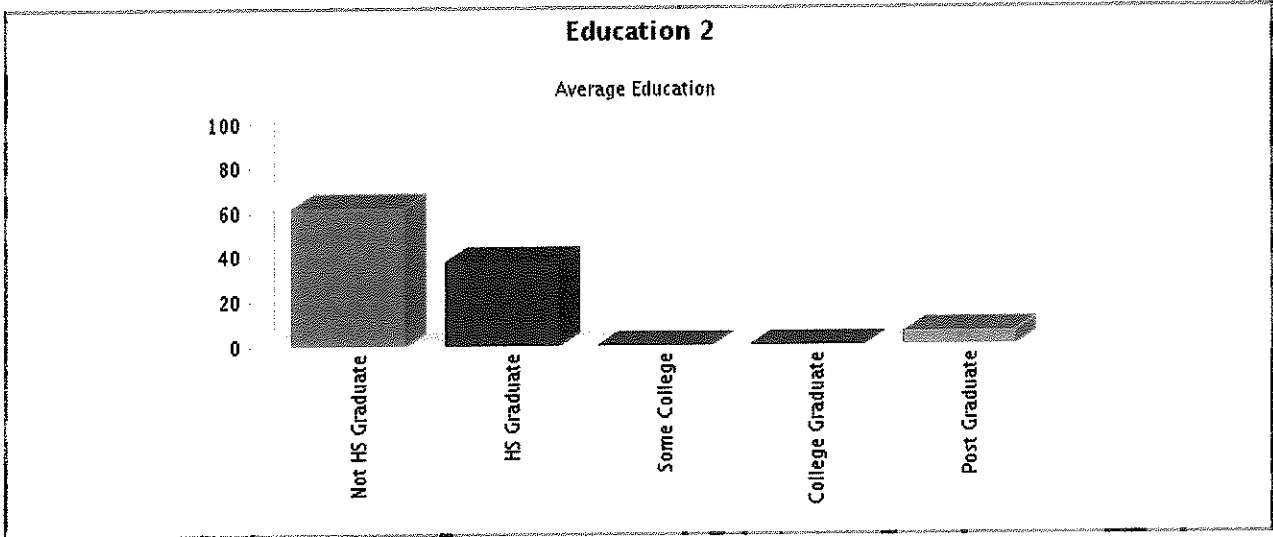
Demographics



Customer Name : Customer Resources
 Customer Company Name : Stewart Title
 Prepared On : 09/22/2020



Demographics



Customer Name : Customer Resources
Customer Company Name : Stewart Title
Prepared On : 09/22/2020





Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 4,157 | 8,063 | 12,761 |
| 2010 Total Population | 6,306 | 10,665 | 15,146 |
| 2020 Total Population | 7,469 | 12,419 | 17,245 |
| 2020 Group Quarters | 51 | 56 | 58 |
| 2025 Total Population | 8,051 | 13,358 | 18,399 |
| 2020-2025 Annual Rate | 1.51% | 1.47% | 1.30% |
| 2020 Total Daytime Population | 6,601 | 10,599 | 14,362 |
| Workers | 2,367 | 3,584 | 4,700 |
| Residents | 4,234 | 7,015 | 9,662 |
| Household Summary | | | |
| 2000 Households | 1,439 | 2,793 | 4,432 |
| 2000 Average Household Size | 2.84 | 2.84 | 2.85 |
| 2010 Households | 2,220 | 3,784 | 5,402 |
| 2010 Average Household Size | 2.82 | 2.80 | 2.79 |
| 2020 Households | 2,642 | 4,421 | 6,164 |
| 2020 Average Household Size | 2.81 | 2.80 | 2.79 |
| 2025 Households | 2,849 | 4,758 | 6,580 |
| 2025 Average Household Size | 2.81 | 2.80 | 2.79 |
| 2020-2025 Annual Rate | 1.52% | 1.48% | 1.31% |
| 2010 Families | 1,634 | 2,747 | 4,001 |
| 2010 Average Family Size | 3.26 | 3.26 | 3.21 |
| 2020 Families | 1,914 | 3,156 | 4,488 |
| 2020 Average Family Size | 3.25 | 3.26 | 3.21 |
| 2025 Families | 2,053 | 3,377 | 4,764 |
| 2025 Average Family Size | 3.26 | 3.26 | 3.22 |
| 2020-2025 Annual Rate | 1.41% | 1.36% | 1.20% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 1,509 | 2,912 | 4,699 |
| Owner Occupied Housing Units | 69.4% | 68.7% | 70.7% |
| Renter Occupied Housing Units | 26.0% | 27.2% | 23.6% |
| Vacant Housing Units | 4.6% | 4.1% | 5.7% |
| 2010 Housing Units | 2,356 | 4,009 | 5,731 |
| Owner Occupied Housing Units | 65.7% | 64.7% | 68.8% |
| Renter Occupied Housing Units | 28.6% | 29.7% | 25.5% |
| Vacant Housing Units | 5.8% | 5.6% | 5.7% |
| 2020 Housing Units | 2,735 | 4,592 | 6,435 |
| Owner Occupied Housing Units | 67.7% | 66.8% | 70.7% |
| Renter Occupied Housing Units | 28.9% | 29.5% | 25.1% |
| Vacant Housing Units | 3.4% | 3.7% | 4.2% |
| 2025 Housing Units | 2,944 | 4,933 | 6,857 |
| Owner Occupied Housing Units | 68.0% | 67.3% | 71.0% |
| Renter Occupied Housing Units | 28.8% | 29.2% | 25.0% |
| Vacant Housing Units | 3.2% | 3.5% | 4.0% |
| Median Household Income | | | |
| 2020 | \$70,395 | \$65,982 | \$70,015 |
| 2025 | \$77,487 | \$72,267 | \$77,218 |
| Median Home Value | | | |
| 2020 | \$288,086 | \$310,467 | \$355,800 |
| 2025 | \$360,673 | \$380,242 | \$423,074 |
| Per Capita Income | | | |
| 2020 | \$32,360 | \$31,071 | \$32,543 |
| 2025 | \$36,061 | \$34,295 | \$36,194 |
| Median Age | | | |
| 2010 | 31.8 | 33.1 | 35.9 |
| 2020 | 33.8 | 34.9 | 37.7 |
| 2025 | 33.8 | 35.0 | 38.4 |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2020 Households by Income | | | |
| Household Income Base | 2,642 | 4,421 | 6,164 |
| <\$15,000 | 5.8% | 6.0% | 5.5% |
| \$15,000 - \$24,999 | 5.6% | 5.7% | 5.4% |
| \$25,000 - \$34,999 | 5.7% | 7.7% | 7.6% |
| \$35,000 - \$49,999 | 14.2% | 14.7% | 13.8% |
| \$50,000 - \$74,999 | 21.7% | 21.9% | 20.8% |
| \$75,000 - \$99,999 | 15.5% | 14.5% | 15.2% |
| \$100,000 - \$149,999 | 15.9% | 15.6% | 16.9% |
| \$150,000 - \$199,999 | 9.5% | 8.5% | 8.9% |
| \$200,000+ | 6.2% | 5.4% | 6.1% |
| Average Household Income | \$92,032 | \$87,334 | \$91,322 |
| 2025 Households by Income | | | |
| Household Income Base | 2,849 | 4,758 | 6,580 |
| <\$15,000 | 4.7% | 5.0% | 4.5% |
| \$15,000 - \$24,999 | 4.8% | 5.0% | 4.6% |
| \$25,000 - \$34,999 | 5.0% | 6.9% | 6.7% |
| \$35,000 - \$49,999 | 13.1% | 13.7% | 12.7% |
| \$50,000 - \$74,999 | 20.4% | 21.1% | 19.8% |
| \$75,000 - \$99,999 | 15.5% | 14.7% | 15.4% |
| \$100,000 - \$149,999 | 17.9% | 17.5% | 18.8% |
| \$150,000 - \$199,999 | 11.7% | 10.3% | 10.9% |
| \$200,000+ | 6.9% | 5.8% | 6.7% |
| Average Household Income | \$102,499 | \$96,344 | \$101,500 |
| 2020 Owner Occupied Housing Units by Value | | | |
| Total | 1,852 | 3,069 | 4,550 |
| <\$50,000 | 2.7% | 2.7% | 2.4% |
| \$50,000 - \$99,999 | 0.6% | 0.7% | 0.7% |
| \$100,000 - \$149,999 | 2.0% | 2.0% | 1.5% |
| \$150,000 - \$199,999 | 9.8% | 8.0% | 5.8% |
| \$200,000 - \$249,999 | 19.1% | 16.9% | 12.6% |
| \$250,000 - \$299,999 | 20.7% | 17.2% | 13.9% |
| \$300,000 - \$399,999 | 22.9% | 24.4% | 23.5% |
| \$400,000 - \$499,999 | 13.4% | 15.7% | 19.6% |
| \$500,000 - \$749,999 | 7.1% | 8.3% | 13.7% |
| \$750,000 - \$999,999 | 1.3% | 1.8% | 3.3% |
| \$1,000,000 - \$1,499,999 | 0.3% | 2.2% | 2.3% |
| \$1,500,000 - \$1,999,999 | 0.0% | 0.0% | 0.3% |
| \$2,000,000 + | 0.0% | 0.0% | 0.5% |
| Average Home Value | \$321,465 | \$355,425 | \$408,317 |
| 2025 Owner Occupied Housing Units by Value | | | |
| Total | 2,002 | 3,318 | 4,867 |
| <\$50,000 | 1.6% | 1.4% | 1.2% |
| \$50,000 - \$99,999 | 0.3% | 0.3% | 0.3% |
| \$100,000 - \$149,999 | 0.4% | 0.5% | 0.4% |
| \$150,000 - \$199,999 | 5.8% | 4.7% | 3.3% |
| \$200,000 - \$249,999 | 10.1% | 8.9% | 6.4% |
| \$250,000 - \$299,999 | 15.9% | 13.2% | 10.0% |
| \$300,000 - \$399,999 | 26.0% | 26.2% | 22.7% |
| \$400,000 - \$499,999 | 21.3% | 22.8% | 24.8% |
| \$500,000 - \$749,999 | 15.7% | 16.0% | 21.9% |
| \$750,000 - \$999,999 | 2.3% | 2.9% | 5.1% |
| \$1,000,000 - \$1,499,999 | 0.4% | 3.1% | 3.1% |
| \$1,500,000 - \$1,999,999 | 0.0% | 0.0% | 0.3% |
| \$2,000,000 + | 0.0% | 0.0% | 0.6% |
| Average Home Value | \$388,743 | \$424,744 | \$477,738 |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| 2010 Population by Age | | | |
| Total | 6,308 | 10,664 | 15,147 |
| 0 - 4 | 9.3% | 8.8% | 7.5% |
| 5 - 9 | 8.4% | 8.0% | 7.3% |
| 10 - 14 | 7.9% | 7.5% | 7.4% |
| 15 - 24 | 13.2% | 13.3% | 13.0% |
| 25 - 34 | 16.8% | 15.5% | 13.5% |
| 35 - 44 | 14.1% | 13.9% | 13.4% |
| 45 - 54 | 11.5% | 12.4% | 14.2% |
| 55 - 64 | 8.9% | 9.9% | 11.8% |
| 65 - 74 | 5.4% | 5.8% | 6.8% |
| 75 - 84 | 3.1% | 3.4% | 3.5% |
| 85 + | 1.4% | 1.7% | 1.5% |
| 18 + | 69.8% | 71.2% | 73.0% |
| 2020 Population by Age | | | |
| Total | 7,468 | 12,418 | 17,248 |
| 0 - 4 | 8.4% | 8.0% | 6.9% |
| 5 - 9 | 8.5% | 8.1% | 7.2% |
| 10 - 14 | 8.1% | 7.8% | 7.2% |
| 15 - 24 | 12.3% | 12.0% | 11.4% |
| 25 - 34 | 14.3% | 14.3% | 13.6% |
| 35 - 44 | 15.5% | 14.6% | 13.6% |
| 45 - 54 | 12.1% | 12.2% | 12.5% |
| 55 - 64 | 9.5% | 10.6% | 12.7% |
| 65 - 74 | 6.8% | 7.7% | 9.4% |
| 75 - 84 | 3.2% | 3.4% | 4.1% |
| 85 + | 1.4% | 1.4% | 1.4% |
| 18 + | 70.9% | 72.2% | 74.9% |
| 2025 Population by Age | | | |
| Total | 8,052 | 13,359 | 18,398 |
| 0 - 4 | 8.1% | 7.8% | 6.8% |
| 5 - 9 | 8.4% | 8.0% | 7.1% |
| 10 - 14 | 8.5% | 8.1% | 7.3% |
| 15 - 24 | 12.5% | 12.3% | 11.3% |
| 25 - 34 | 14.3% | 13.8% | 12.9% |
| 35 - 44 | 14.3% | 13.9% | 13.6% |
| 45 - 54 | 12.6% | 12.4% | 12.4% |
| 55 - 64 | 9.3% | 10.2% | 11.7% |
| 65 - 74 | 7.0% | 8.1% | 10.2% |
| 75 - 84 | 3.7% | 4.1% | 5.2% |
| 85 + | 1.3% | 1.3% | 1.5% |
| 18 + | 70.3% | 71.7% | 74.7% |
| 2010 Population by Sex | | | |
| Males | 3,120 | 5,311 | 7,608 |
| Females | 3,186 | 5,354 | 7,538 |
| 2020 Population by Sex | | | |
| Males | 3,759 | 6,264 | 8,738 |
| Females | 3,710 | 6,155 | 8,508 |
| 2025 Population by Sex | | | |
| Males | 4,073 | 6,764 | 9,355 |
| Females | 3,979 | 6,594 | 9,044 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2010 Population by Race/Ethnicity | | | |
| Total | 6,306 | 10,666 | 15,147 |
| White Alone | 88.0% | 87.5% | 89.3% |
| Black Alone | 0.5% | 0.5% | 0.4% |
| American Indian Alone | 1.0% | 1.0% | 1.0% |
| Asian Alone | 0.8% | 0.8% | 0.8% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.2% |
| Some Other Race Alone | 6.4% | 7.2% | 5.7% |
| Two or More Races | 3.0% | 2.8% | 2.6% |
| Hispanic Origin | 13.5% | 13.4% | 10.9% |
| Diversity Index | 40.7 | 41.2 | 35.7 |
| 2020 Population by Race/Ethnicity | | | |
| Total | 7,468 | 12,419 | 17,246 |
| White Alone | 85.0% | 84.4% | 86.5% |
| Black Alone | 0.6% | 0.7% | 0.6% |
| American Indian Alone | 1.0% | 1.0% | 1.0% |
| Asian Alone | 1.1% | 1.1% | 1.0% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.2% |
| Some Other Race Alone | 8.2% | 9.0% | 7.3% |
| Two or More Races | 3.8% | 3.6% | 3.4% |
| Hispanic Origin | 16.7% | 16.4% | 13.6% |
| Diversity Index | 47.8 | 48.3 | 42.6 |
| 2025 Population by Race/Ethnicity | | | |
| Total | 8,050 | 13,358 | 18,400 |
| White Alone | 83.2% | 82.6% | 84.9% |
| Black Alone | 0.7% | 0.8% | 0.7% |
| American Indian Alone | 1.1% | 1.1% | 1.0% |
| Asian Alone | 1.2% | 1.2% | 1.2% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.2% |
| Some Other Race Alone | 9.2% | 10.1% | 8.2% |
| Two or More Races | 4.3% | 4.0% | 3.8% |
| Hispanic Origin | 18.7% | 18.4% | 15.3% |
| Diversity Index | 51.7 | 52.3 | 46.6 |
| 2010 Population by Relationship and Household Type | | | |
| Total | 6,306 | 10,665 | 15,146 |
| In Households | 99.2% | 99.5% | 99.6% |
| In Family Households | 87.5% | 87.2% | 87.9% |
| Householder | 25.8% | 25.7% | 26.3% |
| Spouse | 19.5% | 19.4% | 20.6% |
| Child | 36.0% | 35.1% | 34.1% |
| Other relative | 3.1% | 3.6% | 3.7% |
| Nonrelative | 3.1% | 3.4% | 3.2% |
| In Nonfamily Households | 11.7% | 12.3% | 11.7% |
| In Group Quarters | 0.8% | 0.5% | 0.4% |
| Institutionalized Population | 0.6% | 0.4% | 0.3% |
| Noninstitutionalized Population | 0.2% | 0.1% | 0.1% |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2020 Population 25+ by Educational Attainment | | | |
| Total | 4,680 | 7,960 | 11,606 |
| Less than 9th Grade | 7.5% | 5.7% | 4.6% |
| 9th - 12th Grade, No Diploma | 5.7% | 6.4% | 6.7% |
| High School Graduate | 23.4% | 24.0% | 23.6% |
| GED/Alternative Credential | 6.2% | 6.2% | 5.6% |
| Some College, No Degree | 30.0% | 29.4% | 29.5% |
| Associate Degree | 14.4% | 14.5% | 13.6% |
| Bachelor's Degree | 9.0% | 10.5% | 12.4% |
| Graduate/Professional Degree | 3.9% | 3.4% | 3.9% |
| 2020 Population 15+ by Marital Status | | | |
| Total | 5,601 | 9,454 | 13,580 |
| Never Married | 30.9% | 29.7% | 27.2% |
| Married | 54.1% | 52.4% | 54.5% |
| Widowed | 3.0% | 4.0% | 4.6% |
| Divorced | 12.0% | 13.9% | 13.7% |
| 2020 Civilian Population 16+ in Labor Force | | | |
| Civilian Population 16+ | 3,595 | 5,976 | 8,428 |
| Population 16+ Employed | 90.8% | 91.4% | 90.9% |
| Population 16+ Unemployment rate | 9.1% | 8.6% | 9.1% |
| Population 16-24 Employed | 13.1% | 13.8% | 13.0% |
| Population 16-24 Unemployment rate | 17.1% | 14.6% | 14.8% |
| Population 25-54 Employed | 71.5% | 69.8% | 66.4% |
| Population 25-54 Unemployment rate | 7.5% | 7.4% | 8.2% |
| Population 55-64 Employed | 11.6% | 12.8% | 16.2% |
| Population 55-64 Unemployment rate | 10.0% | 8.8% | 8.4% |
| Population 65+ Employed | 3.8% | 3.7% | 4.3% |
| Population 65+ Unemployment rate | 6.8% | 6.5% | 7.3% |
| 2020 Employed Population 16+ by Industry | | | |
| Total | 3,266 | 5,464 | 7,663 |
| Agriculture/Mining | 6.5% | 4.9% | 5.2% |
| Construction | 15.1% | 17.0% | 16.5% |
| Manufacturing | 14.3% | 13.9% | 14.2% |
| Wholesale Trade | 1.6% | 2.4% | 2.8% |
| Retail Trade | 9.2% | 10.0% | 10.1% |
| Transportation/Utilities | 9.7% | 7.6% | 7.0% |
| Information | 0.8% | 1.7% | 1.3% |
| Finance/Insurance/Real Estate | 4.7% | 4.8% | 4.7% |
| Services | 31.7% | 31.9% | 33.2% |
| Public Administration | 6.3% | 5.7% | 4.9% |
| 2020 Employed Population 16+ by Occupation | | | |
| Total | 3,267 | 5,462 | 7,660 |
| White Collar | 48.6% | 46.4% | 47.4% |
| Management/Business/Financial | 12.0% | 10.8% | 11.8% |
| Professional | 13.5% | 13.2% | 13.2% |
| Sales | 9.8% | 9.7% | 9.4% |
| Administrative Support | 13.3% | 12.8% | 13.0% |
| Services | 14.8% | 17.4% | 16.9% |
| Blue Collar | 36.7% | 36.2% | 35.7% |
| Farming/Forestry/Fishing | 5.0% | 3.5% | 3.8% |
| Construction/Extraction | 10.7% | 11.4% | 10.8% |
| Installation/Maintenance/Repair | 6.0% | 6.6% | 6.1% |
| Production | 6.8% | 7.2% | 7.6% |
| Transportation/Material Moving | 8.2% | 7.5% | 7.5% |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

September 18, 2020



Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: 122.59237

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2010 Households by Type | | | |
| Total | 2,220 | 3,784 | 5,403 |
| Households with 1 Person | 20.9% | 21.8% | 20.2% |
| Households with 2+ People | 79.1% | 78.2% | 79.8% |
| Family Households | 73.6% | 72.6% | 74.1% |
| Husband-wife Families | 55.8% | 54.8% | 58.1% |
| With Related Children | 30.4% | 28.3% | 27.2% |
| Other Family (No Spouse Present) | 17.8% | 17.8% | 16.0% |
| Other Family with Male Householder | 5.8% | 6.2% | 5.6% |
| With Related Children | 3.9% | 4.0% | 3.4% |
| Other Family with Female Householder | 12.0% | 11.6% | 10.4% |
| With Related Children | 9.2% | 8.5% | 7.3% |
| Nonfamily Households | 5.5% | 5.6% | 5.7% |
| All Households with Children | 44.2% | 41.5% | 38.4% |
| Multigenerational Households | 4.3% | 4.5% | 4.5% |
| Unmarried Partner Households | 8.4% | 8.5% | 7.8% |
| Male-female | 7.9% | 8.0% | 7.3% |
| Same-sex | 0.5% | 0.4% | 0.5% |
| 2010 Households by Size | | | |
| Total | 2,220 | 3,783 | 5,403 |
| 1 Person Household | 20.9% | 21.8% | 20.2% |
| 2 Person Household | 29.5% | 30.7% | 33.5% |
| 3 Person Household | 17.8% | 17.1% | 16.7% |
| 4 Person Household | 18.5% | 16.7% | 15.9% |
| 5 Person Household | 7.3% | 7.6% | 7.6% |
| 6 Person Household | 3.7% | 3.7% | 3.5% |
| 7 + Person Household | 2.2% | 2.4% | 2.5% |
| 2010 Households by Tenure and Mortgage Status | | | |
| Total | 2,220 | 3,784 | 5,402 |
| Owner Occupied | 69.7% | 68.6% | 73.0% |
| Owned with a Mortgage/Loan | 57.5% | 55.0% | 56.1% |
| Owned Free and Clear | 12.2% | 13.6% | 16.9% |
| Renter Occupied | 30.3% | 31.4% | 27.0% |
| 2020 Affordability, Mortgage and Wealth | | | |
| Housing Affordability Index | 132 | 116 | 109 |
| Percent of Income for Mortgage | 17.1% | 19.7% | 21.2% |
| Wealth Index | 85 | 83 | 98 |
| 2010 Housing Units By Urban/ Rural Status | | | |
| Total Housing Units | 2,356 | 4,009 | 5,731 |
| Housing Units Inside Urbanized Area | 0.0% | 0.0% | 0.0% |
| Housing Units Inside Urbanized Cluster | 91.6% | 81.1% | 57.0% |
| Rural Housing Units | 8.4% | 18.9% | 43.0% |
| 2010 Population By Urban/ Rural Status | | | |
| Total Population | 6,306 | 10,665 | 15,146 |
| Population Inside Urbanized Area | 0.0% | 0.0% | 0.0% |
| Population Inside Urbanized Cluster | 92.0% | 81.7% | 57.8% |
| Rural Population | 8.0% | 18.3% | 42.2% |

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|---|---------------------|---------------------|---------------------|
| Top 3 Tapestry Segments | | | |
| 1. | Middleburg (4C) | Middleburg (4C) | Middleburg (4C) |
| 2. | Front Porches (8E) | Down the Road (10D) | Green Acres (6A) |
| 3. | Down the Road (10D) | Front Porches (8E) | Down the Road (10D) |
| 2020 Consumer Spending | | | |
| Apparel & Services: Total \$ | \$5,854,552 | \$9,330,380 | \$13,398,176 |
| Average Spent | \$2,215.95 | \$2,110.47 | \$2,173.62 |
| Spending Potential Index | 103 | 98 | 101 |
| Education: Total \$ | \$4,443,950 | \$6,971,058 | \$10,317,237 |
| Average Spent | \$1,682.04 | \$1,576.81 | \$1,673.79 |
| Spending Potential Index | 94 | 88 | 94 |
| Entertainment/Recreation: Total \$ | \$8,791,066 | \$13,999,974 | \$20,593,226 |
| Average Spent | \$3,327.43 | \$3,166.70 | \$3,340.89 |
| Spending Potential Index | 102 | 97 | 103 |
| Food at Home: Total \$ | \$14,476,700 | \$23,305,161 | \$33,738,605 |
| Average Spent | \$5,479.45 | \$5,271.47 | \$5,473.49 |
| Spending Potential Index | 103 | 99 | 102 |
| Food Away from Home: Total \$ | \$10,353,216 | \$16,542,025 | \$23,711,288 |
| Average Spent | \$3,918.70 | \$3,741.69 | \$3,846.74 |
| Spending Potential Index | 104 | 99 | 102 |
| Health Care: Total \$ | \$15,922,485 | \$25,409,415 | \$37,400,156 |
| Average Spent | \$6,026.68 | \$5,747.44 | \$6,067.51 |
| Spending Potential Index | 105 | 100 | 106 |
| HH Furnishings & Equipment: Total \$ | \$6,061,542 | \$9,642,554 | \$14,006,332 |
| Average Spent | \$2,294.30 | \$2,181.08 | \$2,272.28 |
| Spending Potential Index | 105 | 100 | 104 |
| Personal Care Products & Services: Total \$ | \$2,548,497 | \$4,049,877 | \$5,834,091 |
| Average Spent | \$964.61 | \$916.05 | \$946.48 |
| Spending Potential Index | 105 | 100 | 103 |
| Shelter: Total \$ | \$50,965,645 | \$81,173,323 | \$117,788,645 |
| Average Spent | \$19,290.55 | \$18,360.85 | \$19,109.12 |
| Spending Potential Index | 100 | 95 | 99 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$6,631,176 | \$10,672,929 | \$15,771,266 |
| Average Spent | \$2,509.91 | \$2,414.14 | \$2,558.61 |
| Spending Potential Index | 107 | 103 | 109 |
| Travel: Total \$ | \$6,473,555 | \$10,267,722 | \$15,184,557 |
| Average Spent | \$2,450.25 | \$2,322.49 | \$2,463.43 |
| Spending Potential Index | 102 | 96 | 102 |
| Vehicle Maintenance & Repairs: Total \$ | \$3,203,324 | \$5,137,749 | \$7,482,522 |
| Average Spent | \$1,212.46 | \$1,162.12 | \$1,213.91 |
| Spending Potential Index | 105 | 100 | 105 |

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

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Executive Summary

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 4,157 | 8,063 | 12,761 |
| 2010 Population | 6,306 | 10,665 | 15,146 |
| 2020 Population | 7,469 | 12,419 | 17,245 |
| 2025 Population | 8,051 | 13,358 | 18,399 |
| 2000-2010 Annual Rate | 4.26% | 2.84% | 1.73% |
| 2010-2020 Annual Rate | 1.67% | 1.50% | 1.27% |
| 2020-2025 Annual Rate | 1.51% | 1.47% | 1.30% |
| 2020 Male Population | 50.3% | 50.4% | 50.7% |
| 2020 Female Population | 49.7% | 49.6% | 49.3% |
| 2020 Median Age | 33.8 | 34.9 | 37.7 |

In the identified area, the current year population is 17,245. In 2010, the Census count in the area was 15,146. The rate of change since 2010 was 1.27% annually. The five-year projection for the population in the area is 18,399 representing a change of 1.30% annually from 2020 to 2025. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

Race and Ethnicity

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2020 White Alone | 85.0% | 84.4% | 86.5% |
| 2020 Black Alone | 0.6% | 0.7% | 0.6% |
| 2020 American Indian/Alaska Native Alone | 1.0% | 1.0% | 1.0% |
| 2020 Asian Alone | 1.1% | 1.1% | 1.0% |
| 2020 Pacific Islander Alone | 0.3% | 0.3% | 0.2% |
| 2020 Other Race | 8.2% | 9.0% | 7.3% |
| 2020 Two or More Races | 3.8% | 3.6% | 3.4% |
| 2020 Hispanic Origin (Any Race) | 16.7% | 16.4% | 13.6% |

Persons of Hispanic origin represent 13.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 42.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2020 Wealth Index | 85 | 83 | 98 |
| 2000 Households | 1,439 | 2,793 | 4,432 |
| 2010 Households | 2,220 | 3,784 | 5,402 |
| 2020 Total Households | 2,642 | 4,421 | 6,164 |
| 2025 Total Households | 2,849 | 4,758 | 6,580 |
| 2000-2010 Annual Rate | 4.43% | 3.08% | 2.00% |
| 2010-2020 Annual Rate | 1.71% | 1.53% | 1.30% |
| 2020-2025 Annual Rate | 1.52% | 1.48% | 1.31% |
| 2020 Average Household Size | 2.81 | 2.80 | 2.79 |

The household count in this area has changed from 5,402 in 2010 to 6,164 in the current year, a change of 1.30% annually. The five-year projection of households is 6,580, a change of 1.31% annually from the current year total. Average household size is currently 2.79, compared to 2.79 in the year 2010. The number of families in the current year is 4,488 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|----------|-----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 17.1% | 19.7% | 21.2% |
| Median Household Income | | | |
| 2020 Median Household Income | \$70,395 | \$65,982 | \$70,015 |
| 2025 Median Household Income | \$77,487 | \$72,267 | \$77,218 |
| 2020-2025 Annual Rate | 1.94% | 1.84% | 1.98% |
| Average Household Income | | | |
| 2020 Average Household Income | \$92,032 | \$87,334 | \$91,322 |
| 2025 Average Household Income | \$102,499 | \$96,344 | \$101,500 |
| 2020-2025 Annual Rate | 2.18% | 1.98% | 2.14% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$32,360 | \$31,071 | \$32,543 |
| 2025 Per Capita Income | \$36,061 | \$34,295 | \$36,194 |
| 2020-2025 Annual Rate | 2.19% | 1.99% | 2.15% |

Households by Income

Current median household income is \$70,015 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$77,218 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$91,322 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,500 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$32,543 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,194 in five years, compared to \$37,691 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|-------|-------|
| 2020 Housing Affordability Index | 132 | 116 | 109 |
| 2000 Total Housing Units | 1,509 | 2,912 | 4,699 |
| 2000 Owner Occupied Housing Units | 1,047 | 2,000 | 3,324 |
| 2000 Renter Occupied Housing Units | 393 | 793 | 1,108 |
| 2000 Vacant Housing Units | 69 | 119 | 267 |
| 2010 Total Housing Units | 2,356 | 4,009 | 5,731 |
| 2010 Owner Occupied Housing Units | 1,547 | 2,594 | 3,941 |
| 2010 Renter Occupied Housing Units | 673 | 1,190 | 1,461 |
| 2010 Vacant Housing Units | 136 | 225 | 329 |
| 2020 Total Housing Units | 2,735 | 4,592 | 6,435 |
| 2020 Owner Occupied Housing Units | 1,852 | 3,069 | 4,550 |
| 2020 Renter Occupied Housing Units | 790 | 1,353 | 1,614 |
| 2020 Vacant Housing Units | 93 | 171 | 271 |
| 2025 Total Housing Units | 2,944 | 4,933 | 6,857 |
| 2025 Owner Occupied Housing Units | 2,002 | 3,318 | 4,867 |
| 2025 Renter Occupied Housing Units | 847 | 1,440 | 1,712 |
| 2025 Vacant Housing Units | 95 | 175 | 277 |

Currently, 70.7% of the 6,435 housing units in the area are owner occupied; 25.1% are renter occupied; and 4.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 5,731 housing units in the area - 68.8% owner occupied, 25.5% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 5.28%. Median home value in the area is \$355,800, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.52% annually to \$423,074.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

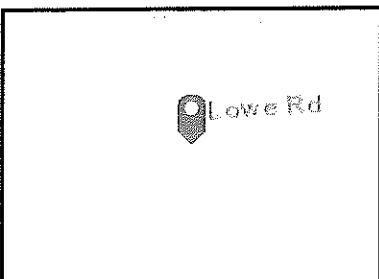
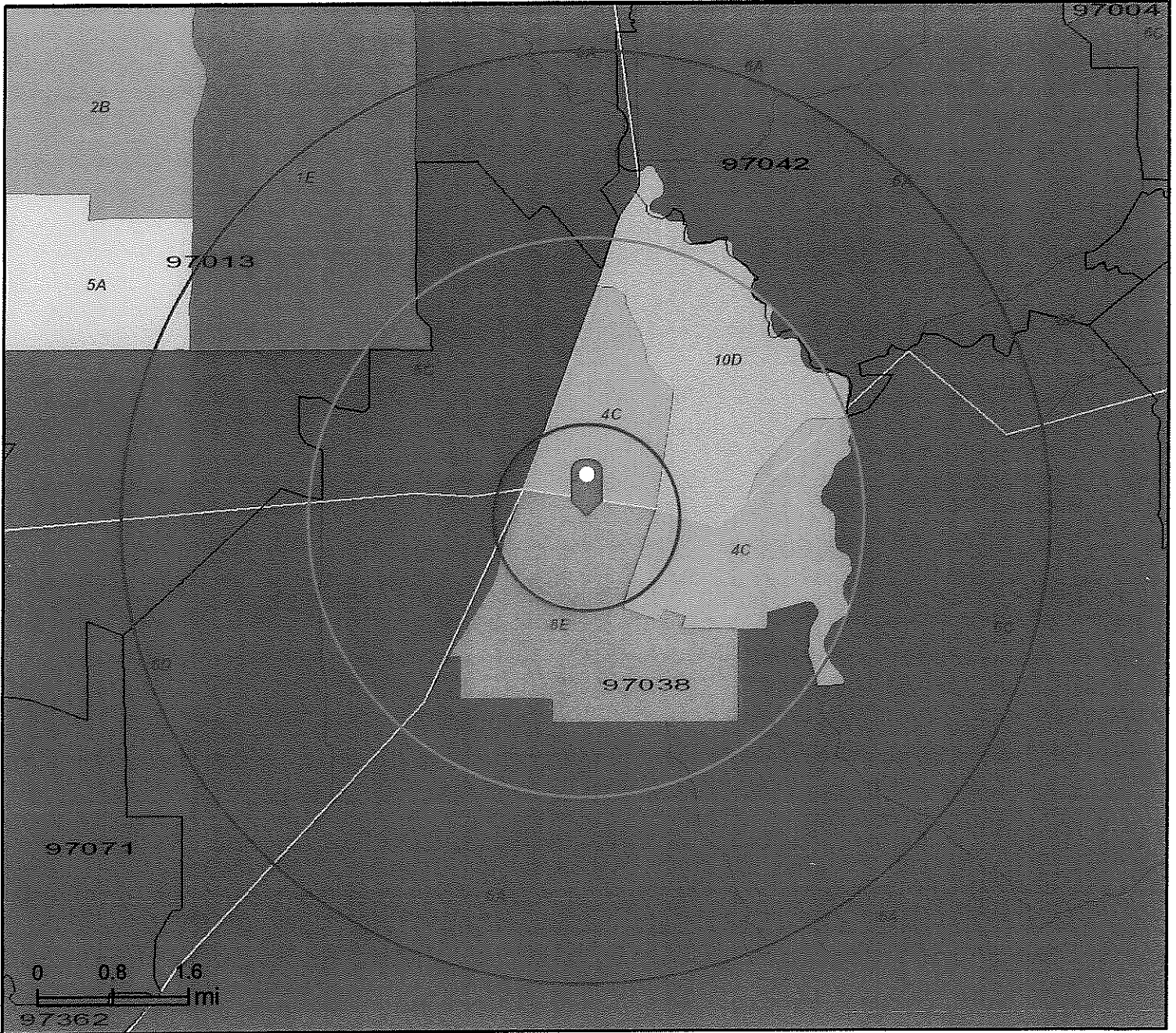
September 18, 2020



Dominant Tapestry Map

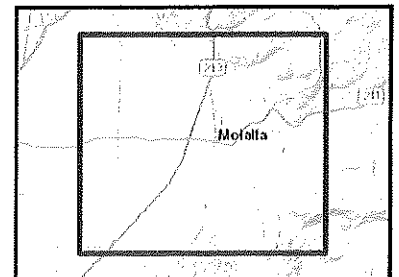
13350 S Lowe Rd, Molalla, Oregon, 97038
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.14613
 Longitude: -122.59212



Tapestry LifeMode

- | | |
|------------------------|----------------------------|
| L1: Affluent Estates | L8: Middle Ground |
| L2: Upscale Avenues | L9: Senior Styles |
| L3: Uptown Individuals | L10: Rustic Outposts |
| L4: Family Landscapes | L11: Midtown Singles |
| L5: GenXurban | L12: Hometown |
| L6: Cozy Country | L13: Next Wave |
| L7: Ethnic Enclaves | L14: Scholars and Patriots |



Source: Esri

September 22, 2020



Dominant Tapestry Map

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri

Altitude: 34,146 ft
Longitude: -122,247.11

Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)



LifeMode Group: Family Landscapes **Middleburg**

4C

Households: 3,511,200

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800

WHO ARE WE?

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

OUR NEIGHBORHOOD

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 150).
- Affordable housing, median value of \$175,000 (Index 84) with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

SOCIOECONOMIC TRAITS

- Education: 65% with a high school diploma or some college.
- Unemployment rate lower at 4.7% (Index 86).
- Labor force participation typical of a younger population at 66.7% (Index 107).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

**TAPESTRY
SEGMENTATION**

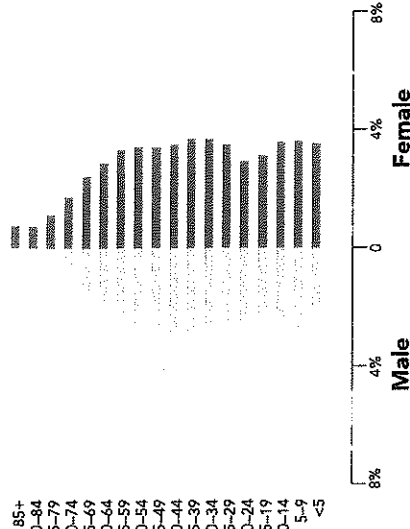
Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



AGE BY SEX (Esri data)

Median Age: US: 38.2

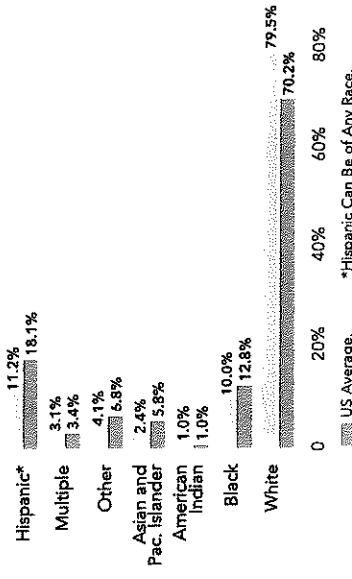
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

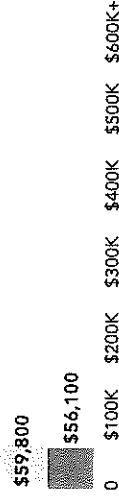
Diversity Index: US: 64.0



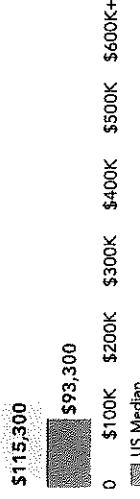
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

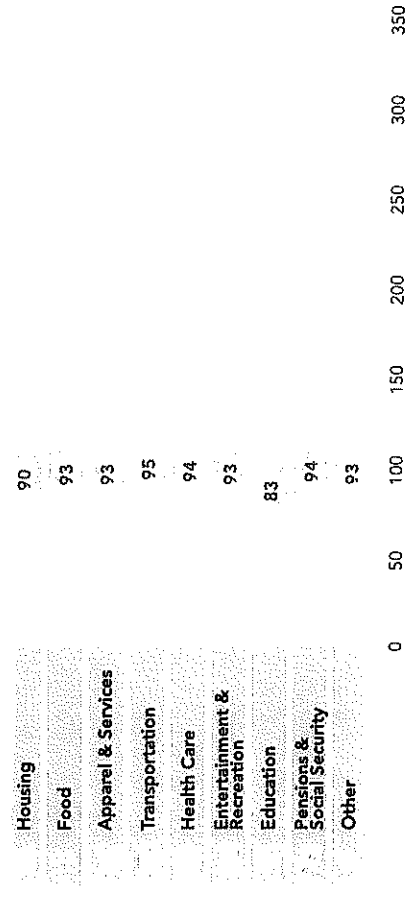


Median Net Worth



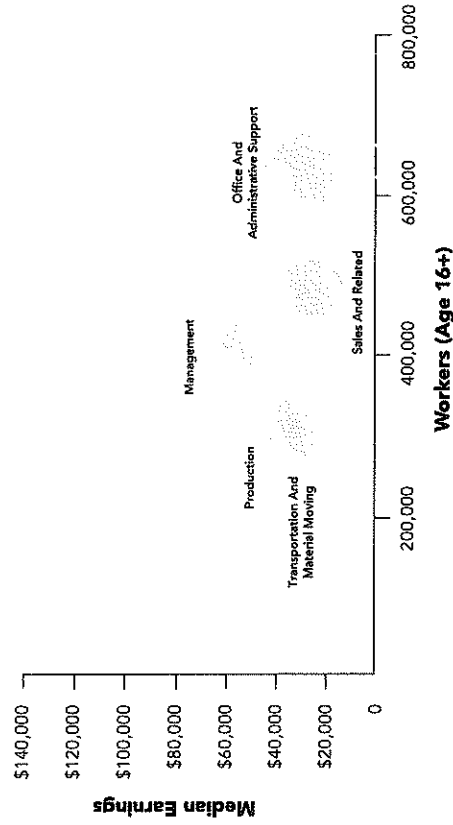
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

HOUSING

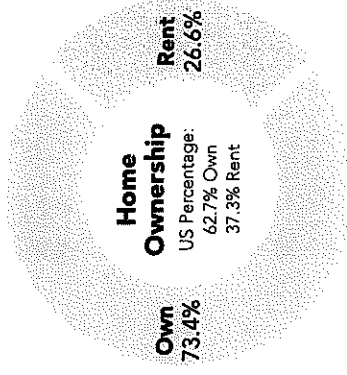
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

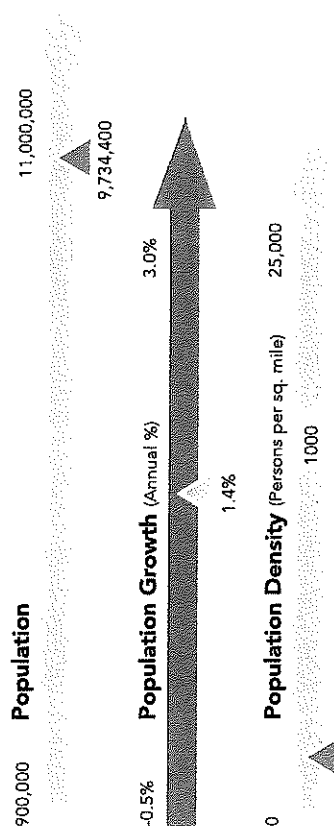
Median Value:
\$175,000

US Median: \$207,300



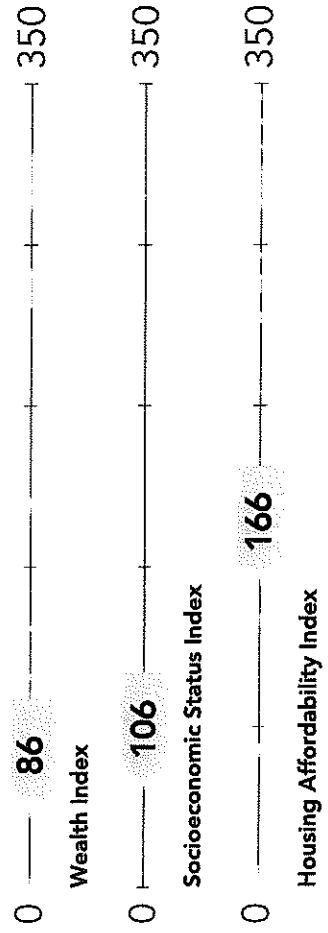
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



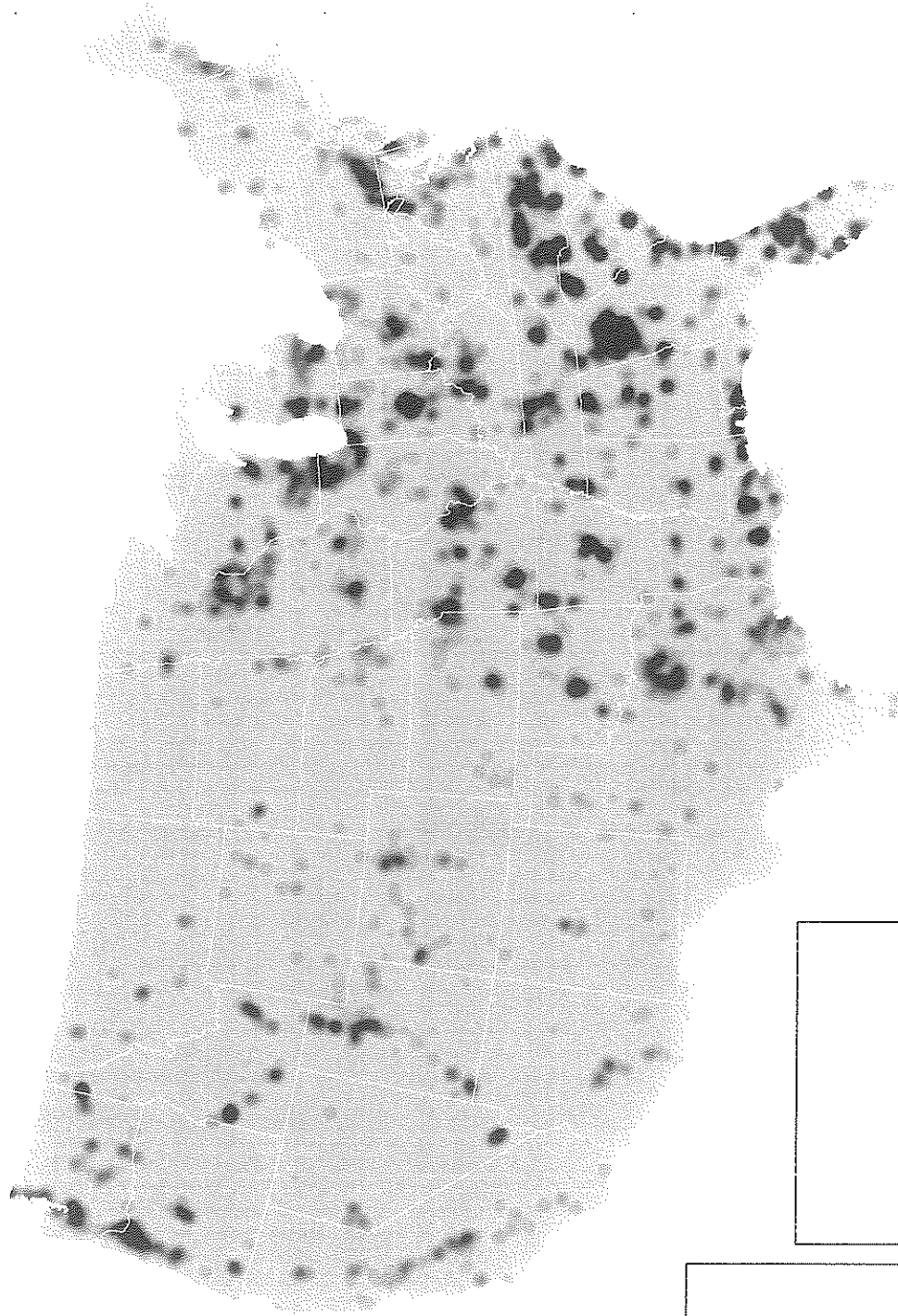
4C

LifeMode Group: Family Landscapes Middleburg

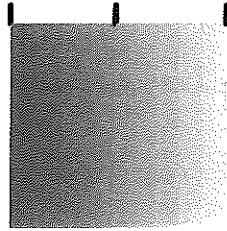


SEGMENT DENSITY

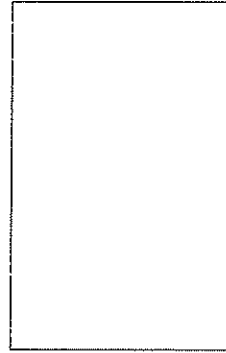
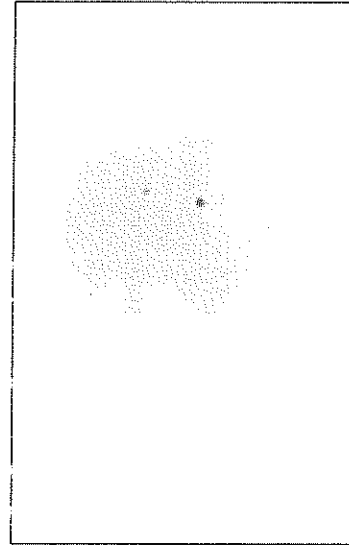
This map illustrates the density and distribution of the Middleburg Tapestry Segment by households.



High



Low



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1-800-447-9778
info@esri.com



esri

THE SCIENCE OF WHERE™

LifeMode Group: Middle Ground
Front Porches

8E

Households: 1,960,300

Average Household Size: 2.57

Median Age: 34.9

Median Household Income: \$43,700

WHO ARE WE?

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to *Front Porches* residents and help to influence household buying decisions. Households tend to own just one vehicle but used only when needed. Income and net worth of these residents are well below the US average.

OUR NEIGHBORHOOD

- Nearly one in five homes is a duplex, triplex, or quad; half are older single-family dwellings.
- Just over half the homes are occupied by renters.
- Older, established neighborhoods; three quarters of all homes were built before 1980.
- Single-parent families or singles living alone make up almost half of the households.

SOCIOECONOMIC TRAITS

- Composed of a blue-collar work force with a strong labor force participation rate, but unemployment is slightly high at 7.1%.
- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.

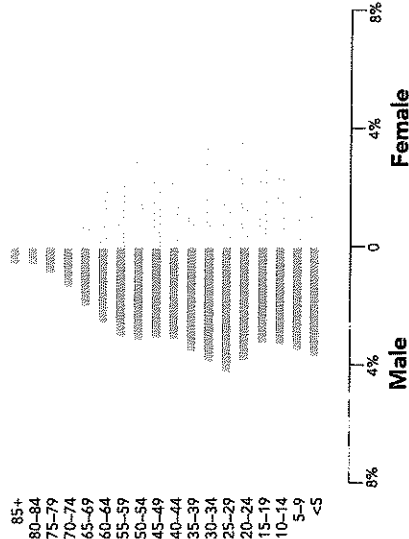
**TAPESTRY
 SEGMENTATION**
 eart.com/tapestry



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK Mill.

AGE BY SEX

(Esri data)
Median Age: 34.9 US: 38.2
 Indicates US

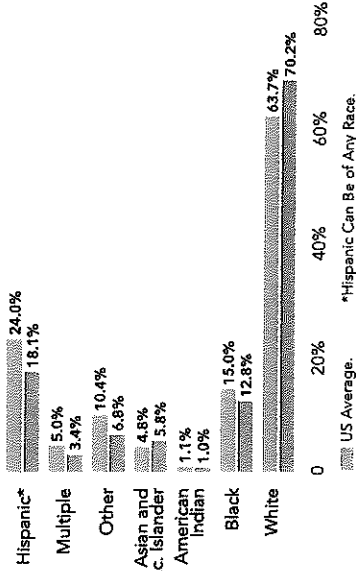


RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

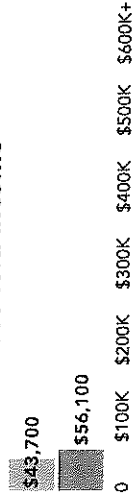
Diversity Index: 72.7 US: 64.0



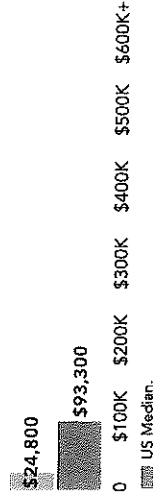
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

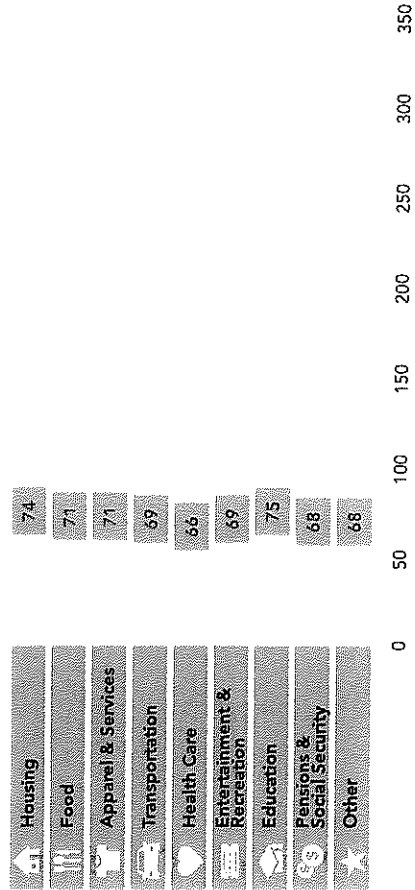


Median Net Worth



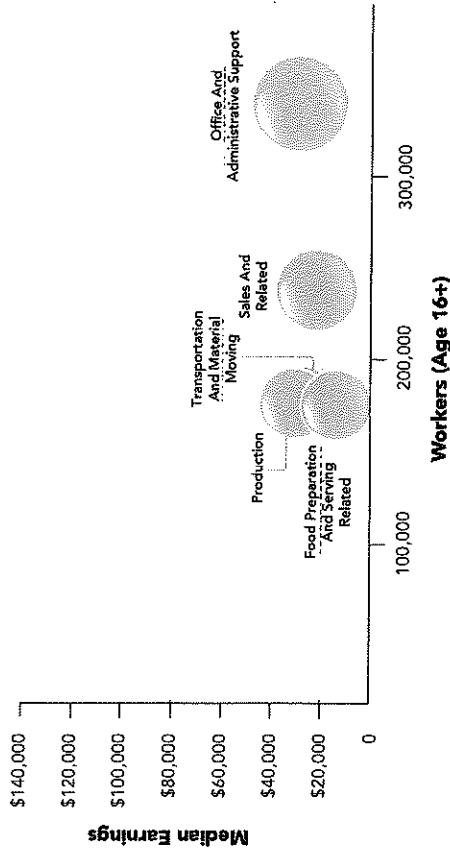
AVERAGE HOUSEHOLD BUDGET INDEX

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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Go online for gaming, watching movies, employment searches, and posting pics on social media.
- Prefer cellphones over landlines, and use their mobile devices for entertainment such as streaming movies and music.
- Drink energy and sports drinks.
- Participate in leisure activities including sports, playing board games and video games.
- Watch Comedy Central, Nickelodeon, and PBS Kids Sprout.

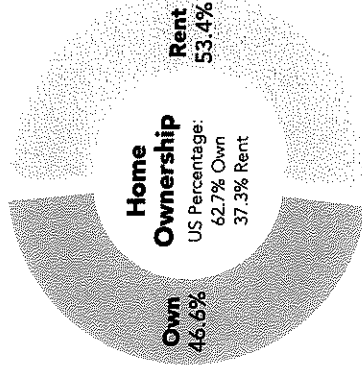
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



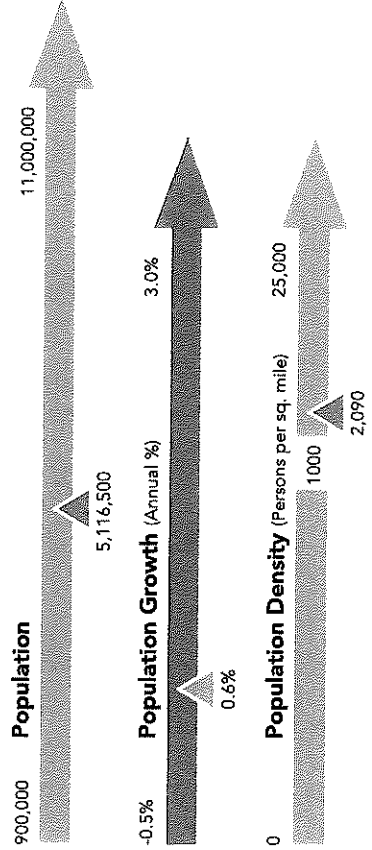
Typical Housing:
 Single Family;
 Multi-Units

Average Rent:
 \$913
 US Average: \$1,038



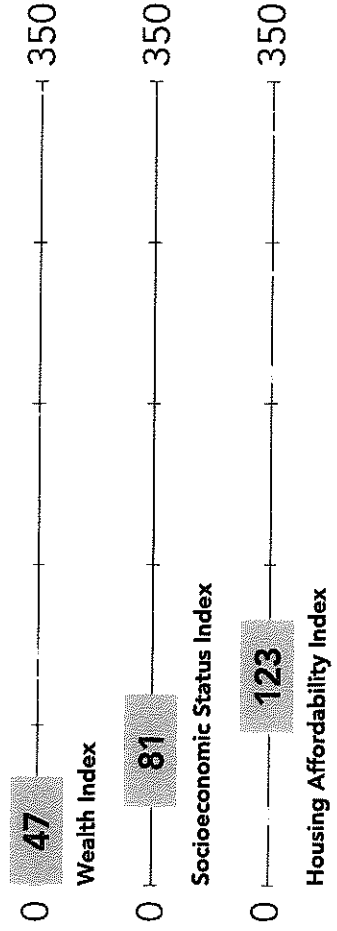
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



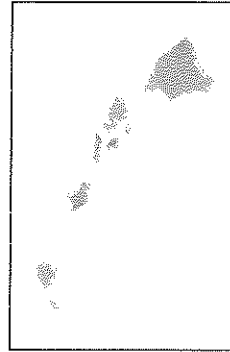
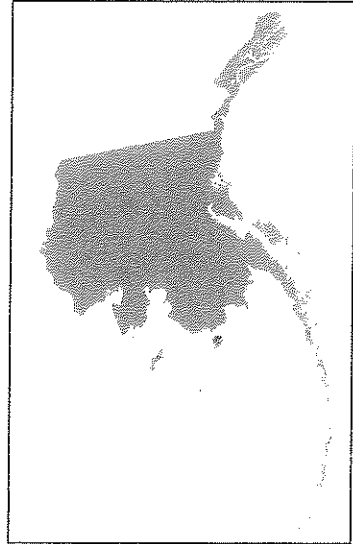
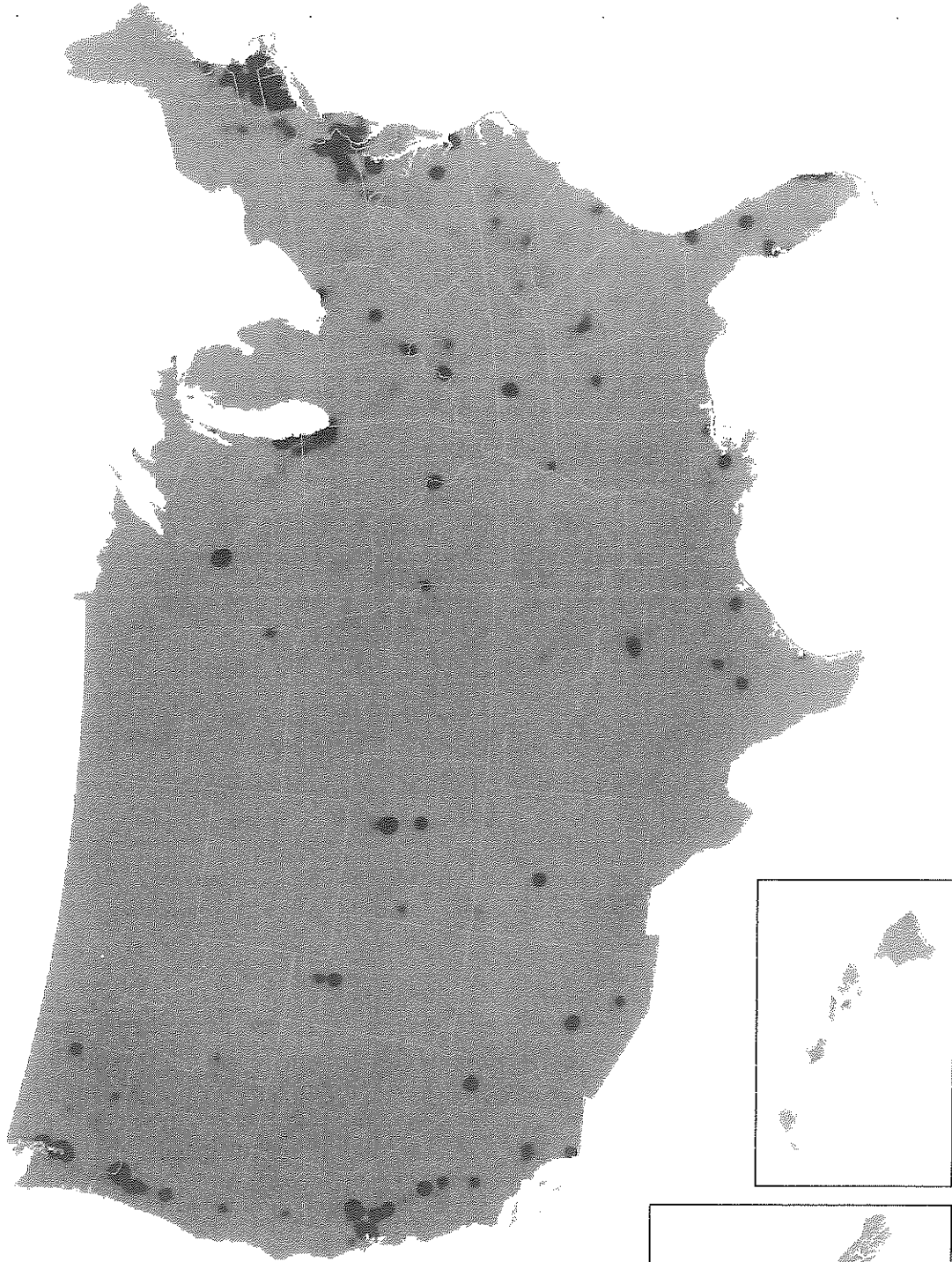
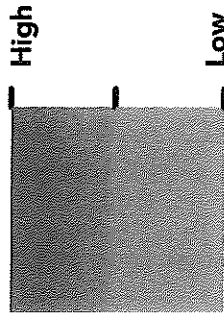
LifeMode Group: Middle Ground
8E
Front Porches



**TAPESTRY
SEGMENTATION**
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Front Porches* Tapestry Segment by households.



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1-800-447-9778
info@esri.com



esri

THE
SCIENCE
OF
WHERE™

TRAFFIC COUNTS

Subject Property:
13350 S Lowe Rd
Molalla, OR 97038

Parcel: 01092472

- Local Traffic Counts



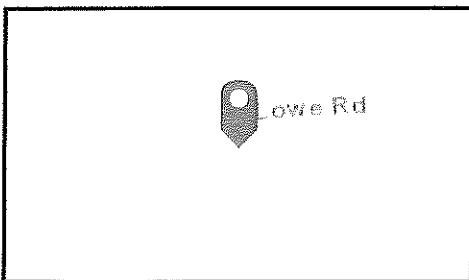
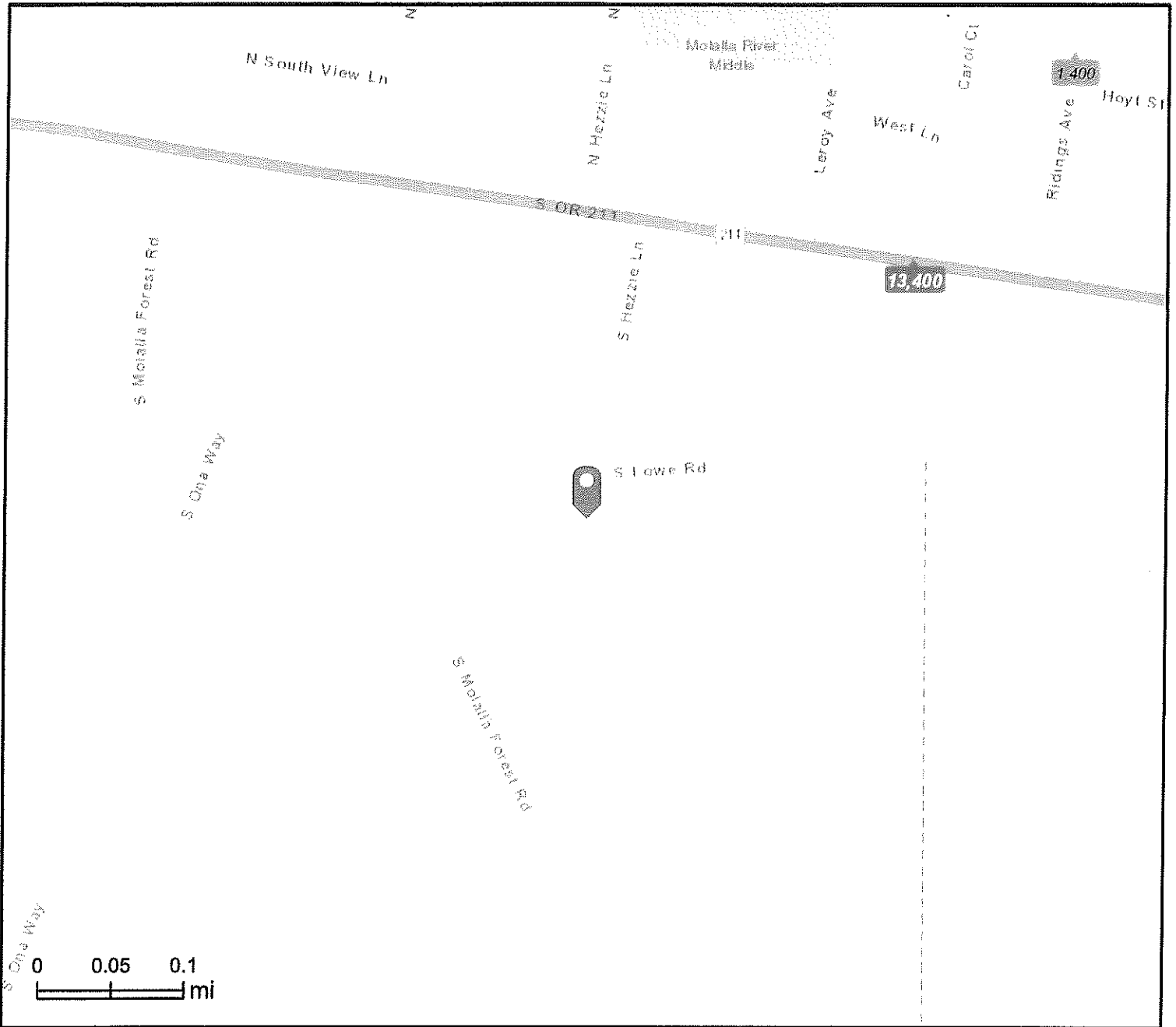
Traffic Count Map - Close Up

13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

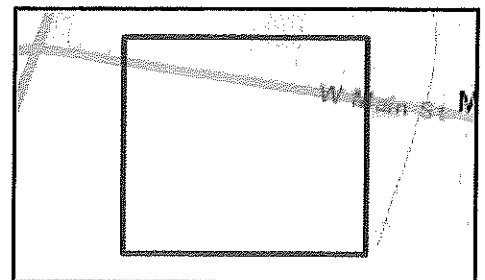
Prepared by Esri

Number of Traffic Count Points

Map Date: 12/21/21



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



Source: ©2020 Kalibrate Technologies (Q2 2020).

September 18, 2020



Traffic Count Profile

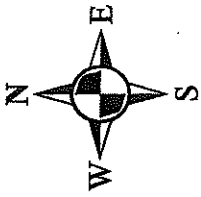
13350 S Lowe Rd, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.14615
Longitude: -122.59232

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|-----------------------|---------------------------------------|----------------|--------|
| 0.28 | W Main St | Leroy Ave (0.07 miles W) | 2017 | 13,400 |
| 0.46 | Ridings Ave | Hoyt St (0.02 miles S) | 2017 | 1,400 |
| 0.60 | W Main St | Shaver Ave (0.02 miles W) | 1997 | 8,800 |
| 0.66 | Woodburn-Estacada Hwy | Cascade Hwy (0.1 miles W) | 2017 | 12,500 |
| 0.72 | W Main St | Metzler Ave (0.03 miles W) | 1997 | 8,700 |
| 0.75 | Cascade Hwy | S Crompton Ln (0.05 miles SW) | 2017 | 5,700 |
| 0.75 | Cascade Hwy | Woodburn-Estacada Hwy (0.03 miles SW) | 2017 | 11,200 |
| 0.76 | E Main St | Engle Ave (0.04 miles E) | 1997 | 9,300 |
| 0.87 | Woodburn-Estacada Hwy | Cascade Hwy (0.14 miles E) | 2017 | 6,200 |
| 0.91 | Cascade Hwy | Toliver Rd (0.07 miles S) | 2017 | 10,800 |
| 0.97 | S Molalla Ave | S Sawtell Rd (0.05 miles S) | 2017 | 2,100 |
| 1.03 | Toliver Rd | Cascade Hwy (0.2 miles E) | 2017 | 1,400 |
| 1.18 | S Sawtell Rd | S Molalla Ave (0.20999999 miles NW) | 2017 | 1,400 |
| 1.21 | E Main St | Stower Rd (0.03 miles E) | 2017 | 8,300 |
| 1.27 | S Vick Rd | Cascade Hwy (0.16 miles W) | 2011 | 975 |
| 1.34 | N Molalla Ave | S Vick Rd (0.1 miles N) | 2017 | 7,800 |
| 1.41 | Woodburn-Estacada Hwy | Shirley St (0.23999999 miles NE) | 2012 | 5,100 |
| 1.44 | Mathias Rd | S Eves Rd (0.15000001 miles S) | 2015 | 1,210 |
| 1.45 | S Sawtell Rd | S Eves Rd (0.16 miles N) | 2017 | 1,800 |
| 1.46 | Shirley St | Steelhead St (0.04 miles SE) | 2017 | 1,000 |
| 1.47 | S Feyrer Park Rd | S Feyrer Park (0.09 miles W) | 2017 | 2,500 |
| 1.58 | Woodburn-Estacada Hwy | Shirley St (0.02 miles NE) | 2017 | 5,800 |
| 1.85 | S Barnards Rd | Cascade Hwy (0.19 miles E) | 2015 | 2,400 |
| 2.07 | Cascade Hwy | S Cascadia Ct (0.2 miles NE) | 2005 | 8,300 |
| 2.15 | S Barnards Rd | S Cramer Rd (0.2 miles W) | 2017 | 2,500 |
| 2.16 | Cascade Hwy | S Dart Rd (0.06 miles NE) | 1997 | 3,500 |
| 2.39 | Cascade Hwy | S Molalla Ave (0.11 miles NE) | 2017 | 10,500 |
| 2.48 | S Molalla Ave | S Old Molalla Rd (0.06 miles W) | 2017 | 4,600 |
| 2.54 | Cascade Hwy | S Molalla Ave (0.05 miles S) | 2017 | 13,200 |
| 2.56 | S Macksburg Rd | S Holmes Rd (0.11 miles SE) | 2017 | 600 |

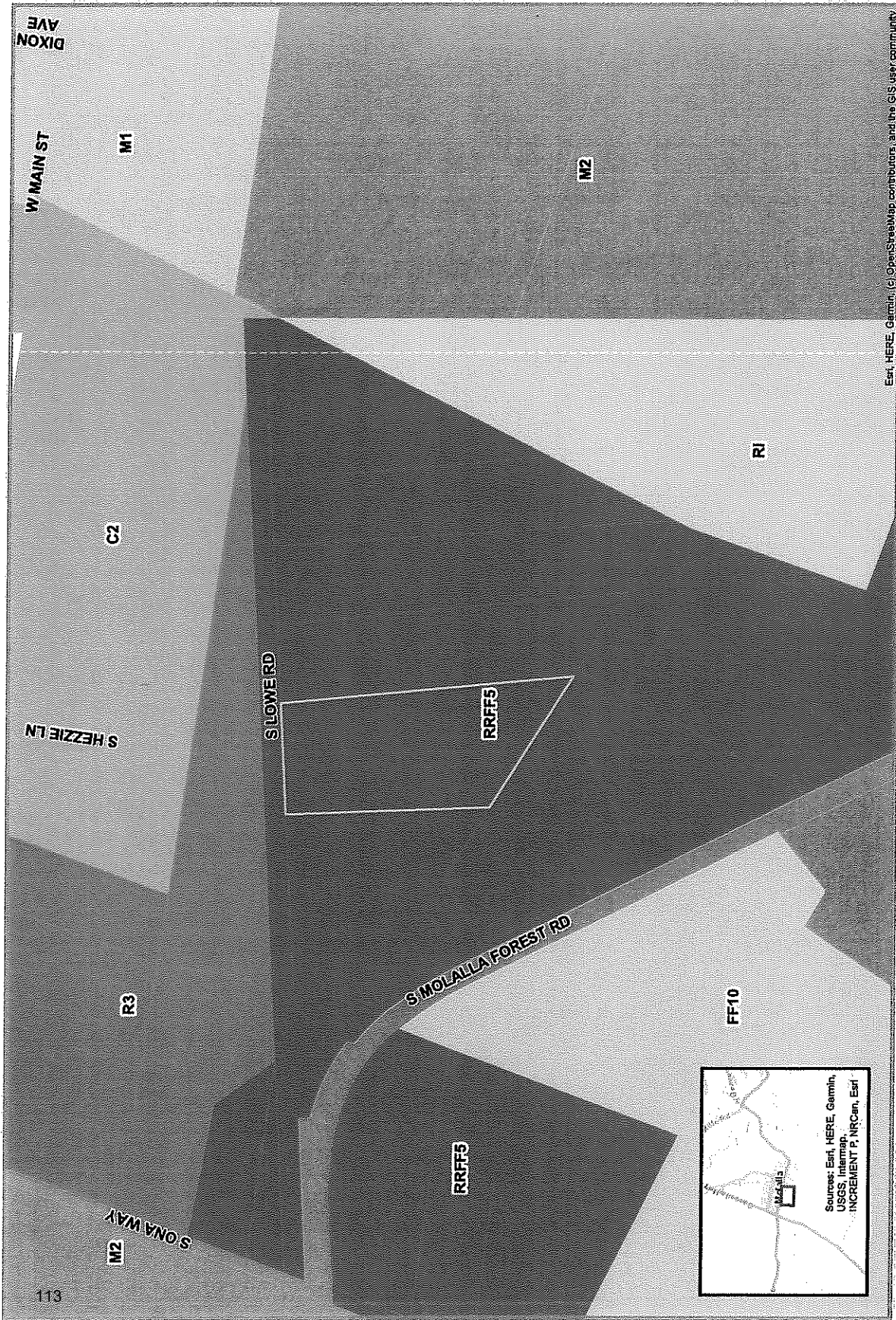
Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 60% of the counts were taken between 2010 and 2019 and over 87% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2020 Kalibrate Technologies (Q2 2020).

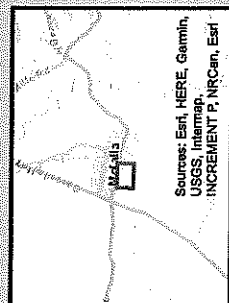
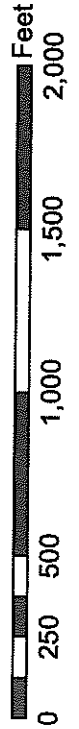


Zoning

Legend
13350 S. Lowe Rd
Taxlots



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



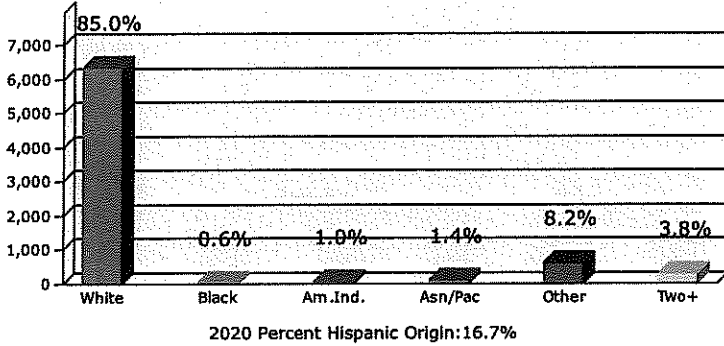


Graphic Profile

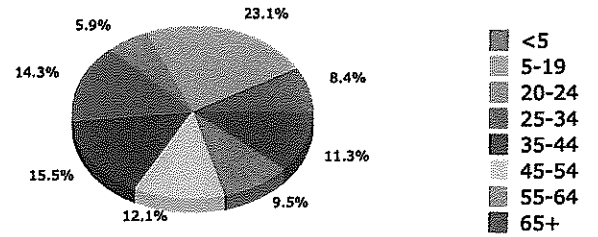
13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.14615
 Longitude: -122.59232

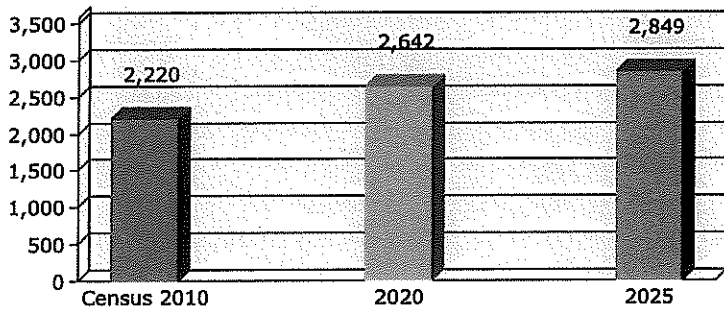
2020 Population by Race



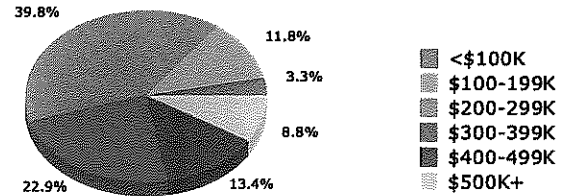
2020 Population by Age



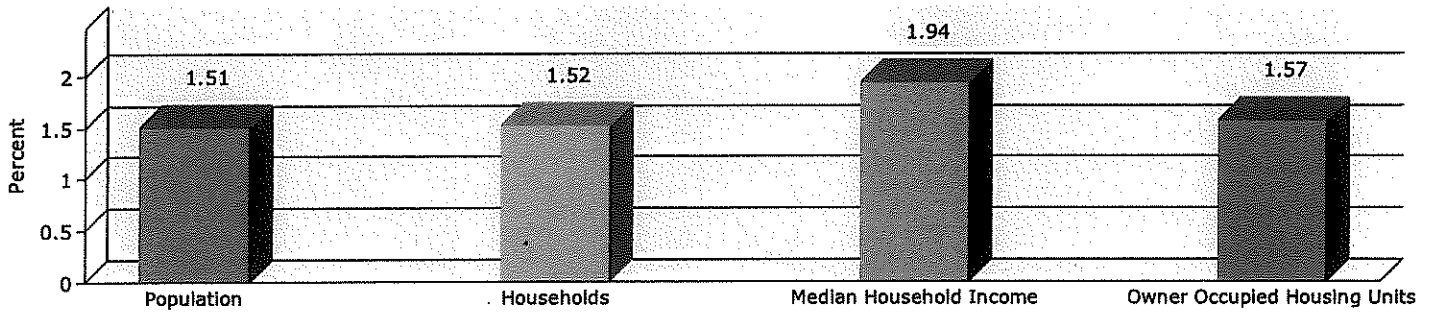
Households



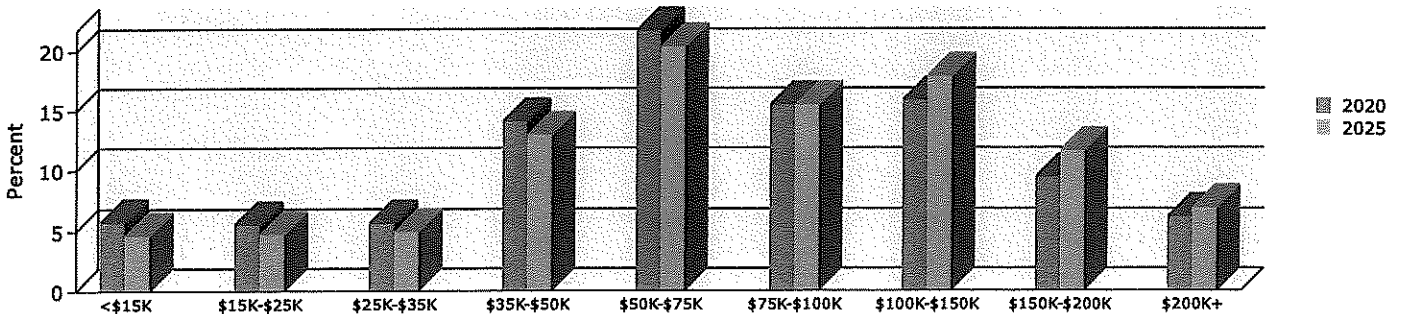
2020 Home Value



2020-2025 Annual Growth Rate

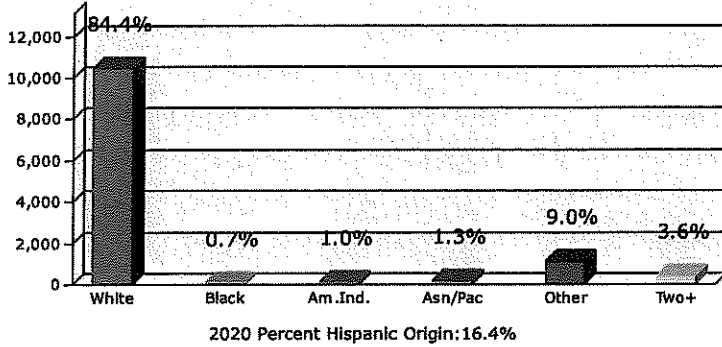


Household Income

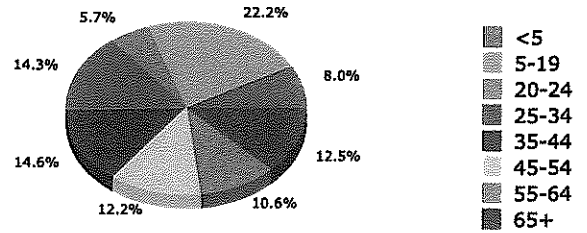


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

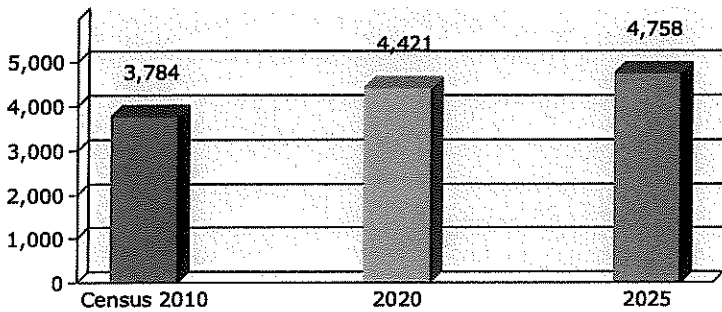
2020 Population by Race



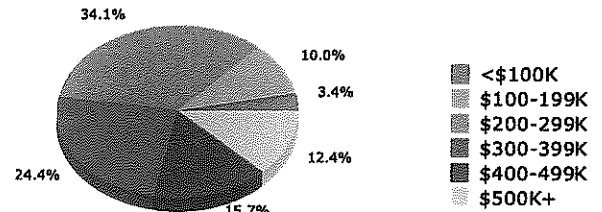
2020 Population by Age



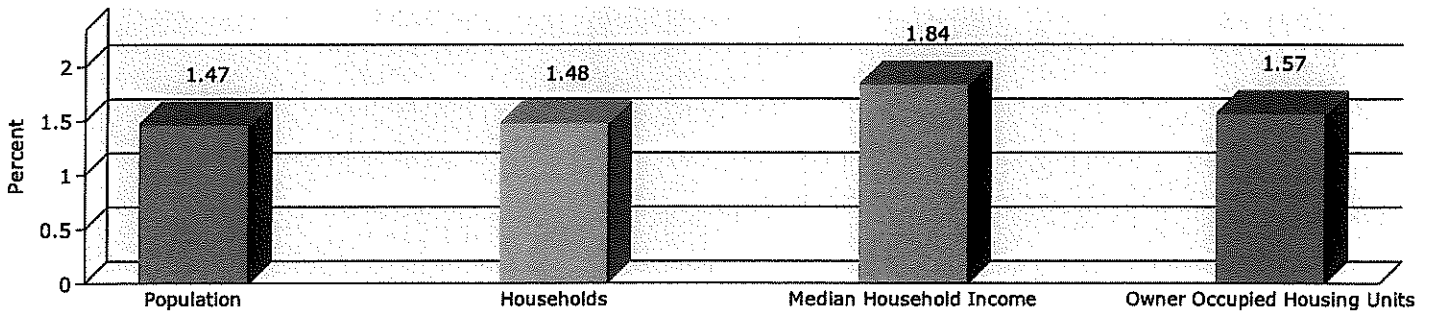
Households



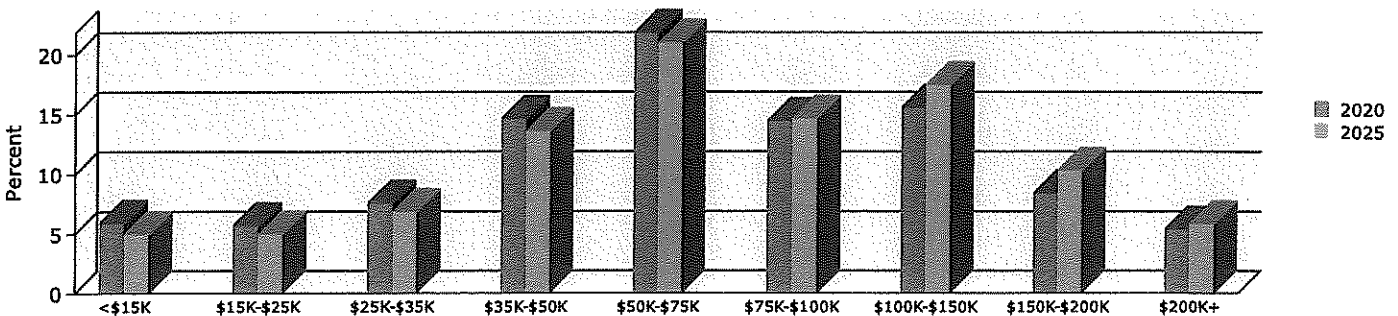
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

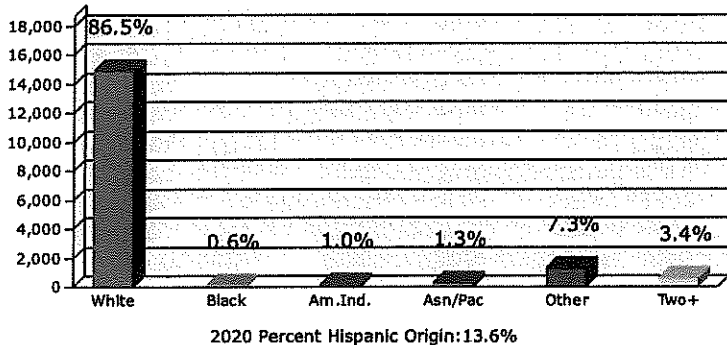


Graphic Profile

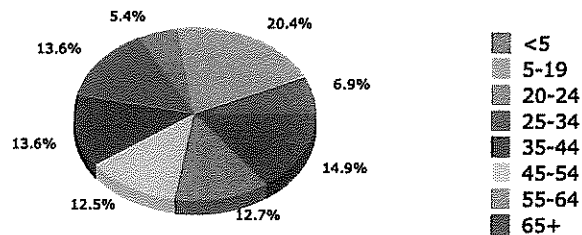
13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.14615
 Longitude: -122.59232

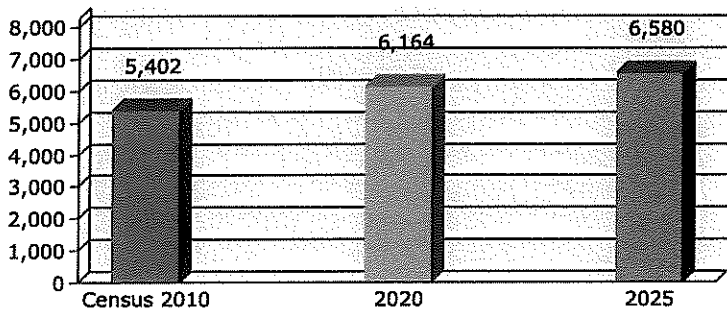
2020 Population by Race



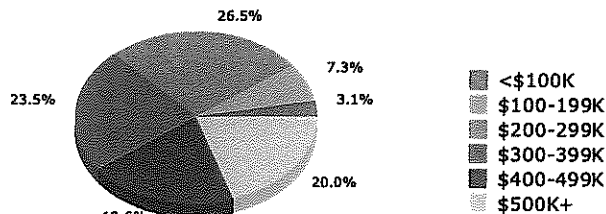
2020 Population by Age



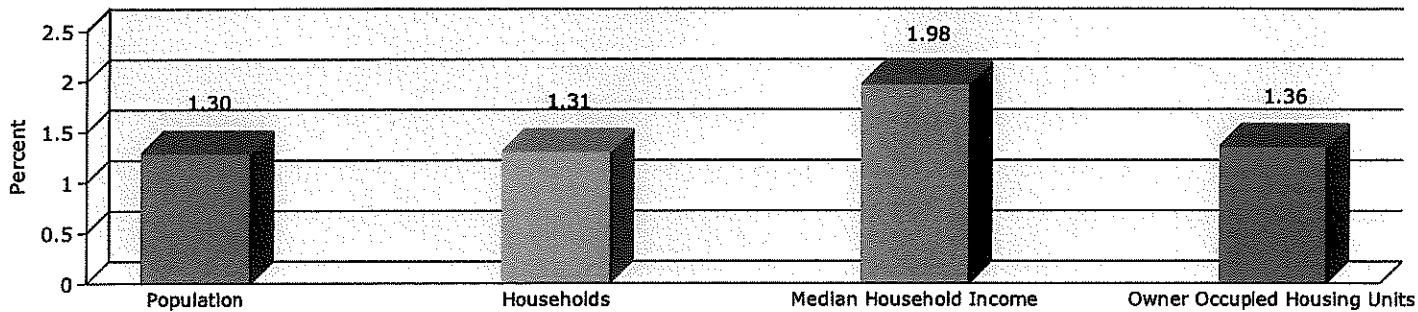
Households



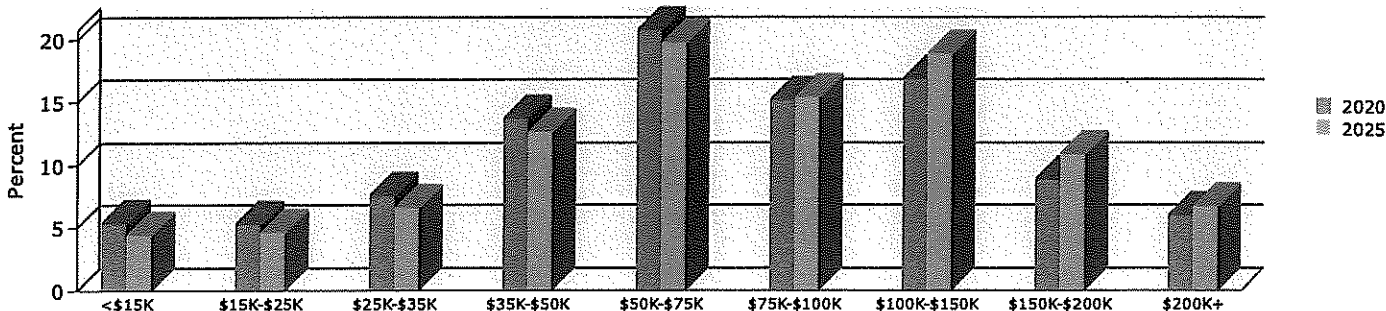
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 1 mile radius

Prepared by Esri

Latitude: 45.14615

Longitude: -122.59232

Population

| | |
|-----------------------|-------|
| 2010 Total Population | 6,306 |
| 2020 Total Population | 7,469 |
| 2025 Total Population | 8,051 |
| 2020-2025 Annual Rate | 1.51% |

Households

| | |
|------------------------------|----------|
| 2020 Median Household Income | \$70,395 |
| 2025 Median Household Income | \$77,487 |
| 2020-2025 Annual Rate | 1.94% |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2020 | | 2025 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 2,356 | 100.0% | 2,735 | 100.0% | 2,944 | 100.0% |
| Occupied | 2,220 | 94.2% | 2,642 | 96.6% | 2,849 | 96.8% |
| Owner | 1,547 | 65.7% | 1,852 | 67.7% | 2,002 | 68.0% |
| Renter | 673 | 28.6% | 790 | 28.9% | 847 | 28.8% |
| Vacant | 136 | 5.8% | 93 | 3.4% | 95 | 3.2% |

| Owner Occupied Housing Units by Value | 2020 | | 2025 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 1,853 | 100.0% | 2,001 | 100.0% |
| <\$50,000 | 50 | 2.7% | 32 | 1.6% |
| \$50,000-\$99,999 | 11 | 0.6% | 6 | 0.3% |
| \$100,000-\$149,999 | 37 | 2.0% | 9 | 0.4% |
| \$150,000-\$199,999 | 182 | 9.8% | 117 | 5.8% |
| \$200,000-\$249,999 | 354 | 19.1% | 203 | 10.1% |
| \$250,000-\$299,999 | 384 | 20.7% | 318 | 15.9% |
| \$300,000-\$399,999 | 424 | 22.9% | 520 | 26.0% |
| \$400,000-\$499,999 | 248 | 13.4% | 427 | 21.3% |
| \$500,000-\$749,999 | 132 | 7.1% | 314 | 15.7% |
| \$750,000-\$999,999 | 25 | 1.3% | 46 | 2.3% |
| \$1,000,000-\$1,499,999 | 6 | 0.3% | 9 | 0.4% |
| \$1,500,000-\$1,999,999 | 0 | 0.0% | 0 | 0.0% |
| \$2,000,000+ | 0 | 0.0% | 0 | 0.0% |
| Median Value | \$288,086 | | \$360,673 | |
| Average Value | \$321,465 | | \$388,743 | |

Census 2010 Housing Units

| | Number | Percent |
|---------------------|--------|---------|
| Total | 2,356 | 100.0% |
| In Urbanized Areas | 0 | 0.0% |
| In Urban Clusters | 2,157 | 91.6% |
| Rural Housing Units | 199 | 8.4% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.14615
 Longitude: -122.59232

Census 2010 Owner Occupied Housing Units by Mortgage Status

| | Number | Percent |
|----------------------------|--------|---------|
| Total | 1,547 | 100.0% |
| Owned with a Mortgage/Loan | 1,277 | 82.5% |
| Owned Free and Clear | 270 | 17.5% |

Census 2010 Vacant Housing Units by Status

| | Number | Percent |
|--------------------------------------|--------|---------|
| Total | 128 | 100.0% |
| For Rent | 27 | 21.1% |
| Rented- Not Occupied | 2 | 1.6% |
| For Sale Only | 55 | 43.0% |
| Sold - Not Occupied | 1 | 0.8% |
| Seasonal/Recreational/Occasional Use | 4 | 3.1% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 39 | 30.5% |

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 2,220 | 1,547 | 69.7% |
| 15-24 | 102 | 32 | 31.4% |
| 25-34 | 484 | 289 | 59.7% |
| 35-44 | 496 | 344 | 69.4% |
| 45-54 | 410 | 313 | 76.3% |
| 55-64 | 324 | 255 | 78.7% |
| 65-74 | 211 | 171 | 81.0% |
| 75-84 | 138 | 101 | 73.2% |
| 85+ | 55 | 42 | 76.4% |

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-------------------------------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 2,221 | 1,548 | 69.7% |
| White Alone | 2,051 | 1,460 | 71.2% |
| Black/African American Alone | 5 | 3 | 60.0% |
| American Indian/Alaska Native | 21 | 9 | 42.9% |
| Asian Alone | 14 | 9 | 64.3% |
| Pacific Islander Alone | 6 | 5 | 83.3% |
| Other Race Alone | 91 | 44 | 48.4% |
| Two or More Races | 33 | 18 | 54.5% |
| Hispanic Origin | 177 | 89 | 50.3% |

Census 2010 Occupied Housing Units by Size and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-----------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 2,221 | 1,548 | 69.7% |
| 1-Person | 465 | 293 | 63.0% |
| 2-Person | 656 | 488 | 74.4% |
| 3-Person | 396 | 270 | 68.2% |
| 4-Person | 411 | 296 | 72.0% |
| 5-Person | 163 | 104 | 63.8% |
| 6-Person | 82 | 61 | 74.4% |
| 7+ Person | 48 | 36 | 75.0% |

2020 Housing Affordability

| | |
|--------------------------------|-------|
| Housing Affordability Index | 132 |
| Percent of Income for Mortgage | 17.1% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 45.14615
 Longitude: 122.59232

Population

| | |
|-----------------------|--------|
| 2010 Total Population | 10,665 |
| 2020 Total Population | 12,419 |
| 2025 Total Population | 13,358 |
| 2020-2025 Annual Rate | 1.47% |

Households

| | |
|------------------------------|----------|
| 2020 Median Household Income | \$65,982 |
| 2025 Median Household Income | \$72,267 |
| 2020-2025 Annual Rate | 1.84% |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2020 | | 2025 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 4,009 | 100.0% | 4,592 | 100.0% | 4,933 | 100.0% |
| Occupied | 3,784 | 94.4% | 4,422 | 96.3% | 4,758 | 96.5% |
| Owner | 2,594 | 64.7% | 3,069 | 66.8% | 3,318 | 67.3% |
| Renter | 1,190 | 29.7% | 1,353 | 29.5% | 1,440 | 29.2% |
| Vacant | 225 | 5.6% | 171 | 3.7% | 175 | 3.5% |

| Owner Occupied Housing Units by Value | 2020 | | 2025 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 3,069 | 100.0% | 3,317 | 100.0% |
| <\$50,000 | 83 | 2.7% | 48 | 1.4% |
| \$50,000-\$99,999 | 20 | 0.7% | 10 | 0.3% |
| \$100,000-\$149,999 | 61 | 2.0% | 16 | 0.5% |
| \$150,000-\$199,999 | 246 | 8.0% | 157 | 4.7% |
| \$200,000-\$249,999 | 519 | 16.9% | 294 | 8.9% |
| \$250,000-\$299,999 | 527 | 17.2% | 437 | 13.2% |
| \$300,000-\$399,999 | 750 | 24.4% | 868 | 26.2% |
| \$400,000-\$499,999 | 483 | 15.7% | 756 | 22.8% |
| \$500,000-\$749,999 | 256 | 8.3% | 530 | 16.0% |
| \$750,000-\$999,999 | 56 | 1.8% | 97 | 2.9% |
| \$1,000,000-\$1,499,999 | 67 | 2.2% | 103 | 3.1% |
| \$1,500,000-\$1,999,999 | 0 | 0.0% | 0 | 0.0% |
| \$2,000,000+ | 1 | 0.0% | 1 | 0.0% |
| Median Value | \$310,467 | | \$380,242 | |
| Average Value | \$355,425 | | \$424,744 | |

Census 2010 Housing Units

| | Number | Percent |
|---------------------|--------|---------|
| Total | 4,009 | 100.0% |
| In Urbanized Areas | 0 | 0.0% |
| In Urban Clusters | 3,252 | 81.1% |
| Rural Housing Units | 757 | 18.9% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 3 mile radius

Prepared by Esri

Latitude: 45.14615

Longitude: -122.59232

Census 2010 Owner Occupied Housing Units by Mortgage Status

| | Number | Percent |
|----------------------------|--------|---------|
| Total | 2,595 | 100.0% |
| Owned with a Mortgage/Loan | 2,080 | 80.2% |
| Owned Free and Clear | 515 | 19.8% |

Census 2010 Vacant Housing Units by Status

| | Number | Percent |
|--------------------------------------|--------|---------|
| Total | 225 | 100.0% |
| For Rent | 57 | 25.3% |
| Rented- Not Occupied | 4 | 1.8% |
| For Sale Only | 79 | 35.1% |
| Sold - Not Occupied | 3 | 1.3% |
| Seasonal/Recreational/Occasional Use | 13 | 5.8% |
| For Migrant Workers | 1 | 0.4% |
| Other Vacant | 68 | 30.2% |

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 3,784 | 2,593 | 68.5% |
| 15-24 | 158 | 42 | 26.6% |
| 25-34 | 727 | 406 | 55.8% |
| 35-44 | 800 | 530 | 66.2% |
| 45-54 | 743 | 560 | 75.4% |
| 55-64 | 609 | 486 | 79.8% |
| 65-74 | 379 | 309 | 81.5% |
| 75-84 | 246 | 181 | 73.6% |
| 85+ | 122 | 79 | 64.8% |

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-------------------------------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 3,785 | 2,594 | 68.5% |
| White Alone | 3,477 | 2,449 | 70.4% |
| Black/African American Alone | 8 | 3 | 37.5% |
| American Indian/Alaska Native | 34 | 16 | 47.1% |
| Asian Alone | 25 | 19 | 76.0% |
| Pacific Islander Alone | 10 | 9 | 90.0% |
| Other Race Alone | 171 | 65 | 38.0% |
| Two or More Races | 60 | 33 | 55.0% |
| Hispanic Origin | 296 | 131 | 44.3% |

Census 2010 Occupied Housing Units by Size and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-----------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 3,785 | 2,595 | 68.6% |
| 1-Person | 825 | 506 | 61.3% |
| 2-Person | 1,161 | 863 | 74.3% |
| 3-Person | 648 | 435 | 67.1% |
| 4-Person | 633 | 447 | 70.6% |
| 5-Person | 287 | 181 | 63.1% |
| 6-Person | 140 | 99 | 70.7% |
| 7+ Person | 91 | 64 | 70.3% |

2020 Housing Affordability

| | |
|--------------------------------|-------|
| Housing Affordability Index | 116 |
| Percent of Income for Mortgage | 19.7% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.14615
 Longitude: -122.59237

Population

| | |
|-----------------------|--------|
| 2010 Total Population | 15,146 |
| 2020 Total Population | 17,245 |
| 2025 Total Population | 18,399 |
| 2020-2025 Annual Rate | 1.30% |

Households

| | |
|------------------------------|----------|
| 2020 Median Household Income | \$70,015 |
| 2025 Median Household Income | \$77,218 |
| 2020-2025 Annual Rate | 1.98% |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2020 | | 2025 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 5,731 | 100.0% | 6,435 | 100.0% | 6,857 | 100.0% |
| Occupied | 5,402 | 94.3% | 6,164 | 95.8% | 6,579 | 95.9% |
| Owner | 3,941 | 68.8% | 4,550 | 70.7% | 4,867 | 71.0% |
| Renter | 1,461 | 25.5% | 1,614 | 25.1% | 1,712 | 25.0% |
| Vacant | 329 | 5.7% | 271 | 4.2% | 277 | 4.0% |

| Owner Occupied Housing Units by Value | 2020 | | 2025 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 4,551 | 100.0% | 4,867 | 100.0% |
| <\$50,000 | 110 | 2.4% | 59 | 1.2% |
| \$50,000-\$99,999 | 31 | 0.7% | 14 | 0.3% |
| \$100,000-\$149,999 | 68 | 1.5% | 18 | 0.4% |
| \$150,000-\$199,999 | 265 | 5.8% | 162 | 3.3% |
| \$200,000-\$249,999 | 573 | 12.6% | 310 | 6.4% |
| \$250,000-\$299,999 | 632 | 13.9% | 486 | 10.0% |
| \$300,000-\$399,999 | 1,069 | 23.5% | 1,106 | 22.7% |
| \$400,000-\$499,999 | 894 | 19.6% | 1,207 | 24.8% |
| \$500,000-\$749,999 | 622 | 13.7% | 1,065 | 21.9% |
| \$750,000-\$999,999 | 149 | 3.3% | 246 | 5.1% |
| \$1,000,000-\$1,499,999 | 104 | 2.3% | 151 | 3.1% |
| \$1,500,000-\$1,999,999 | 13 | 0.3% | 16 | 0.3% |
| \$2,000,000+ | 21 | 0.5% | 27 | 0.6% |
| Median Value | \$355,800 | | \$423,074 | |
| Average Value | \$408,317 | | \$477,738 | |

Census 2010 Housing Units

| | Number | Percent |
|---------------------|--------|---------|
| Total | 5,731 | 100.0% |
| In Urbanized Areas | 0 | 0.0% |
| In Urban Clusters | 3,266 | 57.0% |
| Rural Housing Units | 2,465 | 43.0% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Housing Profile

13350 S Lowe Rd, Molalla, Oregon, 97038
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.14615
 Longitude: -122.59232

Census 2010 Owner Occupied Housing Units by Mortgage Status

| | Number | Percent |
|----------------------------|--------|---------|
| Total | 3,941 | 100.0% |
| Owned with a Mortgage/Loan | 3,028 | 76.8% |
| Owned Free and Clear | 913 | 23.2% |

Census 2010 Vacant Housing Units by Status

| | Number | Percent |
|--------------------------------------|--------|---------|
| Total | 334 | 100.0% |
| For Rent | 76 | 22.8% |
| Rented- Not Occupied | 4 | 1.2% |
| For Sale Only | 99 | 29.6% |
| Sold - Not Occupied | 6 | 1.8% |
| Seasonal/Recreational/Occasional Use | 32 | 9.6% |
| For Migrant Workers | 2 | 0.6% |
| Other Vacant | 115 | 34.4% |

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 5,403 | 3,942 | 73.0% |
| 15-24 | 182 | 48 | 26.4% |
| 25-34 | 851 | 480 | 56.4% |
| 35-44 | 1,052 | 718 | 68.3% |
| 45-54 | 1,164 | 916 | 78.7% |
| 55-64 | 1,021 | 860 | 84.2% |
| 65-74 | 620 | 529 | 85.3% |
| 75-84 | 355 | 278 | 78.3% |
| 85+ | 158 | 113 | 71.5% |

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-------------------------------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 5,401 | 3,942 | 73.0% |
| White Alone | 5,026 | 3,748 | 74.6% |
| Black/African American Alone | 9 | 4 | 44.4% |
| American Indian/Alaska Native | 46 | 25 | 54.3% |
| Asian Alone | 33 | 27 | 81.8% |
| Pacific Islander Alone | 12 | 11 | 91.7% |
| Other Race Alone | 193 | 75 | 38.9% |
| Two or More Races | 82 | 52 | 63.4% |
| Hispanic Origin | 346 | 160 | 46.2% |

Census 2010 Occupied Housing Units by Size and Home Ownership

| | Occupied Units | Owner Occupied Units | |
|-----------|----------------|----------------------|---------------|
| | | Number | % of Occupied |
| Total | 5,402 | 3,942 | 73.0% |
| 1-Person | 1,092 | 714 | 65.4% |
| 2-Person | 1,813 | 1,431 | 78.9% |
| 3-Person | 901 | 644 | 71.5% |
| 4-Person | 857 | 635 | 74.1% |
| 5-Person | 412 | 280 | 68.0% |
| 6-Person | 191 | 140 | 73.3% |
| 7+ Person | 136 | 98 | 72.1% |

2020 Housing Affordability

| | |
|--------------------------------|-------|
| Housing Affordability Index | 109 |
| Percent of Income for Mortgage | 21.2% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

TRINA I JOHNSON
P.O. BOX 537
MOLALLA, OR 97038

304

96-7488/3232

DATE 8/30/2018

CHECK AMOUNT

PAY TO THE ORDER OF

CITY OF MOLALLA

\$ 693.⁰⁰

SIX HUNDRED NINETY THREE ⁰⁰/₁₀₀ DOLLARS

CLACKAMAS ANNEXATION FEE

FEDERAL CREDIT UNION
P.O. Box 3026 Oregon City, OR 97145
www.clackamasfcu.org

FOR TAX LOT 52E08C 03600

13433 S. LOWE RD
MOLALLA, OR 97038

Trina Johnson

FOR

⑈000304⑈ ⑆323274885⑆ ⑆3005933469894⑈

DESIGN BY TRINA LLC
TRINA I JOHNSON
P.O. BOX 537
MOLALLA, OR 97038

305

96-7488/3232

DATE 8/30/2018

CHECK AMOUNT

PAY TO THE ORDER OF

CITY OF MOLALLA

\$ 735.⁰⁰/₁₀₀

SEVEN HUNDRED THIRTY FIVE ⁰⁰/₁₀₀ DOLLARS

CLACKAMAS ANNEXATION FEE FOR

FEDERAL CREDIT UNION
P.O. Box 2028 Oregon City, OR 97145
www.clackamasfcu.org

TAX LOT 52E08C 03500

13350 S. LOWE RD
MOLALLA, OR 97038

Trina Johnson

FOR

⑈000305⑈ ⑆323274885⑆ ⑆3005933469894⑈

AVISON ROCK QUARRY
AVISON LUMBER CO
PO BOX 419
MOLALLA, OR 97038-0419
503-829-9001

WELLS FARGO BANK, N.A.
www.wellsfargo.com
24-680/1230

52906

Aug 27, 2018

PAY TO THE ORDER OF

City of Molalla

\$ 672.⁰⁰/₁₀₀

Six Hundred Seventy two and ⁰⁰/₁₀₀ DOLLARS

MEMO Annexation Fee

B. Attil

AUTHORIZED SIGNATURE

⑈0000052906⑈ ⑆123006800⑆ 2042618724⑈

AVISON ROCK QUARRY AVISON LUMBER CO

52906

Receipt No: 5.017639

Aug 30, 2018

JOHNSON/PUHLMAN/AVISON

Previous Balance: .00
BUILDING AND PLANNING
ANNEXATION - 2,100.00
13350, 13433, 13500 S LOWE
ROAD
101-102-3-70-1100
PLANNING FEES

Total: 2,100.00

CHECKS
Check No: 304 693.00
CHECKS
Check No: 305 735.00
CHECKS
Check No: 52906 672.00

Total Paid: 2,100.00
Total Applied: 2,100.00

Change Tendered: .00

Duplicate Copy
08/30/2018 12:10 PM