



Department of Land
Conservation and Development
635 Capitol Street NE, Suite 150
Salem, Oregon 97301-2540
(503) 373-0050
www.oregon.gov/LCD

Measure 49 Claim

DLCD USE ONLY

Received:



Mail completed form and required attachments to:

New Measure 49 Claims
Department of Land Conservation and Development
635 Capitol Street NE Suite 150
Salem OR 97301-2540

I. NAME AND CONTACT INFORMATION OF ALL CLAIMANTS

(List each claimant separately. Attach additional sheets if more than six claimants.)

1	Claimant Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	William F. Bush		
	Mailing Address		
	62710 Wagon Wheel Drive		
2	City	State	Zip
	Saint Helens	Oregon	97051
	Telephone Number		
	503-705-4655		
3	Claimant Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	Crystallyn A. Bush		
	Mailing Address		
	62710 Wagon Wheel Drive		
4	City	State	Zip
	Saint Helens	Oregon	97051
	Telephone Number		
	503-705-4655		

5	Claimant Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	Mailing Address		
	City	State	Zip
	Telephone Number		
6	Claimant Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	Mailing Address		
	City	State	Zip
	Telephone Number		
II. NAME AND CONTACT INFORMATION OF ALL NON-CLAIMANT OWNERS (Attach additional sheets if necessary.)			
1	Non-Claimant Owner Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	Mailing Address		
	City	State	Zip
	Telephone Number		
2	Non-Claimant Owner Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	Mailing Address		
	City	State	Zip
	Telephone Number		
3	Non-Claimant Owner Name (individual, business entity, or trustee of trust)	Name of Representative of Business Entity or Name of Trust	
	Mailing Address		
	City	State	Zip
	Telephone Number		

4	Non-Claimant Owner Name (individual, business entity, or trustee of trust)		Name of Representative of Business Entity or Name of Trust	
	Mailing Address			
	City		State	Zip
	Telephone Number			
III. NAME AND CONTACT INFORMATION OF PRIMARY CONTACT/AGENT				
Name William Bush		Business Name		
Mailing Address 62710 Wagon Wheel Drive				
City Saint Helens		State Oregon	Zip 97051	
Telephone Number 503-705-4655		Fax Number:	E-Mail Address billybush@rocketmail.com	
IV. IDENTIFICATION OF PROPERTY AND ACQUISITION (List each tax lot separately and attach additional sheets if more than four tax lots. Attach title report and copy of county deed card(s).)				
1	Street Address (if any) or nearest intersection Smith Road/Wagon Wheel Drive		City Saint Helens	County Columbia
	Township 5 North	Range 1 West	Section 19	Tax Lot 302
	Claimant 1: Date of Acquisition May 21st, 2018		Claimant 2: Date of Acquisition May 21st, 2018	
	Claimant 3: Date of Acquisition		Claimant 4: Date of Acquisition	
	Claimant 5: Date of Acquisition		Claimant 6: Date of Acquisition	
2	Street Address (if any) or nearest intersection		City	County
	Township	Range	Section	Tax Lot
	Claimant 1: Date of Acquisition		Claimant 2: Date of Acquisition	
	Claimant 3: Date of Acquisition		Claimant 4: Date of Acquisition	
	Claimant 5: Date of Acquisition		Claimant 6: Date of Acquisition	
3	Street Address (if any) or nearest intersection		City	County
	Township	Range	Section	Tax Lot
	Claimant 1: Date of Acquisition		Claimant 2: Date of Acquisition	
	Claimant 3: Date of Acquisition		Claimant 4: Date of Acquisition 6	
	Claimant 5: Date of Acquisition		Claimant 6: Date of Acquisition	

4	Street Address (if any) or nearest intersection		City	County
	Township	Range	Section	Tax Lot
	Claimant 1: Date of Acquisition		Claimant 2: Date of Acquisition	
	Claimant 3: Date of Acquisition		Claimant 4: Date of Acquisition	
	Claimant 5: Date of Acquisition		Claimant 6: Date of Acquisition	

V. DESIRED USE THAT IS RESTRICTED BY STATE LAND USE REGULATION

(Describe the desired use of the property that has been restricted by state land use regulation(s) that is the basis of the claim.)

Construction of a single family residence to retire to while maintaining the balance of the property (9ac) in managed forest for wildlife habitat.
Please see Findings marked as Attachment 1 to this Claim Form.

VI. STATE LAND USE REGULATION(S) THAT RESTRICT DESIRED USE

(List each regulation separately.)

Regulation	Date of Enactment	Impact of Regulation on Desired Use
HB2225	2019/2024	Prohibition of construction of rural forest dwelling.
Regulation	Date of Enactment	Impact of Regulation on Desired Use
Regulation	Date of Enactment	Impact of Regulation on Desired Use
Regulation	Date of Enactment	Impact of Regulation on Desired Use

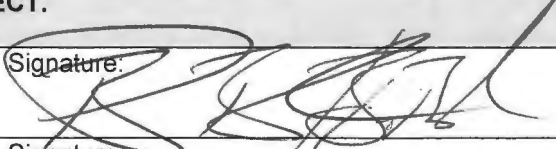
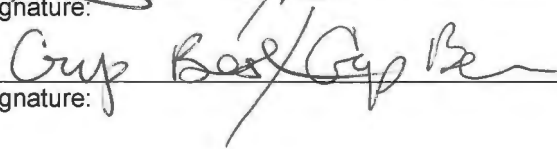
VII. REDUCTION IN FAIR MARKET VALUE OF THE PROPERTY

(Attach appraisal.)

Amount of Reduction in Fair Market Value as determined by appraisal: \$ 166,500.00.

VIII. SIGNATURE OF ALL CLAIMANTS OR THE AGENT

I/WE HEREBY DECLARE UNDER PENALTIES OF FALSE SWEARING (ORS 162.075 AND ORS 162.085) THAT THE ABOVE INFORMATION AND THE ALL OF THE STATEMENTS, DOCUMENTS AND ATTACHMENTS SUBMITTED WITH THIS CLAIM ARE TRUE AND CORRECT.

1	Print Name: William F Bush	Signature: 	Date: 07/11/25 06/28/2025
2	Print Name: Crystalyn A Bush	Signature: 	Date: 7/11/25 06/28/2025
3	Print Name:	Signature:	Date:
4	Print Name:	Signature:	Date:
5	Print Name:	Signature:	Date:
6	Print Name:	Signature:	Date:
7	Print Name:	Signature:	Date:

Notarization

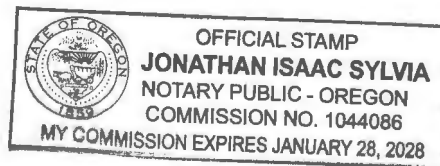
STATE OF Oregon

COUNTY OF Columbia

Signed or attested before me on July 11th, 2025, by Jonathan Sylvia

Notary Public – State of Oregon

My commission expires: 01/28/2025



MEASURE 49 CLAIM FINDINGS

The following Findings are made in compliance with the requirements for a Measure 49 (“M49”) Claim entitling the Applicants, William Bush and Crystalyn Bush (“Applicants”), to either just compensation or the waiver of the Land Use Regulation that reduced the value of their Property pursuant to ORS 195.310.

(1) The person is an owner of Property affected by the adoption of a Land Use Regulation that restricts the residential use of private real property.

Finding: The Applicants purchased the subject property (“Property”) located in Columbia County on May 21, 2018. See Bargain and Sale Deed attached as Exhibit A. The State of Oregon adopted HB 2225 in 2019, effective in Columbia County in 2023. Prior to HB 2225, Applicants were entitled to construct a Rural Forest Dwelling on their Property. HB 2225 prohibits Applicants from constructing a Rural Forest Dwelling, and as a result, restricts the residential use of their Property. See House Bill 2225 attached as Exhibit B.

(2) The person’s desired use of the Property is a residential use.

Finding: Applicants’ desired use of their Property is to construct a Rural Forest Dwelling.

(3) The person’s desired use of the Property is restricted by a land use regulation enacted after January 1, 2007.

Finding: HB 2225 was enacted after January 1, 2007, and was effective in Columbia County in 2023.

(4) The Land Use Regulation has reduced the fair market value of the Property.

Finding: HB 2225 has reduced the fair market value of Applicants' Property in the amount of \$166,500. See Appraisal Report dated June 18, 2025, prepared by Portland Residential Appraisals, Inc. attached as Exhibit C.

(5) The M49 Claim must be filed within five (5) years of the date of enactment of the Land Use Regulation.

Finding: HB 2225 was enacted in 2019, but not effective in Columbia County until 2023. See HB 2225 attached as Exhibit B.

(6) The M49 Claim must be filed with DLCD in the manner stated in the M49 Claim Packet.

Finding: Applicants have filed their M49 Claim in the manner stated in the M49 Claim Packet.

CONCLUSION

Based on the foregoing, Mr. and Mrs. Bush respectfully request that DLCD approve their M49 Claim and allow them to build their Rural Forest Dwelling on their Property.

COLUMBIA COUNTY, OREGON 2018-004310

DEED-D

Cnt=1 Pgs=2 HUSERB 05/21/2018 12:02:08 PM

\$10.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$56.00



00245634201800043100020021

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

AFTER RECORDING RETURN TO:
William Bush and Crystalyn Bush
62710 Wagon Wheel Road
St. Helens, OR 97051

SEND TAX STATEMENTS TO:
Same as Above

GRANTOR:
Nancy Eileen Radcliffe, Trustee of the
Radcliffe Estate Tax Exemption Trust UDT January 19, 2011
1615 7th Street, Columbia City, OR 97018

GRANTEE:
William Bush and Crystalyn Bush, Husband and Wife
62710 Wagon Wheel Road
St. Helens, OR 97051

TAX ACCOUNT: 5N1W1900 302

BARGAIN AND SALE DEED

For the true and actual consideration of \$140,000, NANCY EILEEN RADCLIFFE, TRUSTEE of the RADCLIFFE ESTATE TAX EXEMPTION TRUST UDT January 19, 2011, Grantor, conveys to WILLIAM BUSH and CRYSTALYN BUSH, Husband and Wife, Grantees, the following described real property:

A tract of land situated in Columbia County, Oregon, and more particularly described on Exhibit A, attached hereto.

This conveyance is made subject to and excepting those covenants, conditions, restrictions, liens, and easements whether of record or not, rights of parties in possession, encroachments, and any matter which would be disclosed by accurate survey of the property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Radcliffe Estate Tax Exemption Trust UDT January 19, 2011

Dated: May 21, 2018

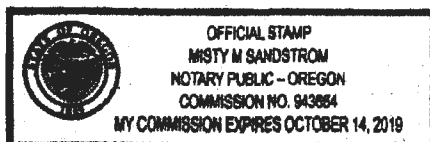
By: Nancy Eileen Radcliffe, Trustee
Nancy Eileen Radcliffe, Trustee

STATE OF OREGON)

) ss.

County of Columbia)

This instrument was acknowledged before me on this 21 day of May, 2018 by Nancy Radcliffe as Trustee of Radcliffe Estate Tax Exemption Trust UDT January 19, 2011.



Misty M. Sandstrom
Notary Public for Oregon
My Commission Expires: 10/14/19

EXHIBIT A
Legal Description

The Southwest quarter of the Northwest quarter of the Northwest quarter of Section 19, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter, being monumented with a 1 ¼" axle; thence North 00°14'34" East along the West line of said Southwest quarter 654.39 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC." at the Northwest corner thereof; thence North 89°37'46" East along the North line of said Southwest quarter 662.89 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC." at the Northeast corner thereof; thence South 00°19'02" West along the East line of said Southwest quarter 656.38 feet to a 1" iron pipe at the Southeast corner thereof; thence South 89°48'02" West along the South line of said Southwest quarter 662.02 feet to the point of beginning.

And subject to that certain royalty interest in the rock, sand, and gravel upon the property reserved by WREDCO 1, LLC and recorded February 25, 2014 in the records of Columbia County as Document 2014-001159.

Property Detail Report

OR

APN: 434348

Columbia County Data as of: 04/07/2025

Owner Information

Owner Name: Bush William / Bush Crystalyn

Vesting:

Mailing Address: 62710 Wagon Wheel Dr, Saint Helens, OR 97051-3651

Occupancy: Unknown

Location Information

Legal Description:

APN: 434348

Munic / Twnshp:

Subdivision:

Neighborhood:

Elementary School: Lewis & Clark Elem...

Latitude: 45.90681

Alternate APN:

Twnshp-Rng-Sec:

Tract #:

School District:

Middle School:

Longitude:

5N1W190000302

05N-01W-19

St Helens School District 502

St Helens Middle S...

-122.86525

County:

Census Tract / Block:

Legal Lot / Block:

Legal Book / Page:

High School:

St Helens High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 05/21/2018 / 05/21/2018

Buyer Name: Bush William / Bush Crystalyn

Price:

Seller Name: Radcliff Nancy Eileen

Transfer Doc #: 2018.4310

Deed Type: Bargain & Sale Deed

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:

Living Area:

Total Adj. Area:

Above Grade:

Basement Area:

Style:

Foundation:

Quality:

Condition:

Total Rooms:

Bedrooms:

Baths (F / H):

Pool:

Fireplace:

Cooling:

Heating:

Exterior Wall:

Construction Type:

0

Year Built / Eff:

Stories:

Parking Type:

Garage #:

Garage Area:

Porch Type:

Patio Type:

Roof Type:

Roof Material:

Site Information

Land Use: Open Space

State Use: 640 - Vacant Ru...

County Use: 640 - Forest Land-Land Only Des. F/L Only Any Type

Site Influence:

Flood Zone Code: X

Community Name: Columbia County

Lot Area:

Lot Width / Depth:

Usable Lot:

Acres:

Flood Map #: 53015C0865G

Flood Panel #: 0865G

434,293 Sq. Ft.

9.97

53015C0865G

0865G

Zoning: CO:PF-80

of Buildings:

Res / Comm Units:

Water / Sewer Type:

Flood Map Date: 12/16/2015

Inside SFHA: False

Tax Information

Assessed Year: 2024

Tax Year: 2024

Tax Area: 02-08

Property Tax: \$92.79

Exemption:

Assessed Value: \$6,620

Land Value: \$6,620

Improvement Value:

Improved %:

Delinquent Year:

Market Total Value: \$291,130

Market Land Value: \$291,130

Market Imprv Value:

Market Imprv %:

Transaction History Report

OR

APN: 434348

Columbia County Data as of: 04/07/2025

Current Owner: Bush William / Bush Crystalyn

Vesting:
2009 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
05/21/2018	Deed Transfer				Bush William / Bush Crystalyn	Radcliff Nancy Eileen
	Sale Date: 05/21/2018		Doc Type: Deed Transfer		Doc #: 2018.4310	
	Title: None Available					
04/30/2009	Deed Transfer				Wredco I LLC	Weyerhaeuser R / E Dev
	Sale Date: 04/28/2009		Doc Type: Deed Transfer		Doc #: 2009.4345	
	Title: Columbia County Title & Escrow					

Enrolled
House Bill 2225

Sponsored by Representative HELM, Senator PROZANSKI (Presession filed.)

CHAPTER

AN ACT

Relating to forest template dwellings; creating new provisions; and amending ORS 215.750.

Whereas the existing law regarding new forest dwellings, under ORS 215.750, is being applied and interpreted by local jurisdictions and the judiciary in a manner inconsistent with the original purpose of the statute; and

Whereas clarification of the meaning and intention of ORS 215.750 is necessary; now, therefore,

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 215.750 is amended to read:

215.750. (1) As used in this section, "center of the subject tract" means the mathematical centroid of the tract.

[(1)] (2) In western Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:

(a) Capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:

(A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels;

(b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:

(A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or

(c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:

(A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.

[(2)] (3) In eastern Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:

(a) Capable of producing 0 to 20 cubic feet per acre per year of wood fiber if:

(A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels;

(b) Capable of producing 21 to 50 cubic feet per acre per year of wood fiber if:

(A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or
(c) Capable of producing more than 50 cubic feet per acre per year of wood fiber if:
(A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.

[3] (4) Lots or parcels within urban growth boundaries *[shall]* **may** not be used to satisfy the eligibility requirements under subsection *[(1) or]* (2) **or** (3) of this section.

[4] (5) A proposed dwelling under this section is *[not]* allowed **only** if:
(a) *[If]* It *[is prohibited by or]* will *[not]* comply with the requirements of an acknowledged comprehensive plan, *[and]* acknowledged land use regulations *[or]* **and** other provisions of law[.];
(b) *[Unless]* It complies with the requirements of ORS 215.730[.];
(c) *[Unless]* No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under ORS 215.740 (3) for the other lots or parcels that make up the tract are met[.];
(d) *[If]* The tract on which the dwelling will be sited *[includes]* **does not include** a dwelling[.];
(e) The lot or parcel on which the dwelling will be sited was lawfully established;
(f) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192;
(g) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and
(h) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.

[5] (6) Except as described in subsection *[(6)]* (7) of this section, if the tract under subsection *[(1) or]* (2) **or** (3) of this section abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.

[6] (a) (7) (a) If a tract 60 acres or larger described under subsection *[(1) or]* (2) **or** (3) of this section abuts a road or perennial stream, the measurement shall be made in accordance with subsection *[(5)]* (6) of this section. However, one of the three required dwellings *[shall]* **must** be on the same side of the road or stream as the tract and:
(A) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible, aligned with the road or stream; or
(B) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
(b) If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings *[shall]* **must** be on the same side of the road as the proposed dwelling.

[7] (8) Notwithstanding subsection *[(4)(a)]* (5)(a) of this section, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in subsection *[(1)]* (2), (3), *[(5) or]* (6) **or** (7) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

SECTION 2. Prior to November 1, 2023, a county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if:

- (1) No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and
- (2) The lot or parcel qualifies, notwithstanding ORS 215.750 (5)(h), for a dwelling under ORS 215.750.

SECTION 3. (1) The amendments to ORS 215.750 by section 1 of this 2019 Act apply:

- (a) On and after the effective date of this 2019 Act in Clackamas, Jackson, Lane and Polk Counties.

(b) On and after November 1, 2021, in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington and Yamhill Counties.

(c) On and after November 1, 2023, in Baker, Benton, Clatsop, Crook, Gilliam, Grant, Harney, Hood River, Jefferson, Klamath, Lake, Lincoln, Malheur, Morrow, Multnomah, Sherman, Tillamook, Umatilla, Union, Wallowa, Wasco and Wheeler Counties.

(2) A county may not apply any administrative rule adopted to implement the amendments to ORS 215.750 by section 1 of this 2019 Act until on or after the applicable date for that county under subsection (1) of this section.

(3) Section 2 of this 2019 Act applies:

(a) On and after the effective date of this 2019 Act in Clackamas, Jackson, Lane and Polk Counties.

(b) On and after November 1, 2021, in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington and Yamhill Counties.

SECTION 4. Section 2 of this 2019 Act is repealed on January 2, 2024.

Passed by House April 23, 2019

Received by Governor:

Repassed by House June 11, 2019

.....M..... 2019

Approved:

.....
Timothy G. Sekerak, Chief Clerk of House

.....M..... 2019

.....
Tina Kotek, Speaker of House

.....
Kato Brown, Governor

Passed by Senate June 6, 2019

Filed in Office of Secretary of State:

.....
Peter Courtney, President of Senate

.....M..... 2019

.....
Bev Clarno, Secretary of State



PORTLAND RESIDENTIAL APPRAISALS



Appraisal Report

Bush Matter

NYA Wagon Wheel Dr
St. Helens, OR 97051

Date of Report June 18, 2025

Effective Date May 12, 2025

File Number 20250236

Prepared For

William Bush
62710 Wagon Wheel Dr
St Helens, OR 97051

Prepared By

Charles Gregory Lamunyan, SRA, AI-RRS
Portland Residential Appraisals, Inc.
12665 SW 69th Avenue, Suite 200
Portland, OR 97223

June 18, 2025

William Bush
62710 Wagon Wheel Dr
St Helens, OR 97051



Dear William,

In fulfillment of your request, we have conducted an appraisal of the property commonly known as NYA Wagon Wheel Dr, St. Helens, OR 97051. The purpose of this appraisal assignment is to estimate the reduction in fair market value of the subject property caused by the enactment of State of Oregon House Bill 2225 which changes the forest template dwelling laws and restricts the use of the subject property. The intended use of the assignment results is to assist with a Measure 49 claim. The ownership interest being valued is the Fee Simple estate. This appraisal has been prepared for the exclusive use and benefit of William Bush and may not be used or relied upon by any other person or entity, for any purpose whatsoever, without the express written consent of the appraiser. The recognized intended user is William Bush. There are no third-party beneficiaries. The report and assignment results are relevant only to this specific intended use.

The following appraisal is an Appraisal Report format as defined by USPAP standards Rule 2-2(a). This format provides a detailed description of the appraisal process, subject and market data, and valuation analyses.

To develop an opinion of the reduction in fair market value, a before and after analysis is required. The before situation necessitates the use of a Hypothetical Condition that Oregon HB 2225 has not been enacted, eliminating the lawful establishment of a dwelling on the subject property. The after value does not require the use of the Hypothetical Condition.

Based upon my research and analysis of relevant market data, the diminution in value due to the restrictions caused by the enactment of HB 2225 as of an effective date of May 12, 2025 is as follows:

Before and After Market Value Comparison Summary Table	
Before Situation Value	\$239,000
After Situation Value	\$72,500
Diminution in Value	\$166,500

The value opinion is qualified by certain assumptions, limiting conditions, and certifications which are set forth in this report.

The property was inspected by Charles Gregory Lamunyan, SRA, AI-RRS, and the appraisal was developed by Mr. Lamunyan. If you have any questions concerning the report, please contact Mr. Lamunyan at (503) 595-8840.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "J. Lamunyan", is positioned above the contact information.

Charles Gregory Lamunyan, SRA, AI-RRS
Principal, Portland Residential Appraisals, Inc.
Oregon Certified Residential Appraiser; CR00981
Washington Certified Residential Appraiser; 1703190
Email: gregl@pdxres.com
Phone: (503) 595-8840
Direct: (503) 595-7645

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Executive Summary

Property Identification	
Situs Address	NYA Wagon Wheel Dr
City, State, Zip	St. Helens, OR 97051
County	Columbia
Legal Description	See property identification.
Map	5N1W19000032
Taxes/Tax Year	\$92.79/ 2024

Site	
Number of Parcels	1
Assessor Parcel Number (APN)	434348
Land Area	9.97 Acres
Zoning	Forest / Agriculture Use; (FA-80)
Shape	Mostly Rectangular
Topography	Level
Flood Zone	X

Highest and Best Use – Before Situation	
Use of Real Estate as of the Date of Value	Vacant – for Improvement w/ Single Family Residence.
Use of the Real Estate Reflected in the Appraisal	Vacant – for Improvement w/ Single Family Residence.
Opinion of Highest and Best Use	Improvement w/ Single Family Residence.

Highest and Best Use – After Situation	
Use of Real Estate as of the Date of Value	Vacant - Timber/Agricultural.
Use of the Real Estate Reflected in the Appraisal	Vacant - Timber/Agricultural.
Opinion of Highest and Best Use	Vacant - Timber/Agricultural.

Exposure and Marketing Time – Before Situation	
Estimated Exposure Time	30 to 90-days
Estimated Marketing Time	30 to 90-days

Exposure and Marketing Time – After Situation	
Estimated Exposure Time	60 to 120-days
Estimated Marketing Time	60 to 120-days

Location Map



Aerial Map



Aerial View



Plat Map



Photograph Addendum



Gated Private Street and Entry



Private Street View



Street View



Street View



Site View



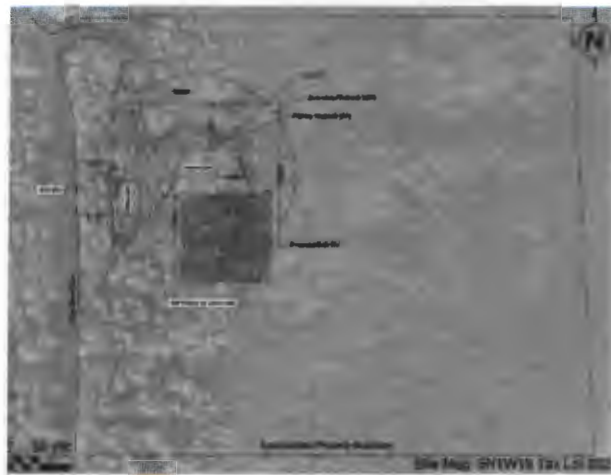
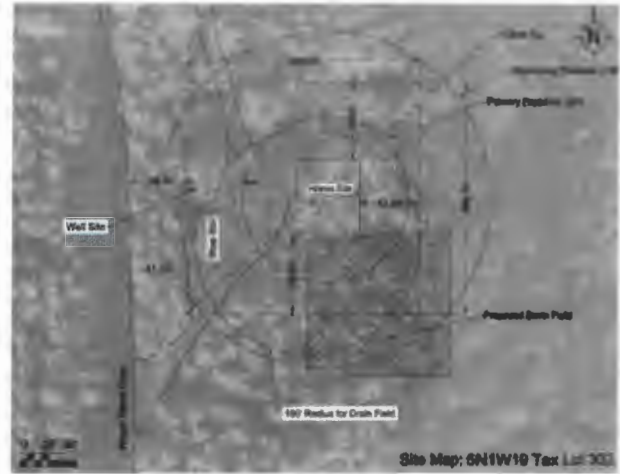
Site View



Well Head



Site View



Identification of the Appraisal Assignment

Identification of the Property

The subject is a vacant 9.97-acre parcel of land on Wagon Wheel Drive, a private street, in Saint Helens, Oregon, 97051. It is commonly known by tax map 05N01W19-00-00302, in the County of Columbia and State of Oregon. The assessor's parcel number is 434348. Per the most recent deed recording, the legal description is as follows:

EXHIBIT A Legal Description

The Southwest quarter of the Northwest quarter of the Northwest quarter of Section 19, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter, being monumented with a 1 1/4" axle; thence North 00°14'34" East along the West line of said Southwest quarter 654.39 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC." at the Northwest corner thereof; thence North 89°37'46" East along the North line of said Southwest quarter 662.89 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC." at the Northeast corner thereof; thence South 00°19'02" West along the East line of said Southwest quarter 656.38 feet to a 1" iron pipe at the Southeast corner thereof; thence South 89°48'02" West along the South line of said Southwest quarter 662.02 feet to the point of beginning.

And subject to that certain royalty interest in the rock, sand, and gravel upon the property reserved by WREDCO 1, LLC and recorded February 25, 2014 in the records of Columbia County as Document 2014-001159.

Purpose, Intended Use, and Intended User of this Appraisal

The purpose of this appraisal assignment is to estimate the reduction in fair market value of the subject property caused by the enactment of State of Oregon House Bill 2225 which restricts the use of the subject property. The intended use of the assignment results is to assist with a Measure 49 claim. Without prior written approval from the author, the use of this report is limited to the intended use. All other uses are expressly prohibited. Reliance on this report by anyone other than the client, or for a purpose not set forth above, is prohibited. The author's responsibility is limited to the client.

The intended users of this appraisal report are William Bush. No additional intended users are identified by the appraiser. This report is prepared for the sole use and benefit of the client. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than the client. The appraiser is not responsible for the unauthorized use of this report. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does it result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment related discussions.

The appraiser has not identified any purchaser, borrower, seller, lender, or agent as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

Type and Definition of Value

This report presents an opinion of the Fair Market Value of the Fee Simple interests of the subject property for the purposes of assisting the client in a Measure 49 claim.

Fair Market Value (Source: ORS 195.332)

The fair market value of property is the amount of money, in cash, that the property would bring if the property was offered for sale by a person who desires to sell the property but is not obligated to sell the property, and if the property was bought by a person who was willing to buy the property but not obligated to buy the property. The fair market value is the actual value of property, with all of the property's adaptations to general and special purposes. The fair market value of property does not include any prospective value, speculative value or possible value based upon future expenditures and improvements.

Property Rights Appraised

The ownership interest to be appraised is the Fee Simple Estate.

Fee Simple Estate (Source: The Dictionary of Real Estate Appraisal, 5th Edition)

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Date of Value Opinion

The effective date of the value opinion presented and supported in this report is May 12, 2025. The appraisal report was prepared subsequently and completed on or about June 18, 2025. This represents the date of the report. The appraiser makes no statements, warranties, or representations, either expressed or implied, with respect to the future value of the subject property. The inspection of the property occurred on May 12, 2025.

Personal Property

There is no personal property included in this valuation.

History of the Property

The property was purchased by William and Crystalyn Bush in May of 2018 from Nancy Eileen Radcliff, Trustee of the Radcliffe Estate Tax Exemption Trust UDT for \$140,000 in consideration. This was an apparent arm's length transaction. No sales or transfers of the property were found in available records since this transaction. Additionally, no listings were found in available records nor were any reported by the property owner.

Data Availability

All information utilized to describe the subject property and develop relevant market data was obtained from public and proprietary resources that are believed to be reliable. Information obtained from the client and/or ownership may be included in this report and is believed to be accurate.

Additional Relevant Definitions

There are no additional relevant definitions.

Scope of Work

The appraisal problem to be solved focuses on the diminution in value related to the enactment of State of Oregon House Bill 2225 which restricts the use of the subject property. The applicable appraisal methodology is a "before and after" analysis, where the market value of the subject property based upon the hypothetical that the HSB 2225 changes have not occurred (before situation), is compared to the market value of the property subject to the changes as a result of the passage of HSB 2225 (after situation). A comparison of the before and after valuation demonstrates the diminution in market value which can be attributed to the defects.

The subject property is vacant tract of land. Thus, the Sales Comparison Approach is the most appropriate and relevant method for valuation. This methodology aligns with the typical market behavior for similar land types which are customarily bought and sold based on direct market comparisons rather than income generation potential.

The Cost Approach is not relevant in this context. Land is not a reproducible asset, and therefore the underlying premise of the Cost Approach—estimating the value based on replacement or reproduction cost—is not applicable to vacant land. As such, this methodology does not contribute meaningfully to the valuation of the subject property.

While the property contains harvestable timber, timber is not the primary driver of value in the "before" condition. Its market appeal is largely based on the potential for single-family residential development in a private, wooded setting. Timber harvesting is secondary and may even detract from the site's desirability as a homesite by removing natural screening and aesthetic features. Thus, timber use is not the highest and best use in the "before" scenario.

In the "after" condition—following the application of Oregon House Bill 2225, which prohibits additional dwellings on contiguous, commonly owned forest-zoned parcels—the only legally permissible and probable use becomes timber harvesting. However, the purpose of this assignment is to measure the loss in value resulting from the elimination of residential development rights.

Because this restriction runs with the land, the appropriate way to measure the impact is through market comparison of buildable vs. non-buildable parcel sales. The income approach is not developed in the "after" scenario, as it does not capture the nature of the loss—namely, the diminished marketability and use resulting from the loss of residential potential.

The scope of work for this assignment includes a physical inspection of the subject property and a review of the characteristics and land uses of the property and surrounding neighborhood. Photographs were taken and a property profile developed.

Columbia County zoning code, the applicable CC&R's, and HSB 2225 were researched to ascertain allowable uses for the subject property. The location and/or availability of utilities were confirmed with available public records which were confirmed with William Bush.

Comparable transactions were researched through county records, DataTree and Regional Multiple Listing Service (MLS). Sales were confirmed with deed records. If verified with an agent involved in the transaction, verification will be specifically identified in the sales grids. When verification with an agent was not possible, the appraiser relied on published data sources and the public record for sale confirmation.

Greg Lamunyan, SRA, AI-RRS completed an inspection of the subject property on May 12, 2025. No inspection of the comparable sales was completed. The appraiser has relied on the MLS listings and public records.

Assignment Conditions

Hypothetical Conditions

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis.

Source: *Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition*

Hypothetical Conditions

- The valuation of the before situation is predicated upon the hypothetical that State of Oregon House Bill 2225 was never enacted. This hypothetical is used for the purpose of estimating the impact and damage to the property, if any.

Extraordinary Assumptions

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

Source: *Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition*

Extraordinary Assumptions

- No Extraordinary Assumptions were employed in the development of this appraisal.

Recognized Supplemental Standards and Certifications

This appraisal has been completed in conformance with Uniform Standards of Professional Appraisal Practice (USPAP).

The appraiser has completed the appraisal in compliance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

This appraisal has been prepared in conformance with the requirements of Oregon Revised Statutes 195 – Local Government Planning Coordination and Oregon Administrative Rules 660-041 which establishes rules and procedures for Measure 37 and 49 claims.

Property Description and Analysis



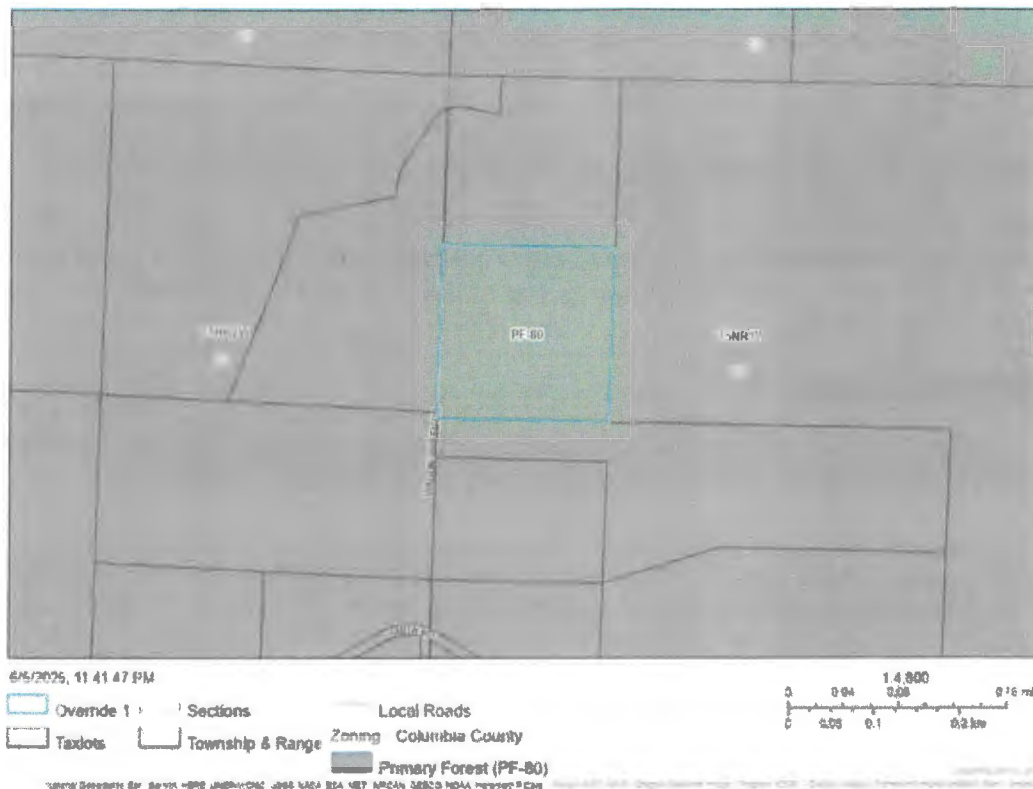
Site Description

The site is a 9.97-acre lot accessed via a gated and private road. It is level and heavily wooded except for the clearing and partial development of a home site. Existing improvements include a well and gravel driveway. The site is heavily wooded but mostly level.

Site Characteristics			
Dimensions	See Plat Map	Area	434,293 sf / 9.97 ac
View	Territorial	Shape	Rectangular
Size Conformity	Typical	View Conformity	Typical
Topography	Level	Site Quality	Good
FEMA Special Flood Area	No	Water Rights	None
CC&R's	Yes	HOA Dues	\$1,000 / Year
Water	Private Well	Sewer/Septic	Septic Approved
Electricity	Public	Gas	None
Street	Private / Gravel	Sidewalk	None
Alley	None	Ground Rent	Not Applicable

Zoning and Land Use

The property falls under Columbia County's zoning jurisdiction and has a zoning designation of Primary Forest; 80-acre (PF-80). It is within the Rural Reserve and future incorporation is not planned. The purpose of this zone is to retain forest land for forest use and to encourage the management of forest land for the growing, harvesting, and processing of forest crops consistent with the Oregon Forest Practices Act. Uses in this zone will also provide for other forest uses including watershed protection, soil protection, maintenance of clean air and water, wildlife and fisheries habitat, outdoor recreation activities, open space and scenic preservation, and agricultural activities free from the encroachment of conflicting non-forest uses and influences. Single family residences are allowed subject to administrative review. The site appears to have been lawfully established in 2009 and also passes a Forest Template Test around that same time.



Easements, Encroachments and Restrictions

A preliminary title report was neither provided by the client nor obtained by the appraiser for this assignment. The only known easement affecting the subject property pertains to the roadway, which is established as part of the Homeowners Association (HOA) framework and governed by the recorded Covenants, Conditions, and Restrictions (CC&Rs). Maintenance responsibilities for this roadway are defined within the CC&Rs and are carried out by the property owners through a shared maintenance fund. This fund is established, held, and administered by the HOA. Such arrangements are typical in planned developments and are not considered to have any adverse effect on the subject property's marketability or value.

Based on information provided by the property owner, no additional easements are known to exist. A copy of the recorded CC&Rs was made available to the appraiser and reviewed. These documents stipulate that all properties within the HOA are restricted to residential use only. Commercial activities, trades, crafts, or businesses are expressly prohibited. However, provisions are included to allow timber management and harvesting, subject to the condition that no harvesting may occur within 100 feet of the access road easement.

Flood Zone

The subject is not located in a FEMA special flood hazard area.

Map Data	
FEMA Special Flood Hazard Area	No
Map Number	41009C0340D
Zone	X
Map Date	November 26, 2010
FIPS:	410034
Source:	FEMA

Environmental Conditions

An environmental site assessment was not provided by the client. It has been specifically assumed that there are no adverse environmental conditions other than the restrictions and requirements of any environmental overlay zones which may affect the property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter.

Soil Conditions

A detailed soils analysis was not available for review. Accordingly, it has been assumed that there are no surface or subsurface soil conditions that would compromise or adversely influence development of the subject property. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Conformity and Market Acceptance

Before Situation

Prior to the enactment of HSB 2225, the subject site would be considered readily marketable as a residential home site. It offers a desirable degree of privacy and sufficient utility to support typical single-family residential development.

After Situation

Following the implementation of HSB 2225, the property is no longer eligible for residential improvement. As a result, its only legally permissible and economically productive use is limited to timber harvesting and management. This use is atypical for parcels located within planned developments intended for residential uses. Furthermore, the limited size of the site and the constraints on the allowable harvest area render it smaller and less functional than most non-buildable tracts commonly acquired for timber-related purposes.

Taxes and Assessment Analysis

						Tax Year:	2023-2024
APN	RMV Land	RMV Improvements	RMV Total	Net Assessed Value	Tax Rate Assessed	Base Tax	
434348	\$12,365	\$0	\$12,365	\$6,620	1.40%	\$93	

Market Analysis

Residential Market Overview

Real estate values throughout the Portland metropolitan area and surrounding communities have appreciated substantially since the Great Recession, with notable acceleration during the COVID-19 pandemic years. Following a prolonged period of economic uncertainty in 2020 and 2021, the housing market rebounded swiftly, fueled by historically low interest rates, a widespread shift toward remote work, and persistently low inventory. At the effective date of this report in mid-2025, market conditions have evolved but remain generally favorable. Interest rates have increased from their pandemic-era lows—when 30-year fixed mortgage rates often fell below 3%—and now hover in the mid-6% to low-7% range. Despite higher borrowing costs, demand remains strong, supported by tight housing supply and steady in-migration. Inventory across the region remains limited, with the Portland metro area reflecting approximately two months of available housing supply, well below what is typically considered a balanced market. As a result, competitively priced homes continue to receive strong interest, with marketing times averaging between 15 and 30 days in most areas.



According to the 2020 U.S. Census, the Portland-Vancouver-Hillsboro Metropolitan Statistical Area (MSA) ranks as the 25th largest in the United States, with a population exceeding 2.5 million residents. The MSA includes Multnomah, Washington, Clackamas, Columbia, and Yamhill counties in Oregon, as well as Clark and Skamania counties in Washington. Although the rate of population growth has slowed in recent years, the region continues to attract new residents due to its employment base, recreational amenities, and quality of life. The average household size remains approximately 2.5 persons, and median household income in the area is estimated at \$82,000 as of 2024. The unemployment rate at the effective date of this report is approximately 4.1%, reflecting a continued recovery from pandemic-era highs. Major regional employers include Intel, Providence Health & Services, Oregon Health and Science University (OHSU), Nike, Legacy Health, and Amazon, contributing to a diverse and stable economic foundation for the Portland housing market.

Portland-Vancouver-Hillsboro, OR-WA Metro Area (Source: U.S. Census Bureau, 2021 American Community Survey 1-Year Estimates)							
Description	2021	▲	2019	▲	2018	▲	2017
Total Population (Demo, 4)	2,510,696	0.7%	2,493,221	0.6%	2,478,996	1.1%	2,451,560
Number of Households (Social, 4)	1,001,984	3.9%	964,554	1.0%	954,947	2.1%	935,722
Average Household Size (Social, 19 or 5)	2.47	-2.8%	2.54	-0.8%	2.56	-0.8%	2.58
Median Household Income (Econ, 46)	83,943	1.0%	83,127	1.9%	81,568	2.6%	79,503
Average Household Income (Econ, 47)	109,491	1.3%	108,103	1.1%	106,970	4.3%	102,514
Total Labor Force (Econ, = 4*5)	1,349,366	-0.4%	1,354,329	0.4%	1,349,242	1.3%	1,331,852
Total Employed (Econ, 7)	61.6%	-3.3%	63.7%	-1.1%	64.4%	0.3%	64.2%
Unemployed (Econ, 8)	4.0%	37.9%	2.9%	3.6%	2.8%	-9.7%	3.1%
Not in Labor Force (Econ, 10)	34.3%	3.3%	33.2%	1.2%	32.8%	0.3%	32.7%
Unemployment Rate (Econ, 12)	6.1%	38.6%	4.4%	7.3%	4.1%	-10.9%	4.6%
Non-Farm Payroll Employment	2021	▲	2019	▲	2018	▲	2017
Agriculture, forestry, fishing and hunting, and mining (Econ, 15)	1.0%	-16.7%	1.2%	-7.7%	1.3%	0.0%	1.3%
Construction (Econ, 16)	6.5%	3.2%	6.3%	-8.7%	6.9%	7.8%	6.4%
Manufacturing (Econ, 17)	12.2%	0.8%	12.1%	-2.4%	12.4%	2.5%	12.1%
Wholesale trade (Econ, 18)	2.8%	-3.4%	2.9%	-3.3%	3.0%	-11.8%	3.4%
Retail trade (Econ, 19)	11.2%	2.8%	10.9%	0.0%	10.9%	0.9%	10.8%
Transportation and warehousing, and utilities (Econ, 20)	6.0%	9.1%	5.5%	5.8%	5.2%	0.0%	5.2%
Information (Econ, 21)	1.5%	-16.7%	1.8%	5.9%	1.7%	-19.0%	2.1%
Finance and insurance, and real estate and rental and leasing (Econ, 22)	5.8%	-6.5%	6.2%	0.0%	6.2%	-6.1%	6.6%
Professional, scientific, and management, and administrative and waste management services (Econ, 23)	14.2%	7.6%	13.2%	-0.8%	13.3%	6.4%	12.5%
Educational services, and health care and social assistance (Econ, 24)	21.8%	-3.1%	22.5%	4.2%	21.6%	-1.8%	22.0%
Arts, entertainment, and recreation, and accommodation and food services (Econ, 25)	7.9%	-12.2%	9.0%	0.0%	9.0%	0.0%	9.0%
Other services, except public administration (Econ, 26)	5.0%	11.1%	4.5%	-6.3%	4.8%	0.0%	4.8%
Public administration (Econ, 27)	4.1%	10.8%	3.7%	2.8%	3.6%	-2.7%	3.7%

Neighborhood Description

Columbia County is in northwestern Oregon, bordered by the Columbia River to the north and east and situated between the Portland metropolitan area and the Oregon Coast. The county is predominantly rural in character, with its economy and development historically tied to natural resource industries such as timber, agriculture, and river-based commerce. In recent decades, Columbia County has evolved into a mixed-use area with increasing residential development, particularly among commuters seeking a more rural lifestyle within driving distance of Portland.

The subject property is in a rural unincorporated area of Columbia County, outside the city limits of St. Helens, the county seat and largest urban center in the area. This region is characterized by forested hillsides, open pastures, and low-density residential development. Properties in this area typically consist of single-family dwellings on acreage lots, often with outbuildings, private wells, and septic systems. Residential development is scattered and varies in age, size, and quality, with some homes dating back several decades and others built more recently as part of rural estate-style developments.

Access to urban services is limited in unincorporated areas, but St. Helens provides commercial services, grocery stores, schools, and medical facilities. Regional commuting is facilitated by U.S. Highway 30, which connects Columbia County to the Portland metro area to the south and Rainier and Longview, Washington, to the north. Employment opportunities in the area are diverse, with many residents commuting to jobs in Portland, Scappoose, or Longview.

Outdoor recreation is a key component of the lifestyle in Columbia County. The area offers access to hiking, hunting, fishing, boating, and other nature-based activities, with nearby access to the Columbia River, Scappoose Bay, and various state and county parks.

Public education is provided by the St. Helens School District, which includes several elementary schools, a middle school, and St. Helens High School.

Neighborhood Sales Profile (2022-2020)								
Characteristic	Sales Price	Year Built	Age	Total Sq. Ft.	Bedrooms	Bathroom	Garage Bays	Lot Size (AC)
Low	\$260,000	1911	114	723	0	0.1	0	0.10
High	\$1,400,000	2023	2	4,428	6	5.2	9	87.88
Median	\$597,500	1978	47	2,064	3	2	2	3.95
Average (rounded)	\$603,173	1972	53	2,249	3.3	2	1.7	7.35

The following data has been extracted from the Regional Multiple Listing Service (RMLS) records for the subject market area. This is a broad overview of the market and includes all detached home sales reported in the indicated time periods. This data is intended to provide an accurate analysis of market trends based on a large sample size. This search was confined to detached home sales in Columbia County on lots between 1 and 99.9 acres in size.

Status	Sales	Months	Absorption	Median Sales Price	▲	Average Price/SF	Days on Market	List/Sale Ratio
2025 YTD	59	5	12	\$585,000	-2.3%	\$304	124	98.84%
2024	117	12	10	\$599,000	-0.2%	\$275	61	96.65%
2023	126	12	11	\$600,000	-1.6%	\$255	85	97.62%
2022	156	12	13	\$610,000	11.7%	\$282	53	98.18%
2021	175	12	15	\$546,000	14.9%	\$240	32	100.66%
2020	188	12	16	\$475,000	Base	\$199	9	98.51%

From 2020 through mid-2025, the residential real estate market has undergone a pronounced shift from a high-volume, fast-turnover environment to one marked by slower absorption, extended marketing periods, and price moderation. Annual sales have declined steadily from 188 in 2020 to just 59 year-to-date in 2025, while the absorption rate—reflecting monthly sales—has dropped from 16 to 12 over that same span. Median sale prices peaked at \$610,000 in 2022 and have since fallen to \$585,000 in 2025 YTD, a 2.3% year-over-year decline, with cumulative softening observed each year since the peak. Despite this, average price per square foot has continued to rise, reaching \$304 in 2025, up from \$275 in 2024 and \$255 in 2023, suggesting enduring demand for well-located or high-quality properties even as broader affordability weakens. However, the average days on market has surged to 124 in 2025—

nearly quadrupling from 2021—indicating reduced buyer urgency and increased time required to secure transactions. The list-to-sale ratio has improved slightly to 98.84% in 2025 YTD, likely reflecting more realistic pricing by sellers in a cooling market.

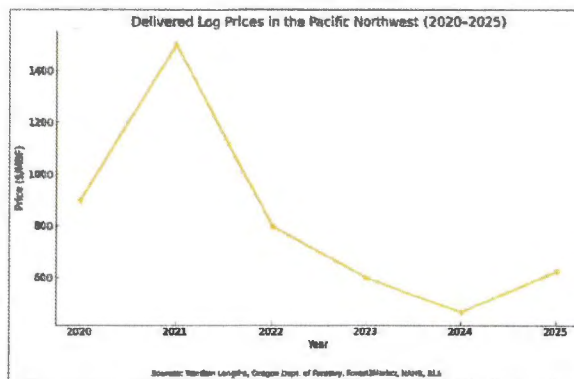
This deceleration in market activity directly correlates with rising mortgage interest rates. As of June 5, 2025, Freddie Mac reports the average 30-year fixed mortgage rate at 6.85% and the 15-year fixed rate at 5.99%, up dramatically from the sub-3% rates available in 2020 and 2021. The steady increase in rates over the past three years has eroded purchasing power and dampened buyer enthusiasm, particularly among first-time and move-up buyers. At the same time, many existing homeowners are reluctant to trade up or relocate due to the cost of giving up their historically low mortgage terms, constraining supply. Together, these factors have contributed to longer listing periods, lower transaction volumes, and subtle declines in median pricing—signaling a more balanced and rate-sensitive market as of mid-2025.

Forestry and Timber Market Trends

The Pacific Northwest timber market between 2020 and 2025 has been defined by dramatic price swings for delivered logs, paired with steadily rising harvesting and transportation costs.

Market Log Prices

According to data from Random Lengths, Forest2Market, and CME lumber futures, delivered Douglas-fir and Hem-Fir log prices saw extraordinary spikes in 2021, driven by pandemic-related mill disruptions and a booming housing market. Prices surged to over \$1,500/MBF at their peak in 2021. However, from late 2021 through 2023, prices corrected sharply. Reports from the Oregon Department of Forestry and Forest2Market indicate that prices fell to ~\$468/MBF in 2024. As of June 2025, futures and regional index prices suggest a modest recovery to around \$626/MBF.

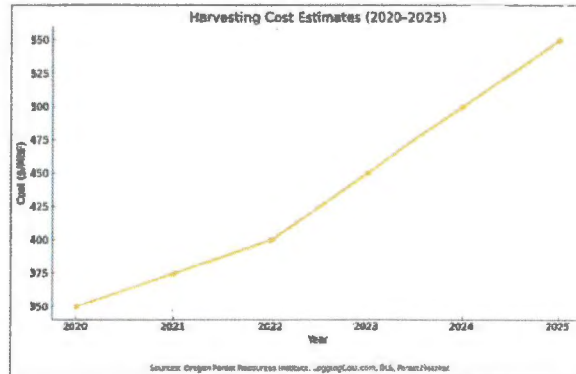


Harvesting and Delivery Costs

Based on trends reported by the Oregon Forest Resources Institute, LoggingCost.com, and the Bureau of Labor Statistics (BLS), the cost to harvest and deliver logs has steadily risen—from approximately \$350/MBF in 2020 to an estimated \$550/MBF in 2025. Cost drivers include rising wages, fuel prices, equipment costs, and regulatory compliance burdens. Even as market prices fell, these costs remained firm or increased, squeezing margins.

Margin Implications

The overlay of log prices and cost estimates shows that 2021 presented outsized profitability for producers, with delivered log prices far exceeding harvesting costs. However, by 2023–2024, margins had largely eroded or turned negative. In 2024, many producers operated at a loss. A slight rebound in prices in 2025 is helping to restore breakeven conditions, though profits remain slim and uncertain.



Exposure Time Estimate

Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective opinion based upon analysis of past events assuming a competitive and open market. It is a function of price, time, and use, and not an isolated estimate of time alone. Both the comparable sales used in the Sales Comparison Approach and the broader market segment trends were considered in the development of an exposure time opinion. Considering this data, an exposure time of 30 to 90 days is concluded for the before situation. Given the diminished marketability of the property in the after situation, an exposure time of 60 – 120 days is concluded.

Marketing Time Estimate

Marketing time is the length of time necessary to sell real property at market value immediately after the effective valuation date. It is not intended to be a prediction of a date of sale but is an important part of the appraisal assignment. Based on statistical analysis of sales data a marketing time of 30 to 90 days is estimated. Given the diminished marketability of the property in the after situation, a marketing time of 60 to 120 days is concluded.

Highest and Best Use Analysis

Highest and Best Use (Source: The Dictionary of Real Estate Appraisal, 5th Edition)

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

Highest and Best Use, As Vacant – Before Situation

The primary legal consideration affecting the subject property is the local zoning designation. The property is zoned Primary Forest, 80-acre minimum (PF-80). The purpose of this zoning classification is to preserve forest land for forest-related uses and to encourage the management of such land for the growing, harvesting, and processing of forest products. While the zone is primarily intended for forest management, single-family residences are permitted subject to administrative review.

According to documentation provided, the site appears to have been lawfully established in 2009. At that time, it also passed a Forest Template Test, as confirmed by a letter from Columbia County Planning.

In addition to zoning, the property is subject to recorded Covenants, Conditions, and Restrictions (CC&Rs) applicable to lots within this gated community. These CC&Rs limit development to single-family residential use. However, provisions allow for timber management and harvesting, with the caveat that no timber harvesting may occur within 100 feet of the access road easement.

Physically, the site is a rectangular parcel with frontage on a private asphalt road. The lot is generally level and densely wooded, except for a cleared area near the road that has been improved with a well and partial gravel driveway. The site would require installation of a septic system for residential use; a previous septic approval permit was issued (*Record: 192-LOV13-009*). No apparent physical constraints inhibit the development of a single-family dwelling. Similarly, no significant limitations appear to hinder timber harvesting, aside from the 100-foot setback, which effectively restricts harvesting within approximately 150 feet of the parcel's eastern boundary due to the road's proximity.

From a market standpoint, the current environment is characterized by a limited housing supply, with strong demand for suburban and rural residential properties. This demand has sustained relatively high land prices, even as overall inflation and interest rate increases have tempered the rapid price appreciation seen in previous years. In contrast, rising timber harvesting costs and the decline from historically high log prices in 2021 have reduced the profitability of timber production. As a result, market interest in timber-only properties has declined, while properties suitable for residential development remain in higher demand.

Considering the legal entitlements, physical attributes, and current market conditions, the highest and best use of the subject property, as if vacant, is for development with a single-family residential dwelling. This conclusion is further supported by comparable market data, which indicates that properties improved with residences command significantly higher prices than those held exclusively for timber production.

Highest and Best Use – After Situation

While the property is zoned PF-80, which permits single-family dwellings subject to administrative review, the legal context has been significantly altered by Oregon House Bill 2225. According to the property owner, the subject parcel is considered contiguous and commonly owned with the adjacent parcel, which is already improved with a single-family residence. Under HB 2225, such contiguous forest-zoned parcels under common ownership are deemed a single unit for the purposes of residential development eligibility. As a result, the subject property is not independently eligible for an additional dwelling, as it is treated as part of an already-improved larger tract.

This legislative restriction materially affects the legal permissibility of residential development on the subject site. Although physically the property is capable of supporting a single-family dwelling and is otherwise free of barriers to development, the legal constraint imposed by HB 2225 precludes new residential construction on the parcel in its current ownership configuration.

Given this limitation, the highest and best use of the subject property in the after situation, is for continued use as forest land, including timber growth and harvesting, subject to the restrictions outlined in the CC&Rs.

Valuation Process Summary

In the application of the real estate process, there are three distinct methods of data analysis. The three approaches to value are defined below. Although all three approaches may be applicable to a property, one or more of the approaches may have greater significance. A summary of which approaches have and have not been developed, and the reason for their inclusion or exclusion is provided.

Sales Comparison Approach (Source; Dictionary of Real Estate Appraisal 5th Addition)

The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale price (or unit prices, as appropriate) of the comparable properties based on relevant market-derived elements of comparison.

Cost Approach (Source; Dictionary of Real Estate Appraisal 5th Addition)

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.

Income Approach (Source; Dictionary of Real Estate Appraisal 5th Addition)

A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holder period and the reversion can be discounted at a specified yield rate.

The subject property is vacant tract of land. Thus, the Sales Comparison Approach is the most appropriate and relevant method for valuation. This methodology aligns with the typical market behavior for similar land types which are customarily bought and sold based on direct market comparisons rather than income generation potential.

The Cost Approach is not relevant in this context. Land is not a reproducible asset, and therefore the underlying premise of the Cost Approach—estimating the value based on replacement or reproduction cost—is not applicable to vacant land. As such, this methodology does not contribute meaningfully to the valuation of the subject property.

While the property contains harvestable timber, timber is not the primary driver of value in the “before” condition. Its market appeal is largely based on the potential for single-family residential development in a private, wooded setting. Timber harvesting is secondary and may even detract from the site's desirability as a homesite by removing natural screening and aesthetic features. Thus, timber use is not the highest and best use in the “before” scenario.

In the “after” condition—following the application of Oregon House Bill 2225, which prohibits additional dwellings on contiguous, commonly owned forest-zoned parcels—the only legally permissible and probable use becomes timber harvesting. However, the purpose of this assignment is to measure the loss in value resulting from the elimination of residential development rights.

Because this restriction runs with the land, the appropriate way to measure the impact is through market comparison of buildable vs. non-buildable parcel sales. The income approach is not developed in the “after” scenario, as it does not capture the nature of the loss—namely, the diminished marketability and use resulting from the loss of residential potential.

Valuation - Before Situation

The sales comparison approach is most useful when several similar properties have transacted. These sales are analyzed to support an indicated range of value in which the value of the subject property would fall. Using this comparative procedure, the appraiser supports an opinion of value.

Market research revealed an active market relative to the subject immediate area and relevant and meaningful sales for comparison have occurred. Of the properties considered, the following were the most meaningful in this analysis.



Comparable 1

APN# 15720 Robinette Rd

Comparable 1 is a gated, rectangular, 10-acre wooded parcel with rolling terrain.

The property was listed for \$274,900 in November 2021. It went under contract in December 2021 and closed at \$205,000 as a cash transaction in January 2022.



Comparable 2

APN# 5130 Dart Creek Rd

Comparable 2 is a mostly rectangular 6.07-acre wooded parcel with gently sloping terrain.

The property was listed at \$274,900 in Nov 2021, the property went under contract in Dec and sold for \$205,000 cash in Jan 2022



Comparable 3

61417 Robinette Rd

Comparable 3 is a gated, mostly fenced, mostly rectangular 8.64-acre wooded parcel with rolling terrain.

The property was listed for \$269,900 in September 2020. It went under contract in October 2020 and closed at \$260,000 with private contract financing in October 2021.



Comparable 4

APN# 15742 Rays Way

Comparable 4 is a mostly rectangular, 15.22-acre wooded parcel with sloped terrain.

The property was listed for \$285,000 in October 2024. It went under contract shortly thereafter and closed at the full listing price with conventional financing in November 2024.

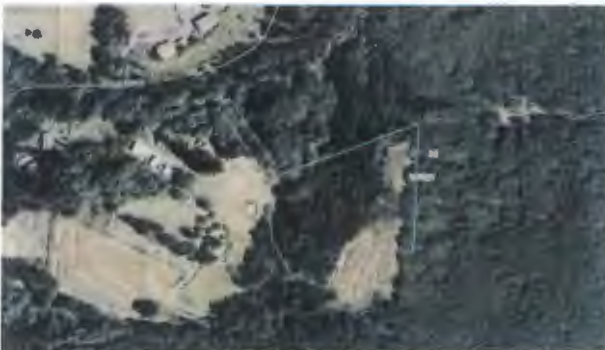


Comparable 5

APN# 7692 Alder Creek Rd

Comparable 5 is a mostly rectangular, 5.00-acre wooded parcel with gently sloping terrain.

The property was listed for \$215,000 in March 2024. It went under contract shortly thereafter and sold for \$210,000 cash in April 2024.



Comparable 6

APN# 437180 Armstrong Rd

Comparable 6 is a irregular shaped, 5.04-acre wooded parcel with level terrain.

The property was listed for \$270,000 in September 2023. It went under contract in March 2025 and sold for \$235,000 with conventional financing in April 2025.



Comparable 7

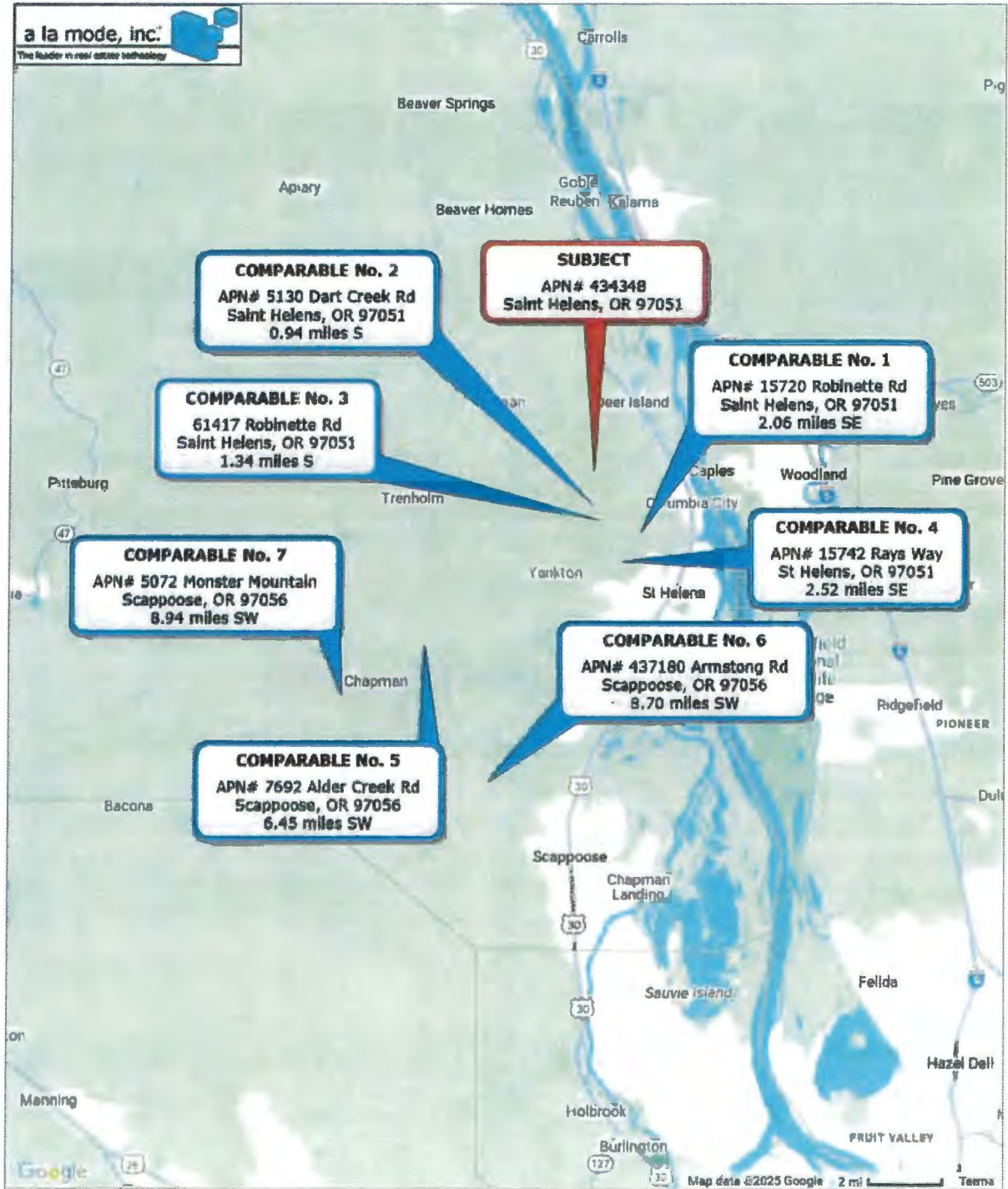
APN# 5072 Monster Mountain Dr

Comparable 7 is a rectangular, 18.62-acre wooded parcel with a sloping terrain.

The property was listed for \$275,000 in March 2022. It went under contract in June 2024 and sold for \$255,000 cash in August 2024.

Comparable Sales Summary Table - Before Situation															
Comparable #	Subject	1		2		3		4		5		6		7	
Street	Wagon Wheel Dr	Robinette Rd		Dart Creek Rd		61417 Robinette Rd		Rays Way		Alder Creek Rd		Armstrong Rd		Monster Mountain Dr	
RMLS #	n/a	21306840		21160874		20557162		24452274		24219122		23591255		23530081	
APN	434348	15720		5130		15711		15742		7692		437180		5072	
Terms	n/a	Farm & Credit		Cash		Cash		Cash		Cash		Cash		Cash	
Neighborhood	St Helens	St Helens		St Helens		St Helens		St Helens		Scappoose		Scappoose		Scappoose	
Locational Factors	Wooded	Wooded		Wooded		Wooded		Wooded		Wooded		Wooded		Wooded	
Size (AC)	9.97	10.00		6.07		8.64		15.22		5.00		5.04		18.62	
Shape	Rectangular	Rectangular		Mostly Rectangular		Mostly Rectangular		Mostly Rectangular		Mostly Rectangular		Irregular		Rectangular	
Topography	Level	Rolling		Gently Sloped		Rolling		Sloped		Gently Sloped		Level		Sloped	
Zoning	PF-80	PF-80		RR-5		RR-5		FA-80		RR-5		PF-80		PF-80	
Well	Yes	No		No		Yes		No		No		Yes		No	
Septic	No - Approved	No		No - Approved		Yes		No		No		No - Approved		No	
Structures	None	None		None		Barn, Garage		None		None		None		None	
Permitted/Allowed	SFR	SFR		SFR		SFR		SFR		SFR		SFR		SFR	
Analysis Summary															
Sale Price		\$190,000		\$195,000		\$260,000		\$285,000		\$210,000		\$235,000		\$255,000	
Concessions		None Reported		None Reported		None Reported		None Reported		None Reported		None Reported		None Reported	
Sale Date		Jun-21	7.6%	Dec-21	-4.1%	Jun-21	7.6%	Oct-24	0%	Apr-24	0%	Mar-25	0%	Jun-24	0%
Tred Adjusted Price		\$204,440		\$187,005		\$279,760		\$285,000		\$210,000		\$235,000		\$255,000	
Improvements		\$0		\$0		(\$30,000)		\$0		\$0		\$0		\$0	
Well		\$0		\$0		(\$30,000)		\$0		\$0		(\$30,000)		\$0	
Septic		\$0		\$0		(\$15,000)		\$0		\$0		\$0		\$0	
Adjusted Sale Price		\$204,440		\$187,005		\$209,760		\$285,000		\$210,000		\$210,000		\$255,000	
Adjusted \$/AC		\$20,444		\$30,808		\$23,699		\$18,725		\$42,000		\$40,675		\$13,695	
Overall Comparison		Inferior		Similar		Similar		Superior		Similar		Similar		Inferior	

Comparable Sales Map



Final Reconciliation

Seven comparable sales were analyzed to estimate the market value of the subject property in its "before" condition, when it was legally eligible for development with a single-family dwelling. Sales 1 through 3, although dated, are most similar in size, zoning, and general utility to the subject. These sales are particularly useful in bracketing value for parcels suitable for residential development on larger forested lots.

Sales 4 through 7 are more recent and help inform current market conditions. However, two of these (Sales 5 and 6) are notably smaller in acreage. This scale difference tends to result in higher per-acre value indications, which are not directly applicable to the subject's nearly 10-acre size.

Most weight is placed on Sales 2, 3, and 4, which offer the best combination of similarity, size, and relevance to the subject's residential development potential. These sales support a reasonable range of \$18,725 to \$30,808 per acre, with Sale 3 (\$24,278/AC) providing a strong mid-point indicator. Based on this analysis, a value conclusion of \$200,000, or approximately \$20,000 per acre, is supported for the subject property in its buildable "before" condition.

Contributory Value of Site Improvements

In addition to land value, the subject property includes several site improvements made in anticipation of residential development. These include the clearing of the probable homesite, installation of a domestic well, and construction of a partial gravel driveway. According to the owner, estimated costs were:

- Clearing: \$72,000
- Well: \$30,000
- Driveway: \$9,000

The well and driveway costs are typical for rural residential development and are supported by market benchmarks. These are therefore included at full contributory value. However, many of the comparable sales also featured cleared homesites, suggesting that the value contribution of site clearing is likely reflected in the land sales themselves. This factor was explicitly considered in the reconciliation process. As such, while the owner-reported cost of \$72,000 for clearing may reflect the gross investment, it likely overstates net contributory value due to potential timber sale offsets and market expectations. To avoid duplicating value already reflected in the comparable land sales, no contributory value is assigned to the clearing which is considered adequately accounted for in the land value estimate.

Whole Property Value Conclusion – Before Situation	
Land Value	\$200,000
Well	\$30,000
Driveway	\$9,000
Final Value Conclusion	\$239,000

Valuation - After Situation

Oregon House Bill 2225, enacted in 2019, amended ORS 215.750 to clarify and standardize the criteria for establishing dwellings on forest-zoned lands through the Forest Template Test. The bill introduced precise definitions—including “center of the subject tract”—tightened eligibility based on soil productivity, and imposed stricter requirements regarding parcel history, prior dwellings, and recorded deed restrictions. It also prohibits the use of parcels within Urban Growth Boundaries for template test qualification, restricts parcel manipulation through boundary adjustments post-2019, and mandates compliance with local comprehensive planning policies. HB 2225 was implemented incrementally by the county, with full statewide effect as of November 1, 2023.

The subject property is directly impacted by this legislation. According to the property owner, the parcel is contiguous and commonly owned with an adjacent parcel that is already improved with a single-family residence. Under HB 2225, contiguous forest-zoned parcels under common ownership are treated as a single unit for residential development purposes. As such, the subject parcel is no longer independently eligible for the establishment of an additional dwelling, as it is considered part of an already-improved larger tract.

This legislative restriction materially limits the legal permissibility of residential development. Although the property is physically capable of supporting a home and otherwise free of development constraints, the legal effect of HB 2225 precludes residential use under the current ownership structure. Therefore, in the “after” condition, the only legally and practically permissible use is forest management, including timber growing and harvesting, as further restricted by recorded CC&Rs.

The following sales reflect non-buildable forest land with similar probable use. These comparable sales are analyzed to support the value of the subject property in the “after” condition.

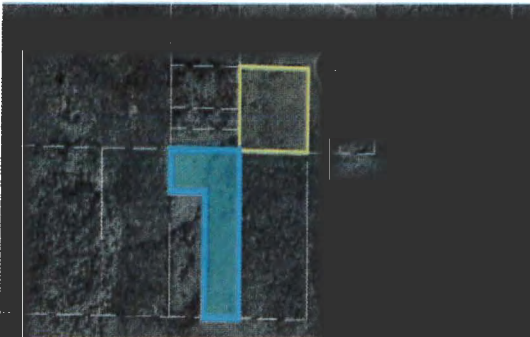


Comparable 1

APN# R823764 Dixie Mountain Rd

Comparable 1 is a rectangular, 7.50-acre wooded parcel with a gentle sloped terrain.

The property was listed for \$90,000 in July 2022. It went under contract in August 2022 and sold for \$55,000 cash in September 2022.

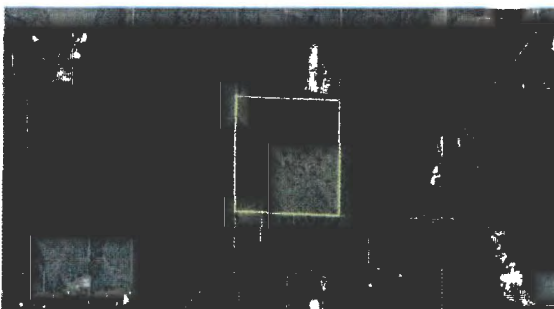


Comparable 2

APN# R823817, R823773 Dixie Mountain Rd

Comparable 2 is a rectangular, 22.50-acre wooded parcel, with a seasonal creek and a gentle sloped terrain.

The property was listed for \$135,000 in February 2021. It went under contract in July 2021 and sold for \$151,100 cash in August 2021.



Comparable 3

26845 NW Dorland Rd

Comparable 3 is a rectangular, 40.00-acre wooded parcel with a sloping terrain.

The property was listed for \$395,000 in March 2025. It went under contract in August 2024 and closed at \$300,000 with private contract financing in May 2025.



Comparable 4

56585 Pebble Creek

Comparable 4 is a rectangular, 16.67 acre wooded parcel with a gentle sloped terrain.

The property was listed for \$127,250 in March 2024. It went under contract shortly thereafter and sold for \$104,311 cash in May 2024.



Comparable 5

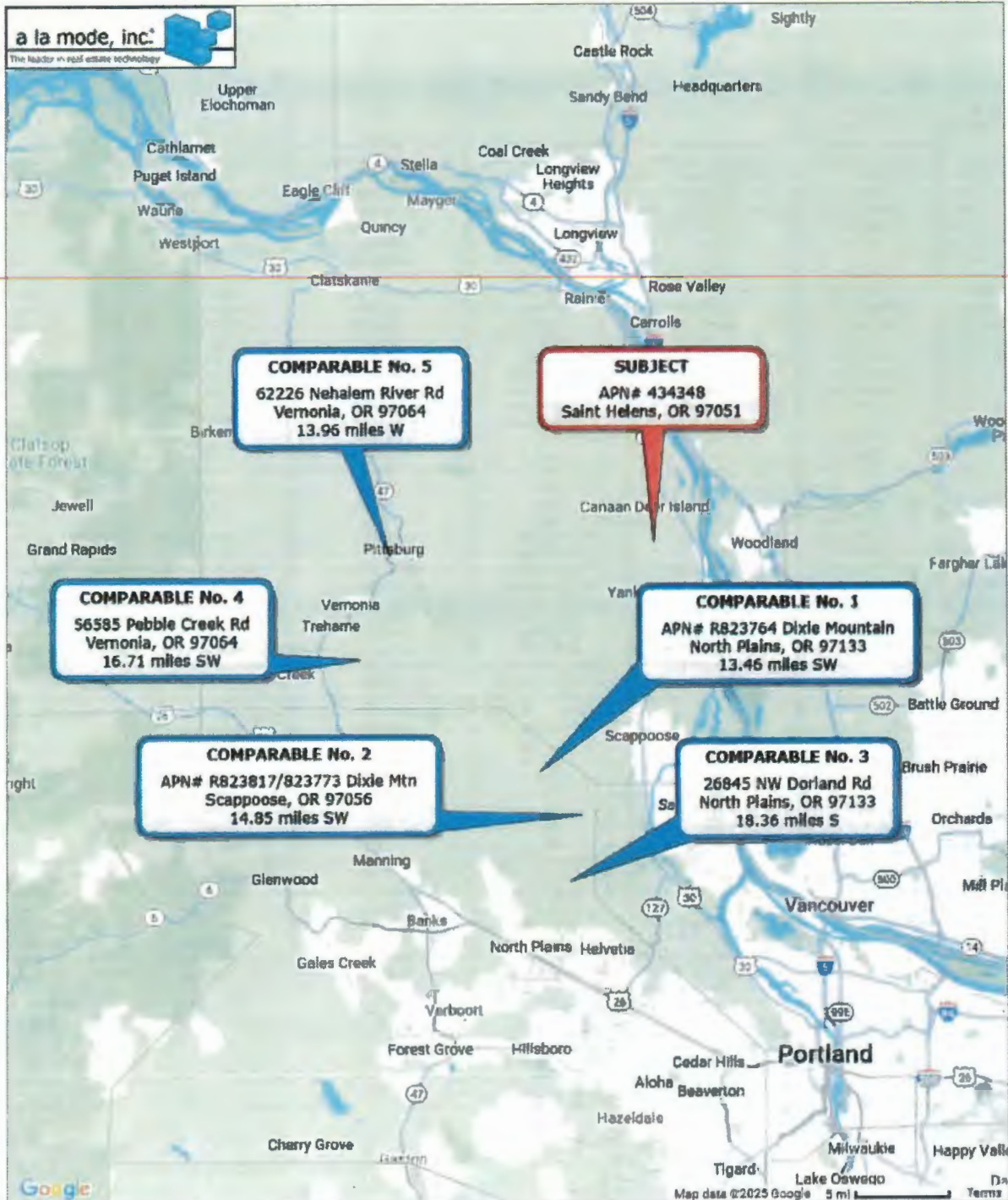
62226 Nehalem River Hwy N

Comparable 5 is a irregular shaped, 10.88-acre parcel with level terrain.

The property was listed for \$219,000 in September 2021. It went under contract in April 2022 and sold for \$150,000 cash in April 2022.

Comparable Sales Summary Table – After Situation											
Comparable #	Subject	1		2		3		4		5	
Street	Wagon Wheel Dr	Dixie Mountain Rd		Dixie Mountain Rd		26845 NW Dorland Rd		56585 Pebble Creek		62226 Nehalem River Hwy N	
RMLS #	n/a	22319547		21362836		506579274		24617580		21254425	
APN	434348	R823764		R823817, R823773		R786395		7692		24442	
Agent Verified	n/a	Cash		Cash		Contract		Cash		Cash	
Neighborhood	St Helens	North Plains		Scappoose		North Plains		Vernonia		Vernonia	
Locational Factors	Wooded	Wooded		Wooded		Wooded		Wooded		Open	
Size (AC)	9.97	7.50		22.50		40.00		16.67		10.88	
Shape	Rectangular	Rectangular		Rectangular		Rectangular		Mostly Rectangular		Irregular	
Topography	Level	Gently Sloped		Gently Sloped		Sloped		Gently Sloped		Level	
Zoning	PF-80	EFC		EFC		EFC		PF-80		PF-80	
Well	Yes	No		No		No		No		No	
Septic	No - Approved	No		No		No		No		No	
Structures	None	None		No Value		None		No Value		None	
Permitted/Allowed	Non-Buildable	Non-Buildable		Non-buildable		Non-buildable		Non-buildable		Non-buildable	
Analysis Summary											
Sale Price		\$55,000		\$151,100		\$300,000		\$104,311		\$150,000	
Concessions		None Reported		None Reported		None Reported		None Reported		None Reported	
Sale Date		Aug-22	-4.1%	Jul-21	7.6%	Apr-25	0%	Mar-24	0%	Apr-22	-4.1%
Tred Adjusted Price		\$52,745		\$162,584		\$300,000		\$104,311		\$143,850	
Improvements		\$0		\$0		\$0		\$0		\$0	
Well		\$0		\$0		\$0		\$0		\$0	
Septic		\$0		\$0		\$0		\$0		\$0	
Adjusted Sale Price		\$52,745		\$151,100		\$300,000		\$104,311		\$143,850	
Adjusted \$/AC		\$7,033		\$7,226		\$7,500		\$6,257		\$13,222	
Overall Comparison		Similar		Similar		Superior		Inferior		Superior	

Comparable Sales Map



Final Reconciliation

Five comparable sales were analyzed to estimate the market value of the subject property in its “after” condition, reflecting its current legal status as non-buildable forest land. All selected comparable sales involve parcels similarly restricted from residential development, making them appropriate indicators of market behavior for the subject.

The adjusted price-per-acre indications range from approximately \$6,257 to \$13,787 per acre, with most sales clustering between \$6,700 and \$7,500 per acre. Sales 2 and 3 provide strong support due to their wooded character, similar zoning, and general location profile. Sale 1, while also similar in setting and size, is considered a lower-end indicator likely influenced by the seller’s retention of mineral rights, which may have negatively affected market value. Sales 5 is superior due to its level and cleared site allowing for a variety of agricultural uses. It helps to define the upper bound of market support for non-buildable parcels.

Given the subject’s characteristics—its wooded nature, moderate size (9.97 acres), sale 2 is most relevant. Secondary weight is given to comparable 1 and 3. Based on these indicators, the concluded market value for the subject property in the after condition is \$72,500, or approximately \$7,250 per acre.

Site Improvements and Contributory Value

Although the subject has been improved with a domestic well, a partial gravel driveway, and clearing for a homesite, these improvements were installed in anticipation of residential development. In the current non-buildable context, such improvements are considered non-contributory. The market for forest or recreational parcels generally does not place added value on infrastructure elements that cannot support an allowable use. The well and driveway, while physically present, offer no measurable utility or enhancement under the property’s current legal limitations, and thus do not contribute to market value in the after condition.

Whole Property Value Conclusion – Before Situation
\$72,500

Before and After Value Comparison

The purpose of this appraisal assignment is to estimate the reduction in fair market value of the subject property caused by the enactment of State of Oregon House Bill 2225 which restricts the use of the subject property. The results of the preceding analysis are summarized below.

Before and After Market Value Comparison Summary Table	
Before Situation Value	\$239,000
After Situation Value	\$72,500
Diminution in Value	\$166,500

Certifications, Assumptions & Limiting Conditions

General Assumptions & Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions:

- Information presented in this report has been obtained from reliable sources and it is assumed that the information is accurate.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound, and all components are in working condition.
- The appraisal has provided exhibits to assist the client(s)/intended user(s) to understand from a graphical standpoint some of the salient issues which impact the subject property. We have relied upon a provided survey of the property and if further verification is required, a survey by a registered surveyor is advised.
- I, or those assisting in preparation of the report, will not be asked, or required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice (USPAP), and/or applicable federal, state, or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of the disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- The liability of Portland Residential Appraisals Inc., its principals, agents, and employees, is limited to the client. Further, there is no accountability, obligation, or liability to any third party. The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- Appraiser and Client agree that the following mutual limitation of liability was agreed to in consideration of the fees charged and the nature of Appraiser's services. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and its Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this appraisal shall be limited to the higher of \$25,000 or the total fees and costs charged by the Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitations claims, causes of action for negligence, professional negligence, or negligent misrepresentation on the part of either party or its Personnel, but excluding claims, causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended

third-party beneficiaries of this limitation of liability. "Personnel," as used in this paragraph, means the respective party's staff, employees, contractors, members, partners, and shareholders.

- Unless otherwise noted herein, a detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection of the subject property and surrounding properties, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.

Appraiser Certification Statement

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment or a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Charles Gregory Lamunyan, have completed the continuing education program for Designated Members of the Appraisal Institute.



Charles Gregory Lamunyan, SRA, AI-RRS
Principal, Portland Residential Appraisals, Inc.
Oregon Certified Residential Appraiser; CR00981
Washington Certified Residential Appraiser; 1703190
Email: gregl@pdxres.com
Phone: (503) 595-8840
Direct: (503) 595-7645





PORTLAND RESIDENTIAL APPRAISALS

Qualifications of Charles Greg Lamunyan, SRA, AI-RRS

Principal Owner

503.595.8840

gregl@pdxres.com



Greg Lamunyan is a State Certified Residential Appraiser and Principal of Portland Residential Appraisals Inc. He is committed to continuing education which is demonstrated by his Designated Membership of the Appraisal Institute (SRA & AI-RRS), his accreditation as an Accredited Green Appraiser (AGA), and his Worldwide ERC Appraisal Training. He provides a broad range of fee-based valuation services to attorneys, private parties, brokerages, accountants, relocation companies and lenders. He specializes in complex and high-value residential properties including small income properties with 4 units or less. He is experienced in litigation work as an expert witness and has completed the Appraisal Institute's Professional Development Program for Litigation.

Professional Designations, Accreditations and Membership/Affiliations

Designations

Member of the Appraisal Institute, 2015



The SRA and AI-RRS membership designations are held by professionals who provide a wide range of services for residential properties related to value, evaluations, reviews, consulting, and advice regarding investment decisions, among other things. Designated members agree to adhere to the Appraisal Institute Code of Professional Ethics and Standards of Professional Appraisal Practice, underscoring a commitment to sound and ethical professional practice. The completion of the continuing education requirements assures that Designated members remain informed on trends and changes pertaining to real property valuation and review, enabling them to provide valuations and reviews that reflect the latest in professional practice.

Accreditations

Accredited Green Appraiser (AGA), Earth Advantage



Earth Advantage is a non-profit organization working to accelerate the availability of sustainable homes for everyone. In addition to being an advocate for high-performance homes, they educate real estate professionals in the recognized building standards for single-family and multi-family homes. An accreditation from Earth Advantage – a trusted third-party industry expert – gives consumers piece of mind and verifies they are hiring a competent professional with the right experience and knowledge. An Accredited Green Appraiser has received highly specialized training in the valuation of the unique aspects of green and high-performance homes.

Memberships

Worldwide Employee Relocation Council Member #389900



WORLDWIDE ERC
MEMBER

The Employee Relocation Real Estate Advisory Council (ERC) is an organization developed by a small number of individuals to address the growing needs of a nation in moving its employees to increase productivity. It has evolved to become the premier trade organization for talent management and global mobility knowledge. In 1964 there were 6 members. Today, as Worldwide ERC®, their network of professionals, partners and stakeholders includes nearly 1,600 corporations and 10,000 service industry members across Europe, the Middle East and Africa, Asia and the Americas. Appraisers who have completed "Relocation Appraisal Trained – 2010" have advanced education on concepts and procedures in the relocation appraising process. They have developed report-writing techniques as well as experience with case studies for developing the market change and forecasting adjustments required for analysis and reporting for preparing relocation valuation services.

Portland Metropolitan Association of Realtors (NRDS# 709018529)



The Portland Metropolitan Association of Realtors® (PMAR) is a non-profit trade association dedicated to promoting and enhancing the Realtor® member's ability to conduct business ethically, professionally, and profitably while exhibiting a high standard of business etiquette. The more than 8,000 members of PMAR are committed to protecting and promoting homeownership, establishing, and maintaining high professional standards of practice, and creating unity in the real estate profession.

Education, Licenses and Endorsements

Education

Bachelor of Arts, Geography, Portland State University, 2010

Licenses and Endorsements

Oregon, State Certified Residential Appraiser, License No. CR00981

Oregon, Supervisory Endorsement

Washington, State Certified Residential Appraiser, License No. 1703190

Experience

Appraiser Assistant

Staff Appraiser

Principal/Owner

Notable Appraisal Projects

Jeanyne James et al. v. PacificCorp, et al. – Case No. 20-cv-33885

- Conducted appraisals of properties involved in this class action lawsuit to establish property damages related to properties burned in the 2020 Labor Day Fires.

Henle v. Clackamas County Assessor – Case No. TC-MD 210064R

- Conducted an appraisal in support a property tax appeal which involved annexation into the city of Lake Oswego along with an extensive renovation of a pre-existing home.

Professional Contributions

- Appraisal Institute, Oregon Chapter Outstanding Service & Leadership Award (2018)
- Appraisal Institute, Oregon Chapter Education Committee (2019-2022)
- Appraisal Institute, Oregon Chapter Regional Representative (2023-2025)

Professional Courses and Seminars

Professional Development Programs Completed, Appraisal Institute

- Litigation

Courses Completed

- Complex Properties: The Odd Side of Appraisal , McKissock Learning, 03/2025
- Comparative Market Analysis, Appraisal Institute, 06/2023
- Valuation Overview of Accessory Dwelling Units, Appraisal Institute, 09/2022
- Appraisers Guide to Expert Witnessing, Appraisal Institute, 06/2022
- Case Studies in Appraising Green Residential Buildings, Appraisal Institute, 04/2022
- 7-Hour USPAP Update Course, Appraisal Institute, 12/2021
- IRS Valuation Update, Appraisal Institute, 09/2021
- Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases, Appraisal Institute, 04/2021
- How to Write a Bulletproof Expert Witness Report, American Society of Appraisers, 02/2021
- Business Practices and Ethics, Appraisal Institute, 02/2020
- Litigation Appraising: Specialized Topics & Applications, Appraisal Institute, 10/2019
- Condemnation Appraising: Principles & Applications, Appraisal Institute, 05/2019
- 7-Hour USPAP Update Course, Appraisal Institute, 02/2019
- Complex Litigation Appraisal Case Studies, Appraisal Institute, 12/2018
- 2018 AppraiseRight Conference, Home Builders Association of Metro Portland, 11/2018
- Keeping Your Competitive Edge & Your License, Appraisal Institute, 10/2018
- The Appraiser as an Expert Witness: Preparation & Testimony, Appraisal Institute, 04/2018
- Solving Land Valuation Puzzles, Appraisal Institute, 03/2018
- Hot Legal Issues for Northwest Appraisers, Appraisal Institute, 09/2017
- Supervisory Appraiser/Trainee Appraiser Course, Appraisal Institute, 04/2017
- Intro to Green Buildings: Principles & Concepts, Appraisal Institute, 02/2017
- 7-Hour USPAP Update Course, Appraisal Institute, 02/2017
- Stats and Graphs 1, Valuemetrics Info Appraisal Education, 03/2016

- 7-Hour USPAP Update Course, Appraisal Institute, 02/2016
- FHA Appraising for Valuation Professionals: FHA Single Family Housing Appraisal Requirements, Appraisal Institute, 12/2015
- Review Theory-Residential, Appraisal Institute, 12/2015
- Business Practices & Ethics, Appraisal Institute, 05/2014
- Advanced Residential Report Writing/Part 2, Appraisal Institute, 10/2013
- Advanced Residential Applications & Case Studies, Appraisal Institute, 10/2013
- 7-Hour USPAP Update Course, Appraisal Institute, 09/2013
- Real Estate Finance, Statistics & Valuation Modeling, Appraisal Institute, 10/2013
- Residential Report Writing & Case Studies, Appraisal Institute, 08/2013
- Residential Site Valuation & Cost Approach, Appraisal Institute, 07/2013
- Residential Market Analysis and Highest & Best Use, Appraisal Institute, 07/2013
- Residential Sales Comparison & Income Approaches, Appraisal Institute, 05/2013
- Basic Appraisal Procedures, Appraisal Institute, 01/2011
- 15-Hour USPAP Course, Appraisal Institute, 03/2011
- Basic Appraisal Principles, Appraisal Institute, 11/2010

Seminars & Webinars

- Staying out of the Courtroom Unless you're being paid to be there, Appraisal Institute, 01/2025
- Residential Upzoning for Residential Appraisers, Appraisers Coalition of Washington, 09/2024
- Oregon and SW Washington Spring RE Conference, Appraisal Institute, 05/2024
- Spring Market Update-Single and Multifamily Residential, Appraisal Institute, 05/2023
- Portland Fall Real Estate Conference, Appraisal Institute, 10/2022
- Ethical Considerations for Attorneys and Appraisers in Transactions and Litigation, American Bar Association, 06/2022
- Arbitration Roundtable, 10/2021
- A Look at Supporting Adjustments with the Three Approaches, 09/2019
- Single & Multi-Family Residential Market Update, Appraisal Institute, 05/2018
- 2017 Oregon Appraisal Legislative Update, 01/2018
- New Residential Construction Issues, 04/2017
- Oregon Economic & Regulatory Update, 01/2016

COLUMBIA COUNTY TITLE 20090023

COLUMBIA COUNTY, OREGON 2009-004345
DEED-D 04/30/2009 01:31:49 PM
Cnt=1 Pgs=3 HUSERB
\$15.00 \$11.00 \$5.00 \$10.00 Total:\$41.00



00104431200900043450030039

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

When recorded, return to:
WREDCO I LLC
ATTENTION: MARLENE VOSS - PH 2
PO Box 9777
FEDERAL WAY, WA 98063-9777

Send Tax Statements to:
WREDCO I LLC - PH-2
PO Box 9777
Federal Way WA 98063-9777

Property ID No.
Ptn 0208 5N1W19-00-00300

Account No.
15596

STATUTORY WARRANTY DEED

The GRANTOR, WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY, a Washington corporation, for and in consideration of making a capital contribution to its wholly-owned subsidiary conveys and warrants to WREDCO I LLC, a Washington limited liability company, GRANTEE, the real estate situated in COLUMBIA COUNTY, OREGON, described on EXHIBIT A attached hereto and by this reference made a part hereof, as set forth on said Exhibit A.

The true and actual consideration for this transfer is: None (contribution to capital of wholly owned subsidiary).

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

Weyerhaeuser Real Estate Development Company to WREDCO I LLC
Homestead Forest Reserve - Lot 5
Page 1 of 3

OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated: April 28, 2009



Weyerhaeuser Real Estate Development
Company, a Washington corporation

By: [Signature]

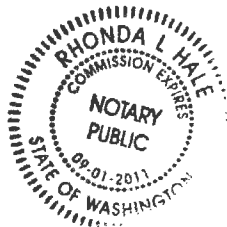
Title: Vice President

Attest: [Signature]

Assistant Secretary

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

Personally appeared before me, the undersigned authority in and for said county and state, on this 28th day of April, 2009, within my jurisdiction, the within named Scott Dahlquist and Marlene Voss, who acknowledged that they are the Vice President and an Assistant Secretary, respectively, of Weyerhaeuser Real Estate Development Company, a Washington corporation and that for and on behalf of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



[Signature]
Notary Public

My appointment expires: 9-01-2011

EXHIBIT A

IN COLUMBIA COUNTY, OREGON

All of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW¼ of NW¼ of NW¼) all in Section Nineteen (19) Township Five (5) North of Range one (1) West of the Willamette Meridian.

As shown on Survey Number 5633 in Columbia County Survey Records.

SUBJECT TO rights reserved in federal patents or state deeds, all oil, gas, mineral or fossil rights reservations, exceptions or conveyances made by prior owners, all covenants, restrictions, reservations, easements and rights of way for public and/or private roads and utilities heretofore established and existing on said land, all matters of public record and/or evident on the ground.

- - - END OF EXHIBIT A - -

COLUMBIA COUNTY, OREGON 2018-004310

DEED-D

Cnt=1 Pgs=2 HUSERB 05/21/2018 12:02:08 PM

\$10.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$56.00



00245634201800043100020021

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

AFTER RECORDING RETURN TO:

William Bush and Crystalyn Bush
62710 Wagon Wheel Road
St. Helens, OR 97051

SEND TAX STATEMENTS TO:

Same as Above

GRANTOR:

Nancy Eileen Radcliffe, Trustee of the
Radcliffe Estate Tax Exemption Trust UDT January 19, 2011
1615 7th Street, Columbia City, OR 97018

GRANTEE:

William Bush and Crystalyn Bush, Husband and Wife
62710 Wagon Wheel Road
St. Helens, OR 97051

TAX ACCOUNT: 5N1W1900 302

BARGAIN AND SALE DEED

For the true and actual consideration of \$140,000, NANCY EILEEN RADCLIFFE, TRUSTEE of the RADCLIFFE ESTATE TAX EXEMPTION TRUST UDT January 19, 2011, Grantor, conveys to WILLIAM BUSH and CRYSTALYN BUSH, Husband and Wife, Grantees, the following described real property:

A tract of land situated in Columbia County, Oregon, and more particularly described on Exhibit A, attached hereto.

This conveyance is made subject to and excepting those covenants, conditions, restrictions, liens, and easements whether of record or not, rights of parties in possession, encroachments, and any matter which would be disclosed by accurate survey of the property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Radcliffe Estate Tax Exemption Trust UDT January 19, 2011

Dated: May 21, 2018

By: Nancy Eileen Radcliffe, Trustee
Nancy Eileen Radcliffe, Trustee

STATE OF OREGON)

) ss.

County of Columbia)

This instrument was acknowledged before me on this 21 day of May, 2018 by Nancy Radcliffe as Trustee of Radcliffe Estate Tax Exemption Trust UDT January 19, 2011.



[Signature]
Notary Public for Oregon
My Commission Expires: 10/14/19

EXHIBIT A
Legal Description

The Southwest quarter of the Northwest quarter of the Northwest quarter of Section 19, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter, being monumented with a 1 1/4" axle; thence North 00°14'34" East along the West line of said Southwest quarter 654.39 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC." at the Northwest corner thereof; thence North 89°37'46" East along the North line of said Southwest quarter 662.89 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC." at the Northeast corner thereof; thence South 00°19'02" West along the East line of said Southwest quarter 656.38 feet to a 1" iron pipe at the Southeast corner thereof; thence South 89°48'02" West along the South line of said Southwest quarter 662.02 feet to the point of beginning.

And subject to that certain royalty interest in the rock, sand, and gravel upon the property reserved by WREDCO 1, LLC and recorded February 25, 2014 in the records of Columbia County as Document 2014-001159.

Property Detail Report

OR

APN: 434348

Columbia County Data as of: 04/07/2025

Owner Information

Owner Name: Bush William / Bush Crystalyn
Vesting:
Mailing Address: 62710 Wagon Wheel Dr, Saint Helens, OR 97051-3651

Occupancy: Unknown

Location Information

Legal Description:
APN: 434348
Munic / Twnshp:
Subdivision:
Neighborhood:
Elementary School: Lewis & Clark Elem...
Latitude: 45.90681
Alternate APN: 5N1W190000302
Twnshp-Rng-Sec: 05N-01W-19
Tract #:
School District: St Helens School District 502
Middle School: St Helens Middle S...
Longitude: -122.86525
County: Columbia, OR
Census Tract / Block:
Legal Lot / Block:
Legal Book / Page:
High School: St Helens High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 05/21/2018 / 05/21/2018 Price:
Buyer Name: Bush William / Bush Crystalyn Seller Name: Radcliff Nancy Eileen
Transfer Doc #: 2018.4310
Deed Type: Bargain & Sale Deed

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

Site Information

Land Use: Open Space
State Use: 640 - Vacant Ru...
County Use: 640 - Forest Land-Land Only
Des. F/L Only Any Type
Site Influence:
Flood Zone Code: X
Community Name: Columbia County
Lot Area: 434,293 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 9.97
Flood Map #: 53015C0865G
Flood Panel #: 0865G
Zoning: CO:PF-80
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 12/16/2015
Inside SFHA: False

Tax Information

Assessed Year: 2024
Tax Year: 2024
Tax Area: 02-08
Property Tax: \$92.79
Exemption:
Assessed Value: \$6,620
Land Value: \$6,620
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value: \$291,130
Market Land Value: \$291,130
Market Imprv Value:
Market Imprv %:

Transaction History Report

OR

APN: 434348

Columbia County Data as of: 04/07/2025

Current Owner: Bush William / Bush Crystalyn

Vesting:

2009 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
05/21/2018	Deed Transfer				Bush William / Bush Crystalyn	Radcliff Nancy Eileen
	Sale Date: 05/21/2018		Doc Type: Deed Transfer		Doc #: 2018.4310	
	Title: None Available					
04/30/2009	Deed Transfer				Wredco I LLC	Weyerhaeuser R / E Dev
	Sale Date: 04/28/2009		Doc Type: Deed Transfer		Doc #: 2009.4345	
	Title: Columbia County Title & Escrow					



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone (503) 429-6115
Fax (503) 429-6115
Email dwallace kls@kls.com

Exhibit A
Tract 5

The Southwest quarter of the Northwest quarter of the Northwest quarter of Section 19, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter, being monumented with a 1 1/4" axle; thence N 00°14'34" E along the West line of said Southwest quarter 654.39 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC" at the Northwest corner thereof; thence N 89°37'46" E along the North line of said Southwest quarter 662.89 feet to a 5/8" iron rod with a yellow plastic cap marked "KLS SURVEYING INC" at the Northeast corner thereof; thence S 00°19'02" W along the East line of said Southwest quarter 656.38 feet to a 1" iron pipe at the Southeast corner thereof; thence S 89°48'02" W along the South line of said Southwest quarter 662.02 feet to the point of beginning.

Containing 9.97 acres more or less

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 112.5 225 450 Feet

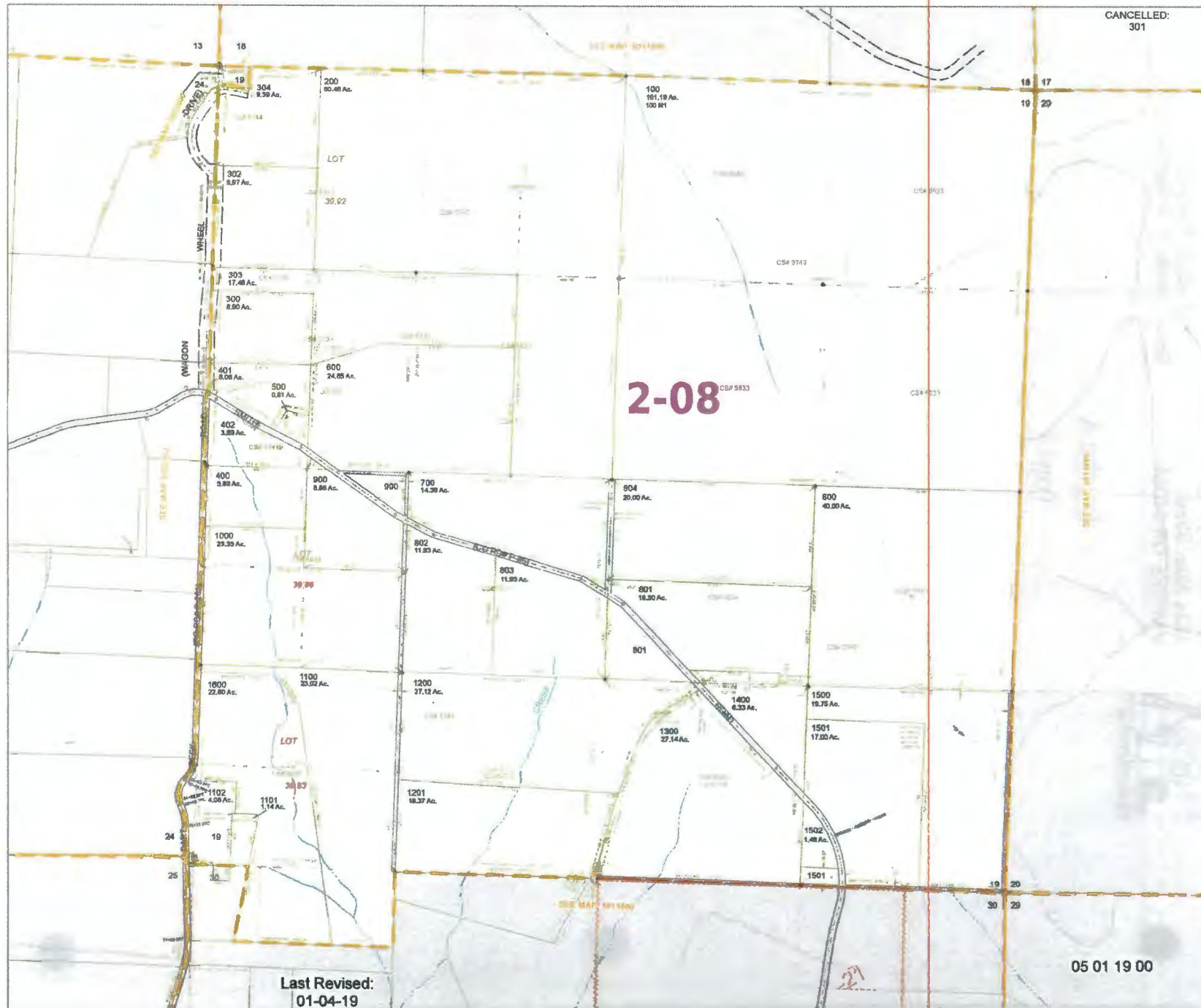
SECTION 19 T.5N. R.1W. W.M.

05 01 19 00

COLUMBIA COUNTY

1" = 400'

CANCELLED:
301



CS 5633
1 OF 7

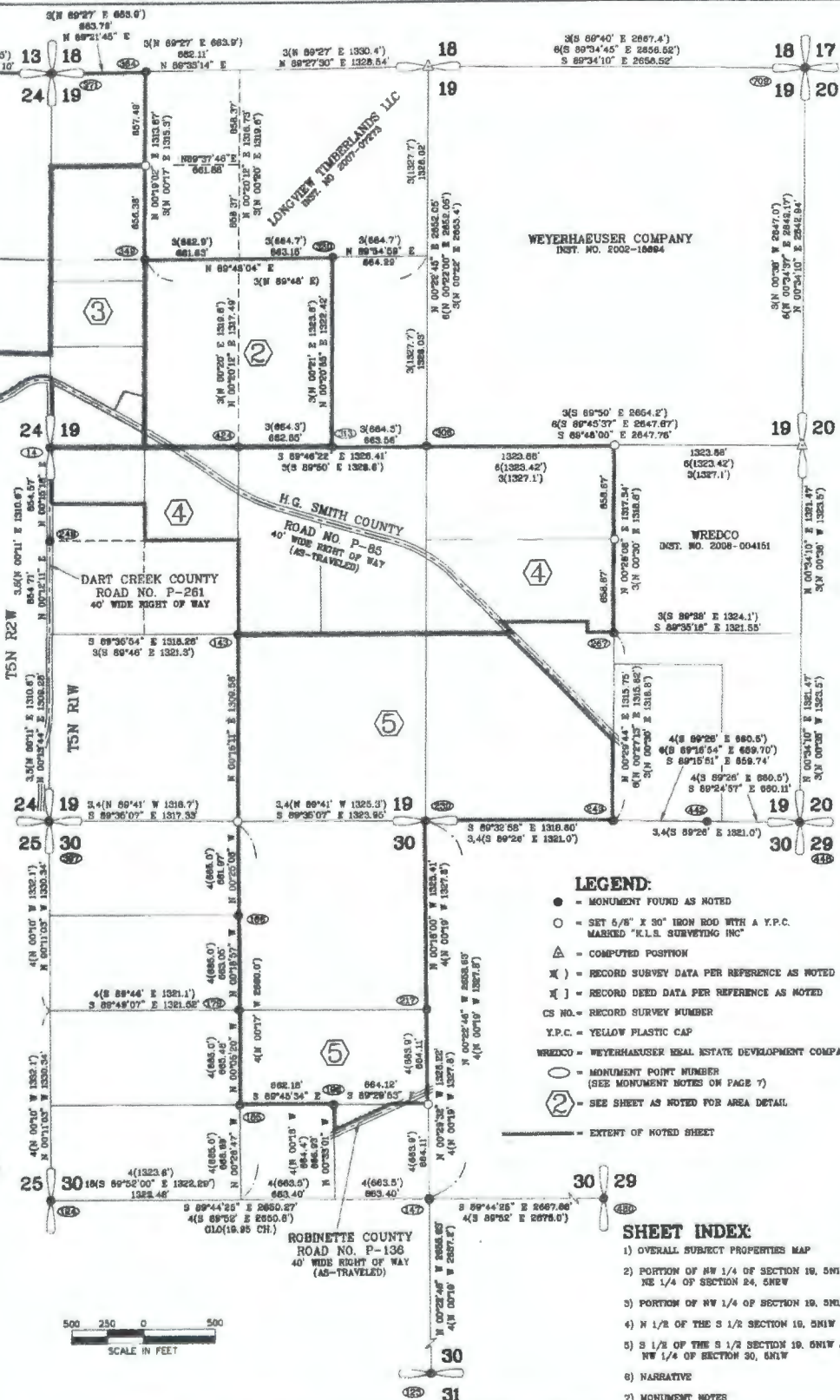
CS 5633
1 OF 7

REFERENCE DEEDS:

- 1 = DEED BOOK 11, PAGE 441
- 2 = DEED BOOK 11, PAGE 443
- 3 = DEED BOOK 25, PAGE 244
- 4 = DEED BOOK 25, PAGE 244
- 5 = DEED BOOK 25, PAGE 244
- 6 = DEED BOOK 25, PAGE 244
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- 98 = DEED BOOK 25, PAGE 244
- 99 = DEED BOOK 25, PAGE 244
- 100 = DEED BOOK 25, PAGE 244

REFERENCE SURVEYS:

- 1 = OLD SURVEY BY JOSEPH MURRY UNDER CONTRACT 32, DATED APRIL 9, 1855
- 2 = CS NO. 91
- 3 = CS NO. 3743
- 4 = CS NO. 3749
- 5 = CS NO. 3755
- 6 = CS NO. 4405
- 7 = CS NO. 4540
- 8 = CS NO. 4589
- 9 = CS NO. 4549
- 10 = CS NO. 4549
- 11 = CS NO. 4583
- 12 = CS NO. 4705
- 13 = CS NO. 4748
- 14 = CS NO. 5218
- 15 = CS NO. 5245
- 16 = CS NO. 5245
- 17 = CS NO. 5245
- 18 = CS NO. 5245
- 19 = CS NO. 5245
- 20 = CS NO. 5245
- 21 = CS NO. 5245
- 22 = CS NO. 5245
- 23 = CS NO. 5245
- 24 = PARTITION PLAT NO. 2004-21
- 25 = BEARING TREE BOOK B, PAGE 52
- 26 = BEARING TREE BOOK B, PAGE 53
- 27 = BEARING TREE BOOK B, PAGE 54
- 28 = BEARING TREE BOOK B, PAGE 55
- 29 = BEARING TREE BOOK B, PAGE 56
- 30 = BEARING TREE BOOK B, PAGE 57
- 31 = BEARING TREE BOOK B, PAGE 58
- 32 = BEARING TREE BOOK B, PAGE 59
- 33 = BEARING TREE BOOK B, PAGE 60
- 34 = BEARING TREE BOOK B, PAGE 61
- 35 = BEARING TREE BOOK B, PAGE 62
- 36 = BEARING TREE BOOK B, PAGE 63
- 37 = BEARING TREE BOOK B, PAGE 64
- 38 = BEARING TREE BOOK B, PAGE 65
- 39 = BEARING TREE BOOK B, PAGE 66
- 40 = BEARING TREE BOOK B, PAGE 67
- 41 = BEARING TREE BOOK B, PAGE 68
- 42 = BEARING TREE BOOK B, PAGE 69
- 43 = BEARING TREE BOOK B, PAGE 70
- 44 = BEARING TREE BOOK B, PAGE 71
- 45 = BEARING TREE BOOK B, PAGE 72
- 46 = BEARING TREE BOOK B, PAGE 73
- 47 = BEARING TREE BOOK B, PAGE 74
- 48 = BEARING TREE BOOK B, PAGE 75
- 49 = BEARING TREE BOOK B, PAGE 76
- 50 = BEARING TREE BOOK B, PAGE 77
- 51 = BEARING TREE BOOK B, PAGE 78
- 52 = BEARING TREE BOOK B, PAGE 79
- 53 = BEARING TREE BOOK B, PAGE 80
- 54 = BEARING TREE BOOK B, PAGE 81
- 55 = BEARING TREE BOOK B, PAGE 82
- 56 = BEARING TREE BOOK B, PAGE 83
- 57 = BEARING TREE BOOK B, PAGE 84
- 58 = BEARING TREE BOOK B, PAGE 85
- 59 = BEARING TREE BOOK B, PAGE 86
- 60 = BEARING TREE BOOK B, PAGE 87
- 61 = BEARING TREE BOOK B, PAGE 88
- 62 = BEARING TREE BOOK B, PAGE 89
- 63 = BEARING TREE BOOK B, PAGE 90
- 64 = BEARING TREE BOOK B, PAGE 91
- 65 = BEARING TREE BOOK B, PAGE 92
- 66 = BEARING TREE BOOK B, PAGE 93
- 67 = BEARING TREE BOOK B, PAGE 94
- 68 = BEARING TREE BOOK B, PAGE 95
- 69 = BEARING TREE BOOK B, PAGE 96
- 70 = BEARING TREE BOOK B, PAGE 97
- 71 = BEARING TREE BOOK B, PAGE 98
- 72 = BEARING TREE BOOK B, PAGE 99
- 73 = BEARING TREE BOOK B, PAGE 100
- 74 = BEARING TREE BOOK B, PAGE 101
- 75 = BEARING TREE BOOK B, PAGE 102
- 76 = BEARING TREE BOOK B, PAGE 103
- 77 = BEARING TREE BOOK B, PAGE 104
- 78 = BEARING TREE BOOK B, PAGE 105
- 79 = BEARING TREE BOOK B, PAGE 106
- 80 = BEARING TREE BOOK B, PAGE 107
- 81 = BEARING TREE BOOK B, PAGE 108
- 82 = BEARING TREE BOOK B, PAGE 109
- 83 = BEARING TREE BOOK B, PAGE 110
- 84 = BEARING TREE BOOK B, PAGE 111
- 85 = BEARING TREE BOOK B, PAGE 112
- 86 = BEARING TREE BOOK B, PAGE 113
- 87 = BEARING TREE BOOK B, PAGE 114
- 88 = BEARING TREE BOOK B, PAGE 115
- 89 = BEARING TREE BOOK B, PAGE 116
- 90 = BEARING TREE BOOK B, PAGE 117
- 91 = BEARING TREE BOOK B, PAGE 118
- 92 = BEARING TREE BOOK B, PAGE 119
- 93 = BEARING TREE BOOK B, PAGE 120
- 94 = BEARING TREE BOOK B, PAGE 121
- 95 = BEARING TREE BOOK B, PAGE 122
- 96 = BEARING TREE BOOK B, PAGE 123
- 97 = BEARING TREE BOOK B, PAGE 124
- 98 = BEARING TREE BOOK B, PAGE 125
- 99 = BEARING TREE BOOK B, PAGE 126
- 100 = BEARING TREE BOOK B, PAGE 127



LEGEND:

- - MONUMENT FOUND AS NOTED
- - SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
- △ - COMPUTED POSITION
- X - RECORD SURVEY DATA PER REFERENCE AS NOTED
- [] - RECORD DEED DATA PER REFERENCE AS NOTED
- CS NO. - RECORD SURVEY NUMBER
- Y.P.C. - YELLOW PLASTIC CAP
- WREDCO - WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY
- - MONUMENT POINT NUMBER (SEE MONUMENT NOTES ON PAGE 7)
- ② - SEE SHEET AS NOTED FOR AREA DETAIL
- - EXTENT OF NOTED SHEET

SHEET INDEX

- 1) OVERALL SUBJECT PROPERTIES MAP
- 2) PORTION OF NW 1/4 OF SECTION 19, 5NW & NE 1/4 OF SECTION 24, 5NW
- 3) PORTION OF NW 1/4 OF SECTION 19, 5NW
- 4) N 1/2 OF THE S 1/2 SECTION 19, 5NW
- 5) S 1/2 OF THE S 1/2 SECTION 19, 5NW & NW 1/4 OF SECTION 30, 5NW
- 6) NARRATIVE
- 7) MONUMENT NOTES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace
JANUARY 19 1993
DONALD D. WALLACE JR.
2601
RENEWAL DATE 6/30/10

K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OR 97154
(503) 429-8115

RECORD OF SURVEY FOR
WREDCO
IN THE NW 1/4 OF SECTION 30 &
ALL OF SECTION 19, T5N, R1W, & THE
NE 1/4 OF SECTION 24, T5N, R2W, W.M.,
COLUMBIA COUNTY, OREGON
SCALE 1" = 500' MARCH 18, 2009

SHEET 1 OF 7

Columbia County Surveyor
Received ELK/102
Filed 7/3/09
CS 5633

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1 OF 7

CS 5633
1 OF 7

C55633
3057

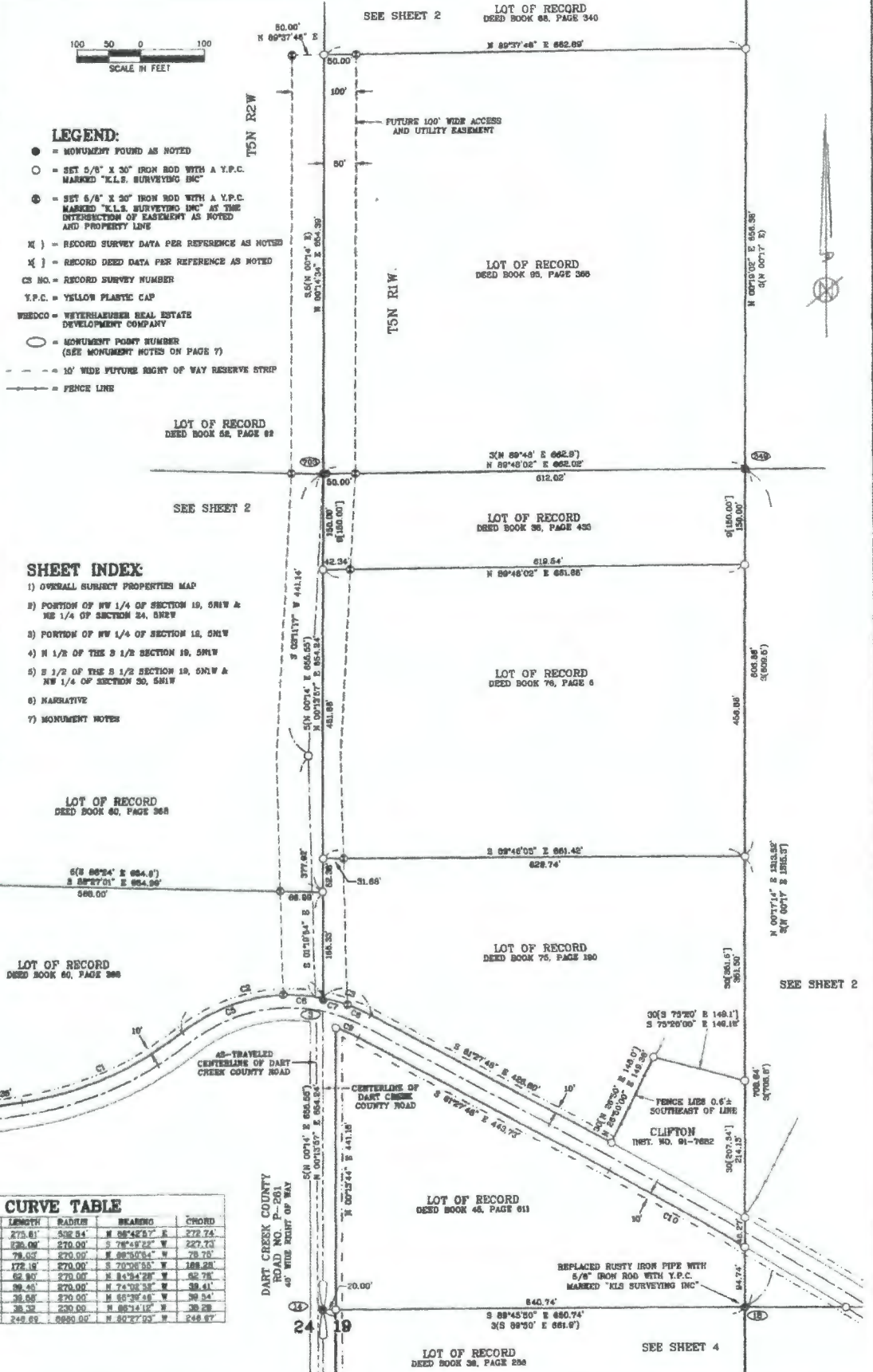
SHEET 3 OF 7

RECORD OF SURVEY FOR
WREDCO

IN THE NW 1/4 OF SECTION 30 &
ALL OF SECTION 19, 16N, R1W, & THE
NE 1/4 OF SECTION 24, 16N, R2W, W.M.
COLUMBIA COUNTY, OREGON
SCALE 1" = 100' MARCH 19, 2009

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JANUARY 18, 1993
DONALD D. WALLACE JR.
RENEWAL DATE 6/30/10
EXPIRES 1/20/10

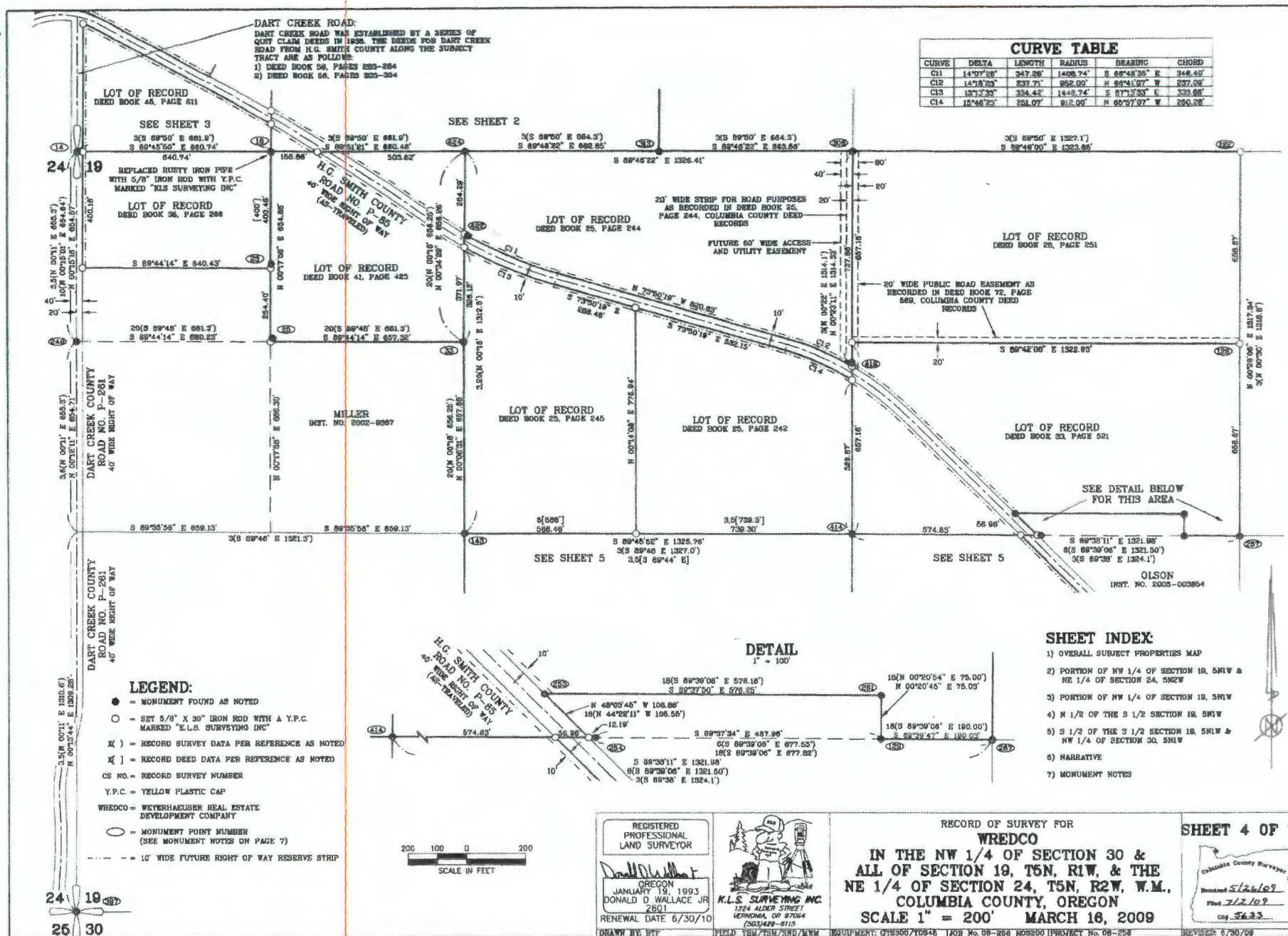
CLIFFTON
1857, WD. 91-7682



C55633
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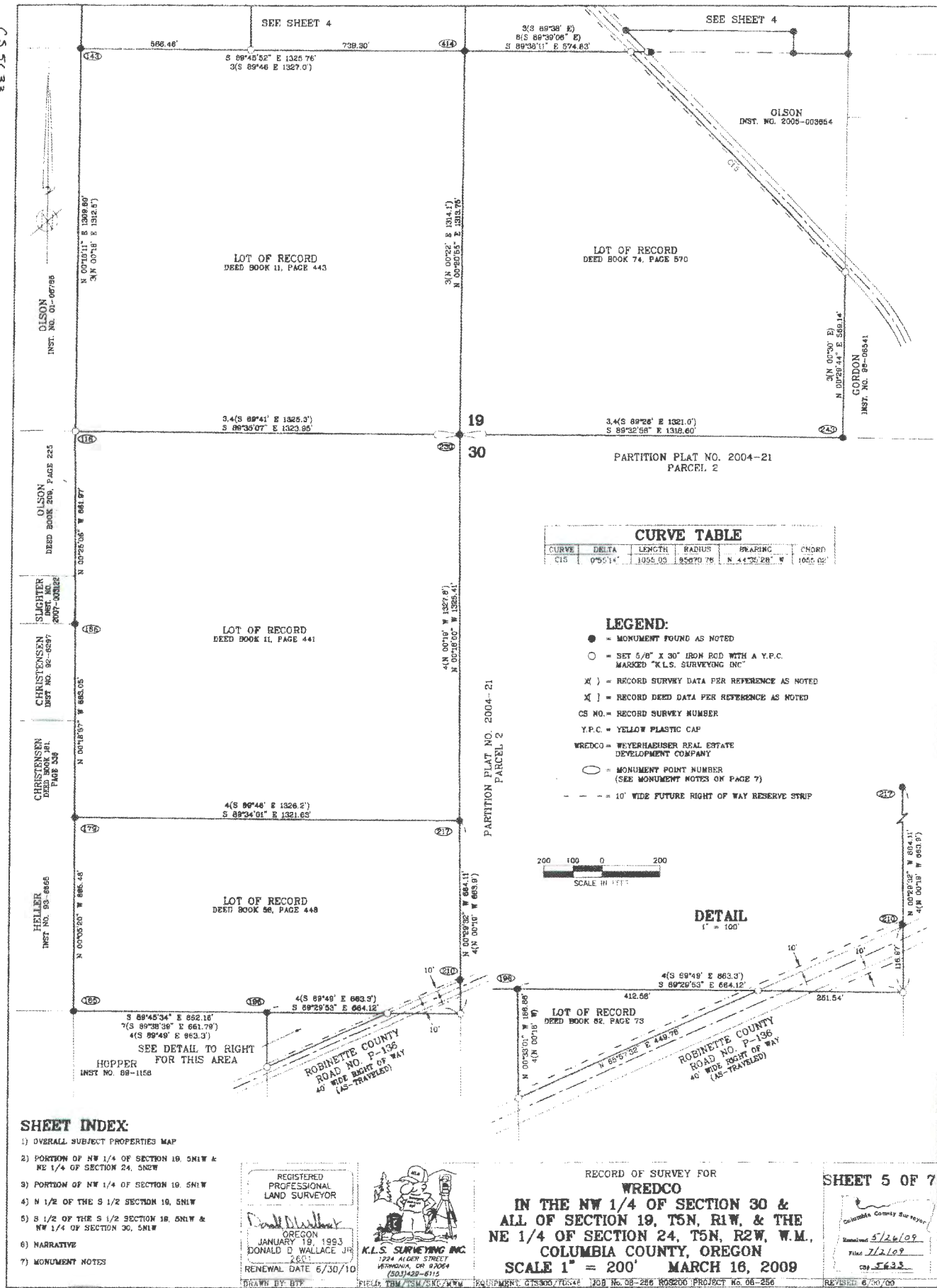
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C55633
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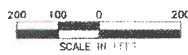
CS 5633
S OF 7

CS 5633
S OF 7



CURVE	DELTA	LENGTH	RADIUS	BEARING	(°NORM)
C15	9°55'14"	1055.03	85079.78	N 44°36'28" W	1055.02

- LEGEND:**
- = MONUMENT FOUND AS NOTED
 - = SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
 - X) = RECORD SURVEY DATA PER REFERENCE AS NOTED
 - X [= RECORD DEED DATA PER REFERENCE AS NOTED
 - CS NO. = RECORD SURVEY NUMBER
 - Y.P.C. = YELLOW PLASTIC CAP
 - WREDCO = WYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY
 - = MONUMENT POINT NUMBER (SEE MONUMENT NOTES ON PAGE 7)
 - - - = 10' WIDE FUTURE RIGHT OF WAY RESERVE STRIP



DETAIL
1" = 100'

SHEET INDEX

- OVERALL SUBJECT PROPERTIES MAP
- PORTION OF NW 1/4 OF SECTION 19, 5N1W & NE 1/4 OF SECTION 24, 5N2W
- PORTION OF NW 1/4 OF SECTION 19, 5N1W
- N 1/2 OF THE S 1/2 SECTION 19, 5N1W
- S 1/2 OF THE S 1/2 SECTION 19, 5N1W & NW 1/4 OF SECTION 30, 5N1W
- NARRATIVE
- MONUMENT NOTES

REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD D. WALLACE JR.
JANUARY 19, 1993
RENEWAL DATE 6/30/10
DRAWN BY: BTW



RECORD OF SURVEY FOR
WREDCO
IN THE NW 1/4 OF SECTION 30 & ALL OF SECTION 19, T5N, R1W, & THE NE 1/4 OF SECTION 24, T5N, R2W, W.M., COLUMBIA COUNTY, OREGON
SCALE 1" = 200' MARCH 16, 2009

SHEET 5 OF 7
Columbia County Surveyor
Examined: 5/26/09
Filed: 7/2/09
CS 5633

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NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO MARK AND MONUMENT THE PROPERTY LINES FOR THE EXISTING LOTS OF RECORD AT THE REQUEST OF WEVERHANSER REAL ESTATE DEVELOPMENT COMPANY (WREDCO).

--THE BASIS OF BEARINGS WAS DERIVED FROM GPS OBSERVATIONS POSITIONS WERE TRANSFERRED TO LOCAL CONTROL USING TOPCON HIPER GA GPS RECEIVERS. A CONVERGENCE ANGLE OF 1°40'42" AT LONGITUDE 122°41'59.6" WEST WAS USED TO ROTATE TO GEODETIC BEARINGS.

--FOR CONTROL I HELD THE MONUMENTS NOTED IN THE MONUMENT NOTES.

--REFERENCES WERE MEASURED WITH A STEEL TAPE AND A MAGNETIC HAND COMPASS WITH A DECLINATION OF 19° E. NEW REFERENCES WERE MEASURED TO THE HEAD OF A 4 1/2" SPIKE SET IN THE FACE OF THE TREE IN THE "BT" OR SKIMMED TREES AND THE LOWEST OF FOUR BLAZES ON PROPERTY CORNER REFERENCES. FOUND REFERENCES WERE MEASURED AS NOTED.

H.G. SMITH COUNTY ROAD NO. P-85
--THE CENTERLINE OF H.G. SMITH COUNTY ROAD NO. P-85 WAS DETERMINED BY A BEST-FIT SOLUTION OF THE AS-TRAVELED CENTERLINE.

ROBINETTE COUNTY ROAD NO. P-136
--THE CENTERLINE OF ROBINETTE COUNTY ROAD NO. P-136 WAS DETERMINED BY A BEST-FIT SOLUTION OF THE AS-TRAVELED CENTERLINE.

SECTION 24:
--I HELD THE SUBDIVISION OF THE SECTION PER CS NO. 3705 AND THE SUBDIVISION THE NE 1/4 PER CS NO. 4705.

DEED BOOK 52, PAGE 92:
--I HELD THE NE 1/4 OF THE NE 1/4 PER DEED.

DEED BOOK 20, PAGE 206:
--I HELD THE NORTH HALF OF THE SE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 LYING NORTH OF H.G. SMITH COUNTY ROAD.

SECTION 19:
--THE 1/4 CORNER COMMON TO SECTIONS 19 & 20 WAS REESTABLISHED BY PROPORTIONATE METHODS IN BEARING TREE BOOK "B" PAGE 58. THIS POSITION WAS REMONUMENTED IN CS NO. 1-234. I FIND NO TRACE OF THE CS NO. 1-234 MONUMENT NOR ANY REMAINS OF THE BEARING TREES. THE CORNER FALLS IN 15 YEAR OLD REDWOOD. I CALCULATED THE LOCATION BY SINGLE PROPORTION AND CALCULATED ANY MISSING ALIQUOT PART CORNERS PER THE 1973 MANUAL OF SURVEYING INSTRUCTIONS AS SHOWN.

--I CALCULATED THE 1/4 CORNER COMMON TO SECTIONS 16 & 18 BY HOLDING RECORD DISTANCES FROM THE SECTION CORNER COMMON TO SECTIONS 17, 19, 18 & 20 AND CENTER 1/4 SECTION 19 PER CS NO. 4405.

MILLER TRACT INSTRUMENT NO. 2662-6367:
--A SLIGHT DISCREPANCY EXISTS BETWEEN THE NORTH LINE OF THE MILLER TRACT AND THAT TRACT DESCRIBED IN DEED BOOK 58, PAGE 258. I RESEARCHED THE JUNIOR-SENIOR RIGHTS AND THE MILLER TRACT IS SENIOR. I THEREFORE HELD THE NORTH LINE OF THE MILLER TRACT AND THE SOUTH LINE OF THE TRACT DESCRIBED IN DEED BOOK 58, PAGE 258 PARALLEL AND 254.40' FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 PER DEED. FOR THE WESTERLY EAST LINE I HELD THE EAST LINE OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 PER DEED. MR. MILLER STATED TO THE FIELD CREW ON 12/18/2008 THAT HIS WESTERLY NORTHEAST (MONUMENT NO. 25) AND SOUTHEAST (MONUMENT NO. 25) CORNERS HAD BEEN MOVED BY A PREVIOUS LAND OWNER.

CLIFTON TRACT INSTRUMENT NO. 93-7882
--INSTRUMENT NO. 93-7882 MAKES CALLS TO DEED BOOK 154, PAGE 182 FOR THE DESCRIPTION. DEED BOOK 154, PAGE 182 MAKES CALLS TO THE DEED TRACT RECORDED IN DEED BOOK 75, PAGE 190 FOR THE NORTH AND WEST LINES. I THEREFORE HELD DEED BOOK 75, PAGE 190 FOR THE NORTH AND WEST LINES OF THE CLIFTON TRACT. FOR THE NORTHEAST CORNER I HELD THE DEEDED DISTANCE [381.50'] FROM THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DEED BOOK 75, PAGE 190 ALONG THE EAST LINE OF SAID TRACT. I ESTABLISHED THE NORTHWEST CORNER HOLDING THE DEEDED BEARING AND DISTANCE [N 75°20' E 148.10'] FROM THE NORTHEAST CORNER. I ESTABLISHED THE SOUTHWEST CORNER HOLDING THE DEED BEARING AND THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SMITH ROAD. MY DISTANCE TO THE NORTHERLY RIGHT OF WAY IS 149.58' WHICH FITS VERY WELL WITH THE DEED DISTANCE OF [148.10']

OLSON TRACT, INSTRUMENT NO. 2006-002864:
--FOR THE NORTH LINE I HELD THE MONUMENTATION PER CS B-418.

DEED BOOK 11, PAGE 443:
--I HELD THE SE 1/4 OF THE SW 1/4 PER DEED.

DEED BOOK 25, PAGE 242:
--THE EAST LINE IS THE EAST LINE OF THE NE 1/4 OF THE SW 1/4. THE SOUTH LINE IS THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4. THE NORTH LINE IS THE SOUTH RIGHT OF WAY LINE OF SMITH COUNTY ROAD. FOR THE SW CORNER I HELD THE DEED DISTANCE [738.30'] FROM THE SE CORNER ALONG THE SOUTH LINE. I HELD THE WEST LINE PERPENDICULAR TO THE SOUTH LINE AND ESTABLISHED THE NW CORNER AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SMITH COUNTY ROAD.

NARRATIVE (CONT.):

DEED BOOK 25, PAGE 244:
--I HELD THE NE 1/4 OF THE SW 1/4 LYING NORTH OF SMITH COUNTY ROAD PER DEED.

DEED BOOK 25, PAGE 245:
--THE WEST LINE IS THE WEST LINE OF THE NE 1/4 OF THE SW 1/4. THE SOUTH LINE IS THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4. THE NORTH LINE IS THE SOUTH RIGHT OF WAY LINE OF SMITH COUNTY ROAD. FOR THE EAST LINE I HELD THE WEST LINE OF THAT TRACT DESCRIBED IN DEED BOOK 25, PAGE 242.

DEED BOOK 25, PAGE 251:
--I HELD THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 PER DEED.

DEED BOOK 33, PAGE 521:
--I HELD THE S 1/2 OF THE NW 1/4 OF THE SE 1/4 PER DEED. EXCLUDING THAT PORTION DESCRIBED IN INSTRUMENT NO. 2005-003854.

DEED BOOK 36, PAGE 588:
--THE NORTH LINE IS THE NORTH LINE OF THE SW 1/4. THE EAST LINE IS THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4. THE WEST LINE IS THE EAST LINE OF DART CREEK ROAD. FOR THE SOUTH LINE I HELD THE NORTH LINE OF THE MILLER TRACT DESCRIBED IN INSTRUMENT NO. 2662-6367.

DEED BOOK 36, PAGE 430:
--I HELD THE NORTH 150' OF THE W 1/2 OF THE SW 1/4 OF THE NW 1/4 PER DEED.

DEED BOOK 41, PAGE 426:
--I HELD THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4.

DEED BOOK 44, PAGE 114:
--I HELD THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4 AND THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 PER DEED.

DEED BOOK 45, PAGE 611:
--I HELD THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 LYING SOUTH OF SMITH COUNTY ROAD AND EAST OF DART CREEK COUNTY ROAD.

DEED BOOK 46, PAGE 340:
--I HELD THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 PER DEED.

DEED BOOK 75, PAGE 190:
--FOR THE NORTHWEST CORNER I HELD THE DEED DISTANCE OF 706.80' NORTH ALONG THE WEST LINE OF SECTION 19 FROM THE WEST 1/4 CORNER. FOR THE SOUTH LINE I HELD THE NORTH RIGHT OF WAY LINE OF SMITH COUNTY ROAD. I HELD THE NORTH LINE PERPENDICULAR TO THE WEST LINE OF SECTION 19 AND EXTENDED EAST TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19. FOR THE EAST LINE I HELD THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4. THE WEST LINE IS THE WEST LINE OF SECTION 19.

DEED BOOK 75, PAGE 370:
--I HELD THE SW 1/4 OF THE SE 1/4 LYING SW OF SMITH COUNTY ROAD.

DEED BOOK 76, PAGE 6:
--THE WEST LINE IS THE WEST LINE OF SECTION 19. THE EAST LINE IS THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4. FOR THE NORTH LINE I HELD THE SOUTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 36, PAGE 430. FOR THE SOUTH LINE I HELD THE NORTH LINE OF THAT TRACT DESCRIBED IN DEED BOOK 5, PAGE 190.

DEED BOOK 85, PAGE 588:
--I HELD THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 PER DEED.

SECTION 30:
--I HELD THE SUBDIVISION OF THE SECTION PER CS NO. 3749. THE CENTER OF SECTION WAS NOT ESTABLISHED IN CS 3749. I ESTABLISHED THE CENTER OF SECTION PER THE 1973 MANUAL OF SURVEYING INSTRUCTIONS.

DEED BOOK 11, PAGE 441:
--I HELD THE NE 1/4 OF THE NW 1/4 PER DEED.

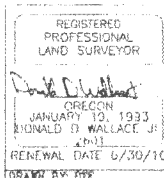
DEED BOOK 58, PAGE 448:
--I HELD THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 PER DEED.

DEED BOOK 62, PAGE 73:
--I HELD THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 LYING NORTH OF ROBINETTE COUNTY ROAD PER DEED.

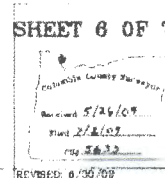
SHEET INDEX

- OVERALL SUBJECT PROPERTIES MAP
- PORTION OF NW 1/4 OF SECTION 19, S1W & N1/4 OF SECTION 24, S2W
- PORTION OF NW 1/4 OF SECTION 19, S1W
- N 1/2 OF THE S 1/2 SECTION 19, S1W
- S 1/2 OF THE S 1/2 SECTION 19, S1W & NW 1/4 OF SECTION 30, S1W
- NARRATIVE
- MONUMENT NOTES

SHEET 6 OF 7



RECORD OF SURVEY FOR
WREDCO
IN THE NW 1/4 OF SECTION 30 &
ALL OF SECTION 19, T5N, R1W, & THE
NE 1/4 OF SECTION 24, T5N, R2W, W.M.,
COLUMBIA COUNTY, OREGON
MARCH 16, 2009



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CS 5633
6 OF 7

CS 5633
7 OF 7

MONUMENT NOTES:

1. FOUND A 5/8" IRON ROD 4448, S 11°56'03" E 3.39' FROM NORTH RIGHT OF WAY OF SMITH ROAD.
2. FOUND A 1 1/2" IRON PIPE IN DITCH UP 12" PER CS NO. 3755, S 00°14'19" W 4.84' FROM SET MONUMENT ON THE NORTH RIGHT OF WAY OF SMITH ROAD.
3. SOUTHEAST-NORTHEAST 1/84 CORNER SECTION 24
FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP PER CS NO. 3755, (HELD).
4. SOUTH-NORTHEAST 1/84 CORNER SECTION 24
FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP PER CS NO. 3755, (HELD).
5. 1/4 CORNER COMMON TO SECTIONS 24 & 19
FOUND A VERY RUSTY 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP DOWN 1.2' IN MONUMENT BOX PER CS 3755.
6. FOUND A VERY RUSTY BENT 1" IRON PIPE, REPLACED WITH A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC." (HELD).
7. FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP N 09°06'33" E 18.25' FROM SET CORNER. THIS CORNER WAS SAID TO BE MOVED BY LAND OWNER.
8. FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP N 27°47'22" E 15.55' FROM SET CORNER. THIS CORNER WAS SAID TO BE MOVED BY LAND OWNER.
9. FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP PER CS 3743, (HELD).
10. W 1/16 CORNER COMMON TO SECTIONS 19 & 30
SET A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC." REFERENCES ADDED:
A 10" FIR N 05° W 5.33' TO SPIKE, SCRIBED "W 1/16 S19 BT"
A 11" FIR N 04° W 10.05' TO SPIKE, SCRIBED "W 1/16 S30 BT"
A STEEL "T" POST NORTH 1'
11. CS 1/16 CORNER, SECTION 19
SET A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC." REFERENCES ADDED:
A 10" FIR S 86° W 7.50' TO SPIKE, SCRIBED "C-E 1/16 S19 BT"
A 7" FIR N 15° W 8.95' TO SPIKE, SCRIBED "C-E 1/16 S19 BT"
A STEEL "T" POST NORTH 1'
12. 1/4 CORNER COMMON TO SECTIONS 30 & 31
FOUND A 1 1/2" PER BEARING TREE BOOK B, PAGE 100, (HELD). REFERENCES FOUND:
20" FIR N 50° E 22.2' TO HEADED FACE WITH TAG S 30° W 22.55' VS. RD. TW 6-30-50
22" FIR N 15° W 22.13' TO SPIKE IN HEADED FACE WITH TAG S 15° E 22.17' VS. RD. TW 6-30-50
21" FIR N 51° W 20.5' TO HEADED FACE WITH TAG S 51° E 20.50' VS. RD. TW 6-30-50
A FIBERGLASS ROD NORTH 1.0'
13. N-E 1/84 CORNER, SECTION 19
SET A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC." REFERENCES ADDED:
A 8" FIR N 25° W 8.75' TO SPIKE, SCRIBED "PC BT"
A 8" FIR N 45° E 15.05' TO SPIKE, SCRIBED "PC BT"
A STEEL "T" POST NORTH 0.6'
14. 1/4 CORNER COMMON TO SECTIONS 20 & 30
FOUND A 1" IRON PIPE IN DITCH AS NOTED IN CS NO. 3740, (HELD).
15. FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "REYNOLDS LAND SURVEYING INC." PER CS NO. B-418, (HELD).
16. SOUTHWEST 1/16 CORNER SECTION 19
FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP STAMPED "SW 1/16 S19 P8171" PER CS 3743, (HELD).
A 16" MAPLE S 35° E 8.7' TO FACE MARKED WITH 8 BLAZES
17. CENTER 1/4 SECTION 30
FOUND A 1" GALVANIZED IRON PIPE WITH A 3" BRASS CAP, PER CS NO. 5536 (HELD)
A 1" IRON PIPE UP 2' OF UNKNOWN ORIGIN LIES N 05°25'43" W 100.71'
A 1" IRON PIPE UP 3' OF UNKNOWN ORIGIN LIES N 09°05'14" W 61.80'
REFERENCES FOUND PER CS NO. 5536:
A 18" FIR N 07° W 18.95' TO SPIKE IN FACE AND SCRIBED [C 1/4 S30 BT]
A 16" FIR N 86° W 17.77' TO SPIKE IN FACE AND SCRIBED [C 1/4 S30 BT]
A 10" FIR S 25° W 14.65' TO SPIKE IN FACE AND SCRIBED [C 1/4 S30 BT]
A 21" FIR S 30° E 5.50' TO SPIKE IN FACE AND SCRIBED [C 1/4 S30 BT]
A FIBERGLASS ROD NORTH 1.0'
18. SOUTH CENTER-NORTH 1/84 CORNER SECTION 30
FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC." (HELD). REFERENCES ADDED:
A 17" FIR N 25° W 7.55' TO SPIKE IN THE LOWEST OF 4 NOTCHES
A 16" FIR S 50° E 5.07' TO SPIKE IN THE LOWEST OF 4 NOTCHES
19. FOUND A 2 1/2" IRON PIPE UP 4.5', ORIGIN UNKNOWN, (HELD).
20. FOUND A 2 1/2" IRON PIPE UP 45', ORIGIN UNKNOWN & BENT 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP LYING ALONG SIDE, (HELD).
21. SOUTH-NORTHEAST 1/84 CORNER, SECTION 30
FOUND A 1 1/2" IRON PIPE UP 12" PER CS 3740, (HELD).
22. FOUND A BENT 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP PER CS 3740, TIED SPIN POINT (HELD).
23. FOUND A BENT 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP PER CS NO. 3740, LIES N 19°14'56" W 3.15' FROM THE INTERSECTION OF THE EAST LINE OF THE NW 1/4 AND THE NORTH RIGHT OF WAY LINE OF BOBBYETTE COUNTY ROAD.
24. CENTER-NORTH 1/16 CORNER SECTION 30
FOUND A 1 1/2" IRON PIPE WITH A 2" PLUMBERS CAP STAMPED "N 1/16 S30 P8171", (HELD). REFERENCES ADDED:
A 25" CEDAR N 67° E 15.85' TO SPIKE IN FACE AND SCRIBED [CN 1/16 S30 BT]
A 9" CEDAR N 35° E 6.73' TO SPIKE IN FACE AND SCRIBED [CN 1/16 S30 BT]

SHEET INDEX

- OVERALL SUBJECT PROPERTIES MAP
- PORTION OF NW 1/4 OF SECTION 10, S1W & NE 1/4 OF SECTION 24, S2W
- PORTION OF NW 1/4 OF SECTION 10, S1W
- W 1/2 OF THE S 1/2 SECTION 19, S1W
- S 1/2 OF THE S 1/2 SECTION 19, S1W & NW 1/4 OF SECTION 30, S1W
- NARRATIVE
- MONUMENT NOTES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DONALD D. WALLACE JR.
JANUARY 19, 1993
2501
RENEWAL DATE 6/30/10
DRAWN BY: RPF

KLS SURVEYING INC.
1224 ALDEN STREET
VERMILION, OR 97054
(503)420-6115

RECORD OF SURVEY FOR
WREDCO
IN THE NW 1/4 OF SECTION 30 &
ALL OF SECTION 19, T5N, R1W, & THE
NE 1/4 OF SECTION 24, T5N, R2W, W.M.,
COLUMBIA COUNTY, OREGON
MARCH 16, 2009

SHEET 7 OF 7

Columbia County Survey
Booked 5/26/09
Filed 7/2/09
CS 5633

REVISION: 6/30/08

CS 5633
7 OF 7

CS 5633
7 OF 7

REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
COLUMBIA COUNTY, OREGON
230 STRAND STREET
ST. HELENS, OR 97051

434348 - 1830

ACCOUNT NO:
434348

PROPERTY DESCRIPTION

CODE: 0208
MAP: 5N1W19-00-00302
ACRES: 9.97
SITUS:

434348 - 1830 - 027017 - 9001
BUSH WILLIAM & CRYSTALYN
62710 WAGON WHEEL RD
ST HELENS OR 97051

NW REGIONAL ESD 1.02
ST HELENS 502 SCHOOL 33.30
PORTLAND COMM COLLEGE 1.87
EDUCATION TOTAL: 36.19

COLUMBIA COUNTY 9.24
JAIL OPERATIONS - LOCAL OPTION 3.84
PATROL ENFORCEMENT-LOCAL OPTION 1.92
COLUMBIA 4H & EXTENSION 0.38
COL 9-1-1 COMM DISTR 1.69
COLUMBIA VECTOR 0.85
~~GTR-ST-HELENS-AQUATIC-DISTRICT~~ 1.55
PORT OF COLUMBIA COUNTY 0.00
COLUMBIA SWCD 0.66
COLUMBIA RIVER FIRE 0.00
GENERAL GOVT TOTAL: 20.13

ST HELENS 502 SCHOOL BOND 14.96
PORTLAND COMM COLLEGE 2.47
FIRE PATROL 19.04
BONDS - OTHER TOTAL: 36.47

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	11,574	12,365
STRUCTURES	0	0
TOTAL RMV	11,574	12,365
ASSESSED VALUE	6,427	6,620
TOTAL PROPERTY TAX:	91.82	92.79

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 397-2240.

POTENTIAL ADDITIONAL TAX LIABILITY

COURTESY STATEMENT IF LENDER IS SCHEDULED TO PAY

Please use Drop Box for Tax Payments

Online payments visit columbiacountyor.gov - Or Call Tax Pmts 866-587-4007

Questions: TAX (503) 397-0060 VALUATION (503) 397-2240

2024 - 2025 TAX (Before Discount) 92.79

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/24	90.01	60.62	30.93
02/18/25			30.93
05/15/25		30.93	30.93
Total	90.01	91.55	92.79

TOTAL DUE (After Discount and Pre-payments) 90.01

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2024 - 2025 PROPERTY TAXES

COLUMBIA COUNTY REAL

ACCOUNT NO. 434348

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	90.01				
or 2/3 Payment Enclosed	2%	11/15/24	60.62			05/15/25	30.93
or 1/3 Payment Enclosed	0%	11/15/24	30.93	02/18/25	30.93	05/15/25	30.93

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE (UNPAID DELINQUENT TAX INCLUDED IN PAYMENT)

☐ Mailing address change on back

Enter Payment Amount
\$

434348 - 1830 - 027017 - 9001
BUSH WILLIAM & CRYSTALYN
62710 WAGON WHEEL RD
ST HELENS OR 97051

MAKE PAYMENT TO:
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051

05100004343480000003093000000606200000090017

STATE OF OREGON
WATER SUPPLY WELL REPORT

COLU 56217

WELL I.D. LABEL# L 157328
START CARD # 1076598
ORIGINAL LOG #

Page 1 of 2

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

3/24/2025

(1) LAND OWNER

Owner Well I.D. _____
First Name WILLIAM Last Name BUSH
Company _____

Address 62710 WAGON WHEEL ROAD
City ST. HELENS State OR Zip 97051

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Conversion
☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing: Dia + From To Gauge Std Plstc Wld Thrd
Material From To Amt sacks/lbs
Seal: _____

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Reverse Rotary ☐ Other _____

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other _____

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 275.00 ft. Special Standard ☐ (Attach copy)

BORE HOLE				SEAL				sacks/
Dia	From	To	Material	From	To	Amt	lbs	
10	0	196	Bentonite Chips	0	196	90	S	
6	196	275			Calculated	87.5		
					Calculated			

Seal placement method: ☐ A ☐ B ☐ C ☐ D ☐ E ☒ Other: POUR

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

Explosives used: ☐ Type _____ Amount _____

Seal Placement Begin Date 2/18/2025 Begin Time 14 30

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

C/L	Dia	+	From	To	Gauge	Mat. Type	Wld	Thrd	Shoe	Location
C	6	<input checked="" type="checkbox"/>	2	196	0.250	ST	<input checked="" type="checkbox"/>		OUT.	196
L	4		5	275	Sch40	PL		<input checked="" type="checkbox"/>		

Temp casing ☐ Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS

Perforations Method SAW CUT

Screens Type _____ Material _____

Perf/	Casing/	Screen	Dia	From	To	Scr/slot width	Slot length	# of slots	Tele/
Perf	Liner								Pipe size
		4	215	255	.25	6	60		

(8) WELL TESTS: Minimum testing time is 1 hour

Type of Test	Yield (gal/min)	Drawdown	Drill Stem/ Pump Depth	Duration (hr)
Air	18		275	18

Temperature 51 °F Lab analysis ☐ Yes By _____

Water quality concerns? ☐ Yes (describe below) TDS amount 49 ppm
From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)

County COLUMBIA Twp 5.00 N N/S Range 1.00 W E/W WM
Sec 19 NW 1/4 of the NW 1/4 Tax Lot 00302
Tax Map Number _____ Lot _____
Lat _____ " or 45.90712000 DMS or DD
Long _____ " or -122.86629000 DMS or DD

☐ Street address of well ☒ Nearest address

NEAR 62710 WAGON WHEEL ROAD, ST. HELENS, OR 97051

(10) STATIC WATER LEVEL

	Date	SWL (psi)	+	SWL (ft)
Existing Well / Pre-Alteration				
Completed Well	<u>2/24/2025</u>			<u>190</u>
Flowing Artesian?	<input type="checkbox"/>			
Dry Hole?	<input type="checkbox"/>			

WATER BEARING ZONES

Depth water was first found 226.00

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
<u>2/24/2025</u>	<u>226</u>	<u>240</u>	<u>18</u>			<u>190</u>

(11) WELL LOG

Ground Elevation 763.93 FT

Material	From	To
ORANGE AND BROWN CLAY	0	20
BROWN AND RED CLAYSTONE	20	85
GREY AND BROWN BASALT	85	160
YELLOW AND RED CLAYSTONE	160	175
GREY BASALT	175	226
YELLOW CLAYSTONE	226	240
GREY BASALT HARD	240	275

Construction

Begin Date 2/10/2025 Begin Time 09 35 End Date 2/24/2025

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1975 Date 3/24/2025

Signed AARON MORLEY (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1480 Date 3/24/2025

Signed ARTHUR MCMULLEN (E-filed)

Drilling Company: MCMULLEN WELL DRILLING

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

New exempt use wells must be submitted with a map and recording as Exhibit C, Page 61 of 73

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COLU 56217

3/24/2025

Map of Hole



Record 192-LOV13-009:

Onsite Site Evaluation

Record Status: Site Evaluation Approved

Expiration Date: 08/04/2013

Record Info ▼

Payments ▼

Work Location

0 WAGON WHEEL RD
ST HELENS OR 97051 *

Exhibit C, Page 63 of 73

Record Details

Licensed Professional:

M.E. MOORE CONSTRUCTION.
M.E. MOORE CONSTRUCTION. INC.
PO BOX 838
ST HELENS. OR. 97051
CCB 163079

Project Description:

WREDCO I, LLC.
LOV Lot #5.

Owner:

WREDCO I, LLC, *
P.O. BOX 9777-PH2
FEDERAL WAY WA 98063-9777

▼ More Details

☒ Parcel Information

Parcel Number: 5119-00-00302 *

Block: --

Lot: --

Subdivision: --

[Print/View Summary](#)

COLUMBIA COUNTY



OREGON

DEPARTMENT OF LAND DEVELOPMENT SERVICES
PLANNING DIVISION

Columbia County Courthouse, St. Helens, Oregon 97051
Phone (503)397-1501 Fax 503-368-3902

August 20, 2009

Jeremy Keepers
Timber Valley Development Inc.
81711 Mahr Lane
Creswell, Oregon 97426

RE: Template Test for the property described as the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 19, T5N, R1W associated with Map Identification Number 5119-000-00300, referenced in LRD 09-19 in Deed Book 95, Page 368, dated August 4, 1947

The template test you requested for the referenced Primary Forest (PF-76) zoned property has been completed. According to the attached Template Test map, this property meets the minimum requirements of the Oregon Administrative Rules 660-006-0027(1)(f). Because this property meets the state required test, Land Development Services would accept and entertain an application for a Conditional Use Permit to place one dwelling on the property described as the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 19, T5N, R1W and associated with Map Identification Number 5119-000-00300. The attached Template Test dated August 20, 2009 (reduced in size and not accurately scaled) reveals the following:

Property	Dwellings prior to Jan. 1, 1993	Parcels prior to 1/1/93
5119--000-00300	3	13

The property owner will be required to request and receive approval for a Columbia County Conditional Use Permit prior to siting a single family dwelling on this PF-76 zoned property. This Template Test map must be submitted with your Conditional Use application.

If you have any questions please feel free to contact me at 503-397-7216.

Sincerely,

A handwritten signature in cursive script that reads "Erika Owen".

Erika Owen
Planner II

Template Test

09-14

5119-000-00300

(Portion of
as per
Deed Book 95,
Page 368)

13 Parcels

3 Dwellings

2-08

160 Acres
400' = 1/2 mile



NT

8/20/09

2

Template Test

09-14

5119-000-00300

(Portion of
as per
Deed Book 95,
Page 368)

13 Parcels

3 Dwellings

2-08

160 Acres
400.00 = 1

N ↑

8/20/09

1/2 mile

1 mile

2

Columbia County
230 Strand
St Helens, Oregon

Template Test Request

Applicants name: Jeremy Keepers

Address: 81711 MAHR LANE, CRESWELL, OR 97426

Telephone number: 541-729-9072

Tax Lot(s): SW-1W-S19-00 - PART OF TAX LOT 300 (LOT 2 OF LRD 09-19 WHICH
IS THE SW¹/₄ OF NW¹/₄ OF NW¹/₄
OF SW-1W-S19).

Cost is \$32.00 per test.

Signature of applicant: Jeremy J. Keepers

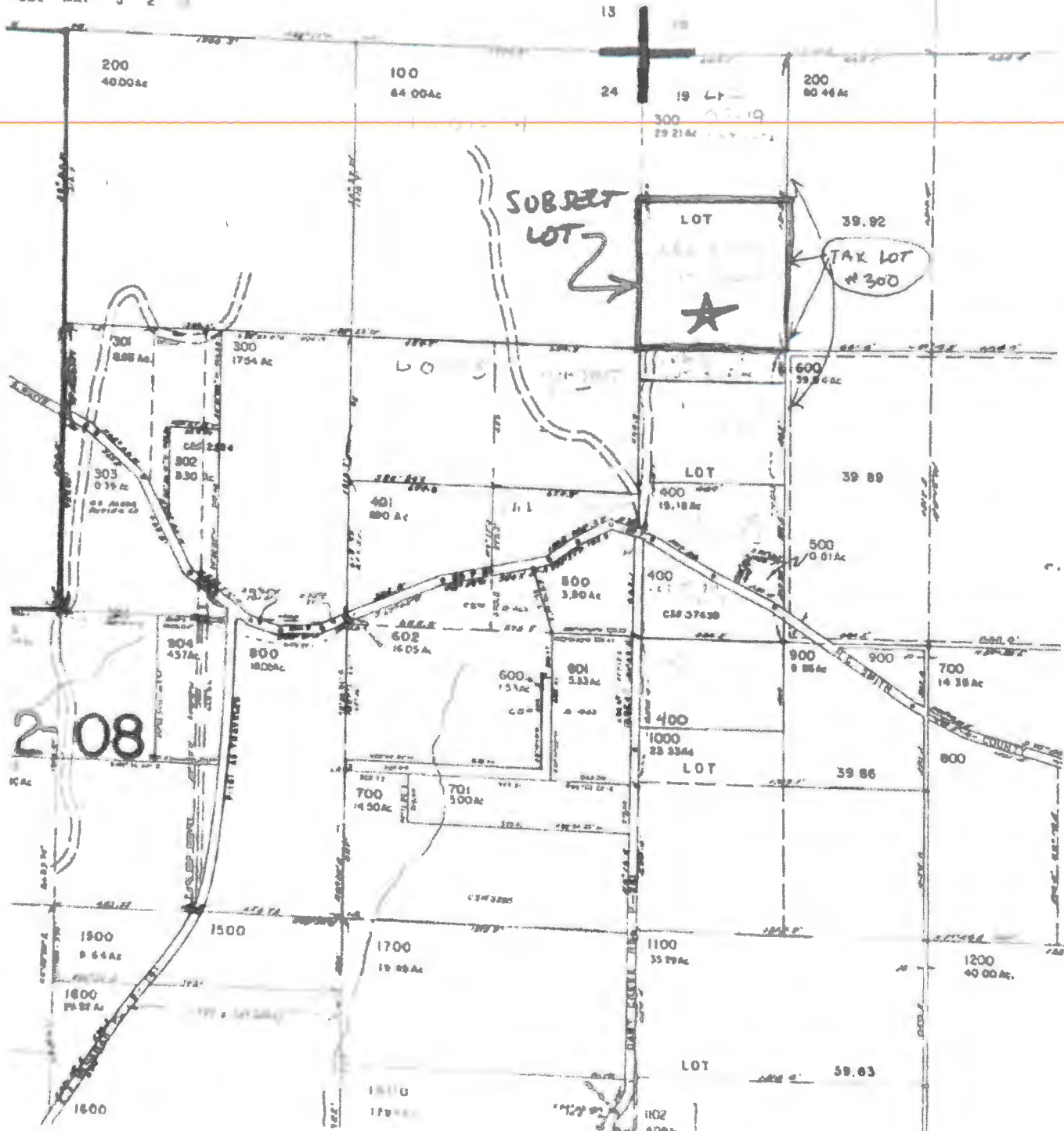
Dec 18, 2008
Data Book 45
Page 308
(8 AUGUST 11, 1997)
" SW¹/₄ of 12
NW¹/₄ of 12
NW¹/₄ of 12
T-1

SW-1W-S19-00-PART OF TL 300
(SW 1/4 OF NW 1/4 OF NW 1/4)

BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY
"4.400" Current Revision Date: 4/3/84

SEE MAP 5 2

7 (10)



ILLINOIS COUNTY SOUTH EAST
 LAND DEVELOPMENT SERVICES
 400 SYRANO STREET
 ST. HELENS, OR 97051
 (503) 327-2284

Revision B: 1/15/10 Printed Date: 01/22/2010 10:10 AM
 Station: 00000000000000000000
 Permit Name: TUBULAR VALLEY

Page: 01 of 1

Customer:

P - P PLANNING PERMITS

	QTY	Amount
Map #	01000000000000000000	
Customer Name	TUBULAR VALLEY	
Customer Address	8171 MAHLE LANE	
Customer City/State/Zip	CHERWELL, OR	
Owner Name	JERRY KENNEDY	
Usage or purpose	REPLATE	
Permit #	TT 00-11	
Template Test (Y/N)	YES	\$12.00
		ITEM TOTAL: \$12.00

P - P PLANNING PERMITS

	QTY	Amount
Map #	01000000000000000000	
Customer Name	TUBULAR VALLEY	
Customer Address	8171 MAHLE LANE	
Customer City/State/Zip	CHERWELL, OR	
Owner Name	JERRY KENNEDY	
Usage or purpose	REPLATE	
Permit #	TT 00-11	
Template Test (Y/N)	YES	\$12.00
		ITEM TOTAL: \$12.00

Receipt Total

00000000000000000000

\$12.00

00000000000000000000

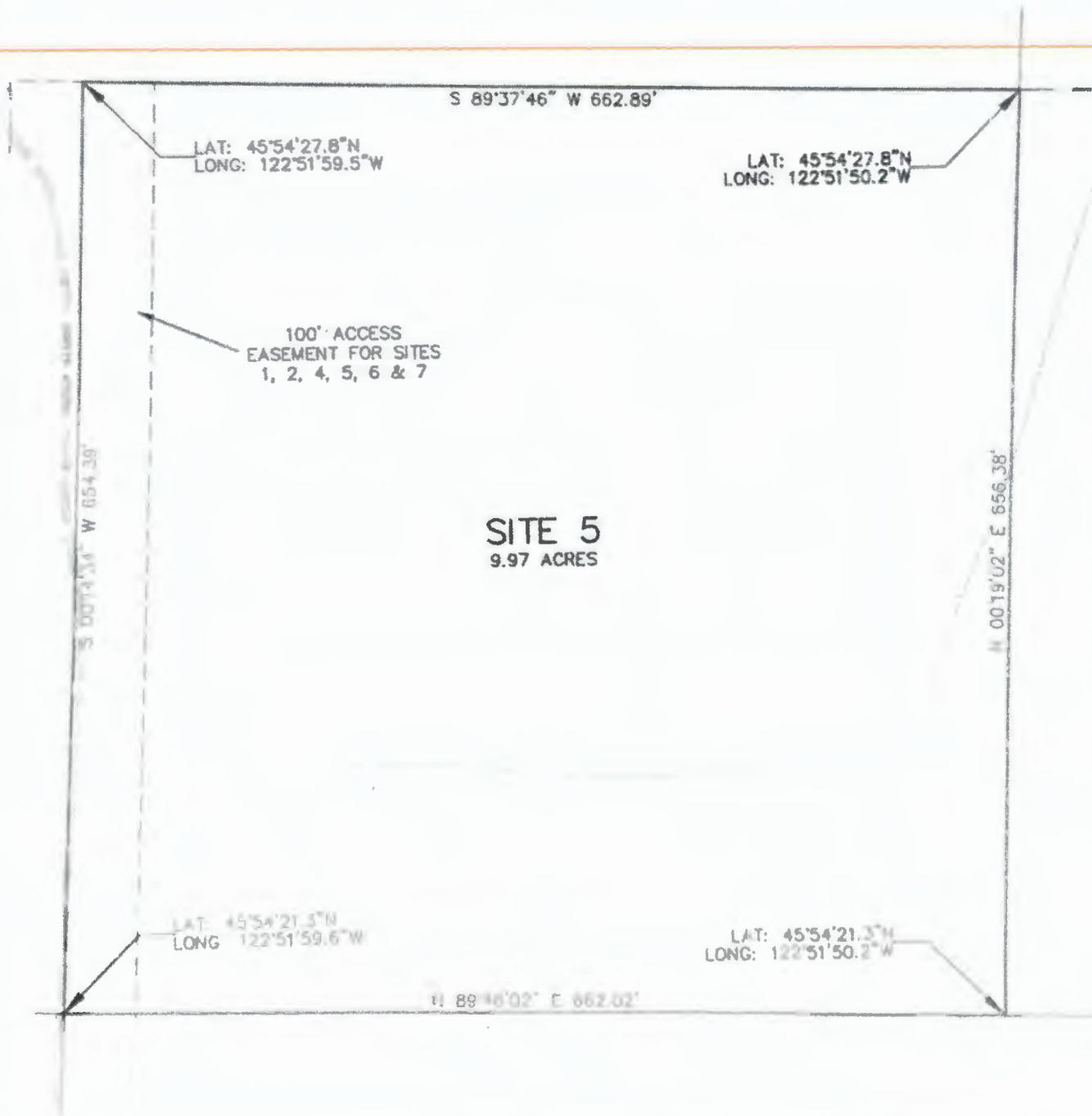
HOMESTEAD FOREST RESERVE SITE 5



0 100



— CREEK OR STREAM
— EXISTING ROAD



Enrolled House Bill 2225

Sponsored by Representative HELM, Senator PROZANSKI (Presession filed.)

CHAPTER

AN ACT

Relating to forest template dwellings; creating new provisions; and amending ORS 215.750.

Whereas the existing law regarding new forest dwellings, under ORS 215.750, is being applied and interpreted by local jurisdictions and the judiciary in a manner inconsistent with the original purpose of the statute; and

Whereas clarification of the meaning and intention of ORS 215.750 is necessary; now, therefore,

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 215.750 is amended to read:

215.750. (1) As used in this section, "center of the subject tract" means the mathematical centroid of the tract.

[(1)] (2) In western Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:

(a) Capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:

(A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels;

(b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:

(A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or

(c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:

(A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.

[(2)] (3) In eastern Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:

(a) Capable of producing 0 to 20 cubic feet per acre per year of wood fiber if:

(A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels;

(b) Capable of producing 21 to 50 cubic feet per acre per year of wood fiber if:

(A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or
(c) Capable of producing more than 50 cubic feet per acre per year of wood fiber if:
(A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.
[(3)] (4) Lots or parcels within urban growth boundaries *[shall]* **may** not be used to satisfy the eligibility requirements under subsection [(1) or] (2) **or** (3) of this section.
[(4)] (5) A proposed dwelling under this section is *[not]* allowed **only if**:
(a) *[If]* It *[is prohibited by or]* will *[not]* comply with the requirements of an acknowledged comprehensive plan, *[and]* acknowledged land use regulations *[or]* **and** other provisions of law[.];
(b) *[Unless]* It complies with the requirements of ORS 215.730[.];
(c) *[Unless]* No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under ORS 215.740 (3) for the other lots or parcels that make up the tract are met[.];
(d) *[If]* The tract on which the dwelling will be sited *[includes]* **does not include** a dwelling[.];
(e) **The lot or parcel on which the dwelling will be sited was lawfully established;**
(f) **Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192;**
(g) **Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and**
(h) **If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.**
[(5)] (6) Except as described in subsection [(6)] (7) of this section, if the tract under subsection [(1) or] (2) **or** (3) of this section abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
[(6)(a)] (7)(a) If a tract 60 acres or larger described under subsection [(1) or] (2) **or** (3) of this section abuts a road or perennial stream, the measurement shall be made in accordance with subsection [(5)] (6) of this section. However, one of the three required dwellings *[shall]* **must** be on the same side of the road or stream as the tract and:
(A) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible, aligned with the road or stream; or
(B) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
(b) If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings *[shall]* **must** be on the same side of the road as the proposed dwelling.
[(7)] (8) Notwithstanding subsection [(4)(a)] (5)(a) of this section, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in subsection [(1),] (2), (3), [(5) or] (6) **or** (7) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

SECTION 2. Prior to November 1, 2023, a county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if:

(1) **No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and**

(2) **The lot or parcel qualifies, notwithstanding ORS 215.750 (5)(h), for a dwelling under ORS 215.750.**

SECTION 3. (1) The amendments to ORS 215.750 by section 1 of this 2019 Act apply:

(a) **On and after the effective date of this 2019 Act in Clackamas, Jackson, Lane and Polk Counties.**

(b) On and after November 1, 2021, in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington and Yamhill Counties.

(c) On and after November 1, 2023, in Baker, Benton, Clatsop, Crook, Gilliam, Grant, Harney, Hood River, Jefferson, Klamath, Lake, Lincoln, Malheur, Morrow, Multnomah, Sherman, Tillamook, Umatilla, Union, Wallowa, Wasco and Wheeler Counties.

(2) A county may not apply any administrative rule adopted to implement the amendments to ORS 215.750 by section 1 of this 2019 Act until on or after the applicable date for that county under subsection (1) of this section.

(3) Section 2 of this 2019 Act applies:

(a) On and after the effective date of this 2019 Act in Clackamas, Jackson, Lane and Polk Counties.

(b) On and after November 1, 2021, in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington and Yamhill Counties.

SECTION 4. Section 2 of this 2019 Act is repealed on January 2, 2024.

Passed by House April 23, 2019

Received by Governor:

Repassed by House June 11, 2019

.....M.,....., 2019

Approved:

.....
Timothy G. Sekerak, Chief Clerk of House

.....M.,....., 2019

.....
Tina Kotek, Speaker of House

.....
Kate Brown, Governor

Passed by Senate June 6, 2019

Filed in Office of Secretary of State:

.....M.,....., 2019

.....
Peter Courtney, President of Senate

.....
Bev Clarno, Secretary of State