

\$150.00

601-17-000134 PLAN



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov
WEB: www.milwaukieoregon.gov

Expedited Annexation Application

File #: A-2017-005

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant): <u>Precision Property Management Inc.</u>	
Mailing address: <u>5000 NE. 49th St. Vancouver WA. Zip: 98661</u>	
Phone(s): <u>360.355.2260</u>	E-mail: <u>d.hudsonhotel@gmail.com</u>
APPLICANT'S REPRESENTATIVE (if different than above):	
Mailing address: _____ Zip: _____	
Phone(s): _____	E-mail: _____

SITE INFORMATION:

Address(es): <u>6003 SE Firwood St</u>	Map & Tax Lot(s): <u>12E30AD05B00</u>	Property size: <u>0.17 AC</u>
Existing County zoning: _____	Proposed City zoning: <u>R7</u>	
Existing County land use designation: _____	Proposed City land use designation: <u>LD</u>	

PROPOSAL (describe briefly):

<u>Annexation to connect to City sewer system.</u>
--

LIST OF ALL CURRENT UTILITY PROVIDERS:

Check all that apply (do not list water or sewer service providers)

Cable, internet, and/or phone:	<input checked="" type="checkbox"/> Comcast	<input type="checkbox"/> CenturyLink (formerly Qwest)
Energy:	<input checked="" type="checkbox"/> PGE	<input checked="" type="checkbox"/> NW Natural Gas
Garbage hauler:	<input checked="" type="checkbox"/> Waste Management	<input type="checkbox"/> Mel Deines
	<input type="checkbox"/> Wichita Sanitary	<input type="checkbox"/> Oak Grove Disposal
	<input type="checkbox"/> Hoodview Disposal and Recycling	<input type="checkbox"/> Clackamas Garbage
<input type="checkbox"/> Other (please list): _____		

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. I have attached all owners' and voters' authorizations to submit this application. I understand that uses or structures that were not legally established in the County are not made legal upon annexation to the City. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: [Signature] David Talle President Date: 10/17/17

CONTINUED ON REVERSE

THIS SECTION FOR OFFICE USE ONLY:

File #:	Fee: \$	Receipt #:	Rcd. by:	Date stamp:
Associated application file #'s:				<p>RECEIVED</p> <p>OCT 24 2017</p> <p>CITY OF MILWAUKIE PLANNING DEPARTMENT</p>
Neighborhood District Association(s):				
Notes (include discount if any):				

AFTER RECORDING RETURN TO:
Planning Director
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206

This Space For County Recording Use Only

<p align="center"><u>FOR OFFICE USE ONLY</u></p> <p>Annexation File No. <u>A-2017-005</u></p> <p>Date Received <u>10/24/17</u></p>

CITY OF MILWAUKIE
CONSENT TO ANNEXATION &
AGREEMENT NOT TO CONTEST ANNEXATION

In consideration for the City of Milwaukie for the property described below:

All owners of the property listed below, and their successors and assigns, consent to annex the following described real property into the City of Milwaukie by preparing and signing all relevant annexation documents that the City of Milwaukie desires, including but not limited to a "Petition" for annexation and/or a "Covenant of Waiver of Rights and Remedies," so that the following described real property located in Clackamas County, Oregon, and within the Urban Growth Management Area of the City of Milwaukie, can be annexed into the City of Milwaukie.

All owners of the property listed below further agree that they, their successors and assigns, will not oppose, in any manner, requests or attempts to annex the following described real property into the City of Milwaukie:

PROPERTY DESCRIPTION

Street Address: 6003 SE Firwood St.

City: Milwaukie State: OR Zip Code: 97222

Tax Map ID: Township 1S Range 2E Section 30AD Tax Lot(s) 05800

I/WE, THE UNDERSIGNED PROPERTY OWNER(S), AFFIRM BY MY/OUR SIGNATURE(S) THAT THE INFORMATION CONTAINED IN THIS DOCUMENT AND ASSOCIATED SUBMISSIONS IS TRUE AND CORRECT.

Property Owner _____ Date: 10/24/17
Signature

Printed Name
DAVID TUCKER

Property Owner _____ Date: _____
Signature

Printed Name

Property Owner _____ Date: _____
Signature

Printed Name

Property Owner _____ Date: _____
Signature

Printed Name

Property Owner _____ Date: _____
Signature

Printed Name

Property Owner _____ Date: _____
Signature

Printed Name

Property Owner _____ Date: _____
Signature

Printed Name

Property Owner _____ Date: _____
Signature

Printed Name

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the territory included within the attached petition (located on Assessor's Map 12E30AD-TL 5800) has been checked by me. It is a true and exact description of the territory under consideration and corresponds to the attached map indicating the territory under consideration.

Name Kevin Clarke
Title ^{GIS} Cartographer II
Department Assessor's Office
County of Clackamas
Date 10/18/17

As described on attached Special Warranty Deed as Exhibit A recorded in Clackamas County as 2016-087621. KAC





CLACKAMAS COUNTY

Property Account Summary
As Of 10/18/2017 Status: Active

Account No.: 00070185 Alternate Property Number: 12E30AD05800
Account Type: Real Property
TCA: 012-229
Situs Address: 6003 SE FIRWOOD ST
MILWAUKIE OR 97222
Legal: 633 HOLLYWOOD PARK ANNEX LT 5 PT LTS 3&4 BLK 9

Parties:

Role	Name & Address
Mortgage Company	WELLS FARGO REAL ESTATE TAX SERVICE 1 HOME CAMPUS MAC X2502-011 DES MOINES IA 50328
Owner	PRECISION PROPERTY MANAGEMENT CORP 6003 SE FIRWOOD ST MILWAUKIE OR 97222
Tax Service Co.	WELLS FARGO REAL ESTATE TAX SERVICE LLC 1 HOME CAMPUS MAC X2502-011 DES MOINES IA 50328
Taxpayer	PRECISION PROPERTY MANAGEMENT CORP 6003 SE FIRWOOD ST MILWAUKIE OR 97222

Property Values:

Value Name	2017	2016	2015	2014	2013 *
AVR Total	\$141,407	\$137,288	\$133,289	\$129,407	\$125,638
TVR Total	\$141,407	\$137,288	\$133,289	\$129,407	\$125,638
Real Mkt Land	\$135,386	\$122,819	\$94,828	\$84,545	\$79,975
Real Mkt Bldg	\$120,220	\$109,710	\$101,100	\$90,490	\$77,670
Real Mkt Total	\$255,606	\$232,529	\$195,928	\$175,035	\$157,645

Property Characteristics:

Tax Year	Characteristic	Value
2017	Neighborhood	11211: Milwaukie Unincorporated
	Land Class Category	101: Residential land improved
	Building Class Category	13: Single family res, class 3
	Year Built	1949
	Change property ratio	1XX

Exemptions:

(End of Report)

Clackamas County Official Records **2016-087621**
Sherry Hall, County Clerk
12/20/2016 02:53:56 PM
D-D Cnt=1 Stn=0 CONNIE
\$22.00 \$15.00 \$10.00 \$16.00 \$63.00

KAC

After recording return to:
Real Advantage, LLC
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

Until a change is requested,
all tax statements shall be sent
to the following address:
6003 SE Firwood Street, Milwaukie, OR 97222

STEWART TITLE
S1049 - 23030 TD

403553

**SPECIAL WARRANTY DEED
(OREGON)**

WELLS FARGO BANK, NA, Grantor, conveys and specially warrant(s) to PRECISION PROPERTY MANAGEMENT CORPORATION, a Nevada Corporation, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

See Attached Exhibit A

This property is free of all encumbrances created, EXCEPT:

The true consideration for this conveyance is \$180,500.00.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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

0213218886

220-OR-VI

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.

Dated: 10 of November, 2016.

WELLS FARGO BANK, NA

Tonya Amerine 11/10/16
By: Tonya Amerine
Vice President Loan Documentation

Susan I Brown
By: Susan I Brown
Vice President Loan Documentation
11/10/16

Its:

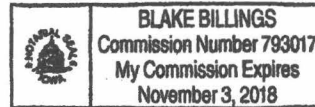
Its:

State of Iowa
County Dallas

On this 10th day of Nov., A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said WELLS FARGO BANK, NA, by authority of its board of (directors or trustees) and the said (officer's name) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Stamp or Seal)

Blake Billings (Signature)
Notary Public

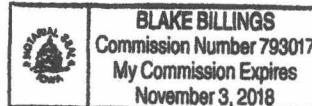


State of Iowa
County Dallas

On this 10th day of Nov., A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan I Brown, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said WELLS FARGO BANK, NA, by authority of its board of (directors or trustees) and the said (officer's name) Susan I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

(Stamp or Seal)

Blake Billings (Signature)
Notary Public



0213218886

220-OR-V1

EXHIBIT A

Lots 3, 4 and 5, Block 9, HOLLYWOOD PARK ANNEX, recorded as Plat No. 633, in the County for Clackamas and State of Oregon.

EXCEPTING from said Lots 3 and 4 the following:

Beginning at the Northwest corner of said Lot 3; thence South along the Westerly line of Lots 3 and 4, a distance of 100 feet to the Southwest corner of Lot 4; thence East along the South line of said Lot 4 a distance of 75 feet; thence North parallel with the West lines of said Lots 4 and 3 to the North line of said Lot 3; thence West along the North line of said Lot 3 to the point of beginning.

Being the same property conveyed unto Wells Fargo Bank, NA by Sheriff's Deed recorded in Instrument No. 2016-055894, Clackamas County, State of Oregon.

Property Address: 6003 SE Firwood Street, Milwaukie, OR 97222
Tax ID: 12E30AD05800



**CERTIFICATION OF PROPERTY OWNERSHIP OF
100% OF LAND AREA**

I hereby certify that the attached petition contains the names of the owners¹ (as shown on the last available complete assessment roll) of 100% of the land area of the territory proposed for annexation as described in the attached petition.

Lynn Longfellow

Name Lynn Longfellow
Title Appraisal Manager
Department Assessment & Taxation
County of Clackamas
Date 10-18-17



¹ Owner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If a parcel of land has multiple owners, each consenting owner shall be counted as a percentage of their ownership interest in the land. That same percentage shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

DIRECTORS RESOLUTION

Precision Property Management Corporation

On January 3, 2016 the duly elected Board of Directors renewed the authority of David J Tacke to enter into binding contracts, bind the company to fiscal and legal responsibilities and conduct all business related activity without limitation under the law.

Be It Known by unanimous consent, the Board of Directors voted to effectuate the following action as of January 3, 2016:

BE IT RESOLVED, David J Tacke, President of the Company, without limitations under the law, is fully authorized to enter into binding agreements, execute legal documents, expend monies, collect monies, sell assets, purchase new assets, open and close bank accounts and any related activity. Further, Tacke is fully authorized without limitations under the law, to enter into and complete real property transactions, tangible personal property transactions, stock and bond transaction, banking and other financial institution transactions and all business operating transactions; and to employ workforce, retain attorneys, accountants and others and terminate employment or engagement of the same; and to make, receive, sign, endorse, execute, acknowledge, deliver and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations. To pay all sums of money, at any time or times, that may hereafter be owing by the Company upon any of its accounts, bill of exchanges, checks, drafts, purchases, contracts or notes. To borrow from time to time such sums of money as he may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part.

The description and actions provided above do not in any way limit David J Tacke's authority to conduct other business transactions, commit the Company to fiscal or non- fiscal liabilities that may not be described.

Dated This 3rd Day of January 2016



Brian Weathers



Bradley Weathers



David Tacke



Real Estate Signing Resolution

The undersigned, hereby resolves that David J Tacke (Print Name),
is authorized to sign all real estate purchase and closing documents on behalf of
Precision Property Management Corporation (Company),
be it by "hand" or "wet" signature or even by an "electronic" or "digital" signature.

Signature: [Handwritten Signature]

Print Name: David J Tacke
Date: 9/16/16

Signature: [Handwritten Signature]

Print Name: BRIAN WEATHERS
Date: 9/16/16

Signature: [Handwritten Signature]

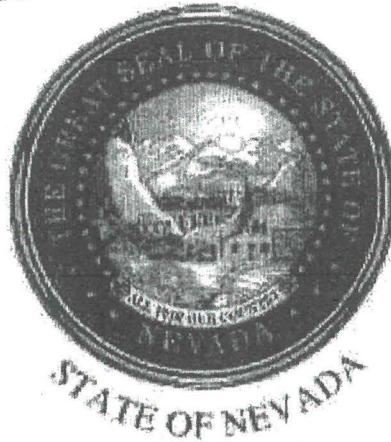
Print Name: Bradley Weathers
Date: 9/16/16

Signature: _____

Print Name: _____
Date: _____



SECRETARY OF STATE



CORPORATE CHARTER

I, ROSS MILLER, the duly elected and qualified Nevada Secretary of State, do hereby certify that **PRECISION PROPERTY MANAGEMENT CORPORATION**, did on March 16, 2009, file in this office the original Articles of Incorporation; that said Articles of Incorporation are now on file and of record in the office of the Secretary of State of the State of Nevada, and further, that said Articles contain all the provisions required by the law of said State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on March 17, 2009.

ROSS MILLER
Secretary of State




Certified By: Kamlesh Bhardwaj
Certificate Number: C20090316-2841



PETITION SIGNERS

NOTE: This petition may be signed by qualified persons even though they may not know their property description or voter precinct number.

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
	DAVID TACIRE PRES.	X			
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	
6003 SE Firwood St					

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	

SIGNATURE	PRINTED NAME	I AM A:*			DATE
		PO	RV	OV	
PROPERTY ADDRESS	PROPERTY DESCRIPTION				VOTER PRECINCT #
	TOWNSHIP	RANGE	¼ SEC.	LOT #(S)	



*PO = Property Owner RV = Registered Voter OV = Owner and Registered Voter

NOTICE LIST

(This form is NOT the petition)

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS AND REGISTERED VOTERS IN THE TERRITORY PROPOSED FOR ANNEXATION.

	Name of Owner/Voter	Mailing Street Address	Property Address
		Mailing City/State/Zip	Property Description <small>(township, range, ¼ section, and tax lot)</small>
1	Precision Property Management Inc	5000 NE 49 th St	
		Vancouver WA. 98666	
2			
3			
4			
5			
6			
7			
8			
9			
10			

CONFIDENTIAL

Census Form

Date 10/17/17

Use one form per housing unit

CITY OF MILWAUKIE, OREGON

ADDRESS 6003 SE Firwood St.

HOUSING TYPE:

- Single Unit Structure
- Multiple Unit Structure
- Trailer or Mobile Home

TENURE:

- Owner Occupied
- Renter Occupied
- Vacant
- Seasonal

RESIDENTS:

Last Name

First Name

Respondent	_____	_____
2)	_____	_____
3)	_____	_____
4)	_____	_____
5)	_____	_____
6)	_____	_____
7)	_____	_____
8)	_____	_____
9)	_____	_____
10)	_____	_____

POPULATION RESEARCH CENTER

PORTLAND STATE
UNIVERSITY

(503) 725-3922

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition contains the names of at least 50% of the electors registered in the territory proposed for annexation as described in the attached petition.

Name VACANT

Title _____

Department _____

County of _____

Date _____

Voter List for Address Range

Voter ID	Name	Address
300121455	BRADEN, RODGER DEAN	6001 SE FIRWOOD ST, MILWAUKIE OR 97222
17878405	HEYDEN, JOHN I.	6001 SE FIRWOOD ST, MILWAUKIE OR 97222
200159677	BRADEN, ANN MARIE	6001 SE FIRWOOD ST, MILWAUKIE OR 97222
200180993	STINSON, KELENE PATRESE	6001 SE FIRWOOD ST, MILWAUKIE OR 97222
100740544	WHITTAKER, CHARLES HEN...	6003 SE FIRWOOD ST, MILWAUKIE OR 97222
100461187	WALSH, ROBERT	6003 SE FIRWOOD ST, MILWAUKIE OR 97222
17878406	BODENHEIMER, MICHELLE ...	6007 SE FIRWOOD ST, MILWAUKIE OR 97222
200157394	BODENHEIMER, TODD WILL...	6007 SE FIRWOOD ST, MILWAUKIE OR 97222

View Summary

Select Voter

Close

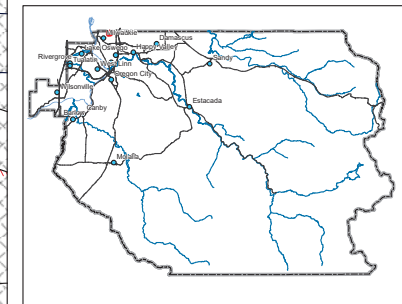
1 2 E 30AD
 S.E. 1/4 N.E. 1/4 SEC. 30 T. 1S. R. 2E. W.M.
 CLACKAMAS COUNTY
 1" = 100'

D. L. C.
 HECTOR CAMPBELL NO. 41

Cancelled Taxlots

- 201
- 202
- 300
- 400
- 500
- 500
- 600
- 700
- 800
- 1200
- 1400
- 1490
- 1800
- 2000
- 2190
- 2600
- 3900
- 6700
- 7701
- 8000
- 8600

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

10/19/2017

1 2 E 30AD

