



CHICAGO TITLE

LAND DEVELOPMENT PROFILE

Property Address:

2405 Baseline St, Cornelius OR 97113
1S303AB02800 | R402683

Prepared for:

Allen Riddle

Broker in the State of Oregon

MORE Realty

9792 SW Nimbus Ave
Beaverton, OR 97223

503-495-3661

ariddlehomes@gmail.com



Scan to view on your phone

CHICAGO TITLE CONTACTS

COMMERCIAL SALES, TITLE & ESCROW

We understand that our builder/developer clients require speed, accuracy and confidentiality in the fulfillment of their title needs... which is why our Builder/Development Services Department exists. We'll work with you through all stages of development to ensure the process runs as smoothly and hassle-free as possible. Feel free to contact us at any time with questions!

COMMERCIAL BRANCH

100 SW Main St., #450 - Portland, OR 97204
Main: 503-973-7400 / Fax: 503-248-0324

COMMERCIAL SALES & MARKETING

Chad Schmidt
Commercial Sales Executive

Mobile: 971-271-2195
Email: Chad.Schmidt@ctt.com

MANAGEMENT TEAM

Jennifer Lyke
VP / Commercial Manager

Direct: 503-973-7402
Email: Jennifer.Lyke@ctt.com

Amy O'Brien
VP / Assistant County Manager

Mobile: 503-816-3530
Email: Amy.Obrien@ctt.com

Customer Service:
503-786-3940 | Trios@ctt.com
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CHICAGO TITLE

TABLE OF CONTENTS

Section 1: Property Profile & Maps

Section 2: Zoning Information

Section 3: Natural Features

Section 4: Utilities

Section 5: Demographics

Section 6: Important Contacts



PROPERTY PROFILES & MAPS



Parcel Information

Parcel #: **R402683**
 Tax Lot: **1S303AB02800**
 Site Address: 2405 Baseline St
 Cornelius OR 97113 - 8622
 Owner: Behzad Roohandeh
 Owner2: Mojdeh Arjomand
 Owner Address: 2955 SW Grayson St
 McMinnville OR 97128 - 8359
 Twn/Range/Section: 01S / 03W / 03 / NE
 Parcel Size: 0.24 Acres (10,454 SqFt)
 Plat/Subdivision:
 Lot:
 Block: 1
 Map Page/Grid: 592-F5
 Census Tract/Block: 032904 / 1005

Assessment Information

Market Value Land: \$178,040.00
 Market Value Impr: \$147,670.00
 Market Value Special: \$0.00
 Market Value Total: \$325,710.00
 Assessment Year: 2025
 Assessed Value: \$134,380.00

Tax Information

Levy Code: 7.56
 Levy Rate: 16.8939
 Tax Year: 2025
 Annual Tax: \$2,212.47
 Exemption: \$0.00

Legal

ACRES 0.24

Land

Cnty Land Use: 2210
 Land Use Std: 2043 - Commercial Building
 Neighborhood: Cpo 12 Cornelius
 Watershed: Scoggins Creek-Tualatin River
 Primary School: Free Orchards Elementary School
 High School: Glencoe High School
 Cnty Bldg Use: CRC - Com Use-House
 Zoning: Cornelius-C2 - Community Commercial
 Recreation:
 School District: 1J - Hillsboro
 Middle School: Evergreen Jr High School

Improvement

| | | |
|-------------------|----------------------------------|--------------------------|
| Year Built: 1998 | Bedrooms: 0 | Bathrooms: 0 |
| 1st Floor: 0 SqFt | 2nd Floor: 0 SqFt | Building Total: 832 SqFt |
| Garage: 0 SqFt | Attic Fin/Unfin: 0 SqFt / 0 SqFt | Building Fin: 832 SqFt |
| A/C: | Basement Fin. SqFt: 0 SqFt | Basement Unfin: |
| Heat: | Exterior Walls: Wood | Roof Covering: |

Transfer Information

| | | | |
|-------------------------|--------------------------|------------------------------|--------------------------------|
| Loan Date: 06/28/2024 | Loan Amt: \$300,000.00 | Doc Num: 28143 | Doc Type: Stand Alone Mortgage |
| Loan Type: | Finance Type: New Conv | Lender: F & F PROPERTIES LLC | |
| Rec. Date: 03/05/2024 | Sale Price: \$360,000.00 | Doc Num: 2024009286 | Doc Type: Deed |
| Owner: Behzad Roohandeh | | Grantor: F&F PROPERTIES LLC | |
| Orig. Loan Amt: | | Title Co: | |
| Finance Type: | Loan Type: | Lender: | |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

File No. 24-155146

| | |
|---|-------------------------------|
| Washington County, Oregon | 2024-028189 |
| D-DW | |
| Str=61 N MEJIA | 06/28/2024 12:23:28 PM |
| \$15.00 \$11.00 \$5.00 \$60.00 \$360.00 | \$451.00 |

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

AFTER RECORDING, RETURN TO:

Behzad Roohandeh and
Mojdeh Arjomand
2955 SW Grayson Street
McMinnville, OR 97128
(This is Grantees' address.)

UNTIL FURTHER NOTICE, SEND PROPERTY TAX STATEMENTS TO:

Behzad Roohandeh and
Mojdeh Arjomand
2955 SW Grayson Street
McMinnville, OR 97128

GRANTOR:

F & F Properties, LLC
19435 Derrick Road
Cloverdale, OR 97112

Accommodation Recording only
No liability assumed

SPECIAL WARRANTY DEED

F & F Properties, LLC, an Oregon limited liability company, "Grantor", conveys and specially warrants to Behzad Roohandeh and Mojdeh Arjomand, "Grantees", the following described real property in Washington County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" for property description.

Encumbrance. The property is conveyed subject to a Trust Deed to WFG National Title Insurance Company as Trustee, recorded on this date with Washington County Deed Records, No. 2024-028143 Grantor F & F Properties, LLC, retains all rights as Beneficiary upon the Trust Deed, which secures a debt owing by Grantees to F & F Properties, LLC.

The true consideration for this conveyance, stated in terms of dollars is \$360,000.00. The transfer tax for this Deed was previously paid when recording a Memorandum of Contract of Sale on March 5, 2024, No. 2024-009286 of Washington County Deed Records.

"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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

F & F PROPERTIES, LLC, an Oregon limited liability company

DATED: 6-28-2024

By: *Florian Davis*
FLORIAN DAVIS, Manager

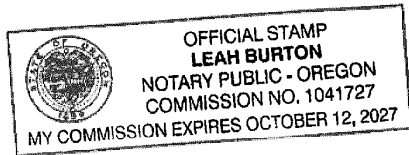
By: *Frank Reichard*
FRANK REICHARD, Manager
"Grantor"

STATE OF OREGON)
) SS.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on this date by Florian Davis and Frank Reichard, who, being duly sworn, stated they are Managers of F & F Properties, LLC, an Oregon limited liability company, and are duly authorized to sign on behalf of the LLC.

Dated: 6/28/2024

Leah Burton
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/12/2027



PAGE 2 - SPECIAL WARRANTY DEED

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the Northeast quarter of Section 3, Township 1 South, Range 3 West of the Willamette Meridian, in the City of Cornelius, County of Washington and State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the North line of Southern Pacific Railroad right of way and the division line of the McLinn Donation Land Claim No. 40; thence South 89°63' West 431 feet more or less, to the Southwest corner of that tract of land deeded to Rolfe Lecrone, et ux, in Deed recorded in Book 344, Page 204, Washington County Deed Records and the true point of beginning; thence continuing South 89°53' West 163.92 feet more or less, to the Southeast corner of that tract of land deeded to Yvonne R. Huschka in Deed recorded in Book 435, Page 529, Washington County Deed Records; thence North 00°11' East 64.28 feet, more or less; thence South 89°55'28" East 91.81 feet, more or less; thence South 89°53' East 72.11 feet, more or less; thence South 00°11' West 64 feet, more or less, to the true point of beginning.

TOGETHER WITH an access easement recorded September 28, 2007, as Recorder's No. 2007-105112.

PAGE 1 - EXHIBIT "A"

Property
R402683

Owner
ROOHANDEH, BEHZAD &
ARJOMAND, MOJDEH

Property Address
2405 BASELINE ST,
CORNELIUS, OR 97113

2026 In Process Real Market Value
\$325,710

Property Page: Property Details ▼

2026 GENERAL INFORMATION

Property Status A Active

Property Type Commercial

Legal Description ACRES 0.24

Alternate Account Number -

Neighborhood ZFGC COMMERCIAL FOREST GROVE

Map Number 15303AB02800

Property Use 2210: COMMERCIAL IMPROVED

Levy Code Area [007.56](#)

2025 Certified Tax Rate 16.4643

RELATED PROPERTIES

Linked Properties -

Property Group ID -

Grouped Properties -

Split / Merge Date -

Split / Merge Accounts -

Split / Merge Message -

2026 OWNER INFORMATION

Owner Name ROOHANDEH, BEHZAD &
ARJOMAND, MOJDEH

Mailing Address 2955 SW GRAYSON ST
MCMINNVILLE, OR 97128

2026 IMPROVEMENTS

⌵ Expand/Collapse All

⊕ Improvement #1 Improvement Type

- C: Commercial

 Sketch

2026 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|--------------|-------------------|
| L1 | 25: GEN COMM | 0.08 acres |
| L2 | 25: GEN COMM | 0.16 acres |
| TOTALS | | 0.24 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|-----------|-----------|-------------|----------------|
| 2026 (In Process) | \$147,670 | \$178,040 | \$325,710 | \$0 | \$138,410 |
| 2025 | \$147,670 | \$178,040 | \$325,710 | \$0 | \$134,380 |

SALES HISTORY

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|------------------------------|--------------------------------------|------------|------------|-----------|
| | F&F PROPERTIES LLC | ROOHANDEH, BEHZAD & ARJOMAND, MOJDEH | 2024028189 | - | DW |
| 3/1/2024 | F&F PROPERTIES LLC | F&F PROPERTIES LLC | 2024009286 | \$360,000 | C |
| | F DAVIS PROPERTIES LLC | F&F PROPERTIES LLC | 2021094057 | - | DBS |
| | F DAVIS PROPERTIES LLC | F DAVIS PROPERTIES LLC | - | - | N |
| | DAVIS, FLORIAN E & MARILYN | F DAVIS PROPERTIES LLC | 2007021783 | - | DBS |
| 12/18/1998 | RAINEY, MICHAEL A & CHERYL A | DAVIS, FLORIAN E & MARILYN | 1998143920 | \$90,000 | DW |
| 12/17/1998 | WALKER, FAYE TR | RAINEY, MICHAEL A & CHERYL A | 1998143919 | - | DW |
| 9/28/1995 | WALKER, WILMA F | WALKER, FAYE TR | 1995073114 | - | DW |
| | WALKER, C R & WILMA F | WALKER, WILMA F | - | - | UNK |
| 4/1/1987 | | WALKER, C R & WILMA F | 1987022570 | \$55,000 | UNK |

| | |
|-------------------------|------------|
| TOTAL TAXES DUE | |
| Current Year Due | \$2,232.14 |
| Past Years Due | \$2,547.03 |
| <hr/> | |
| Total Due | \$4,779.17 |

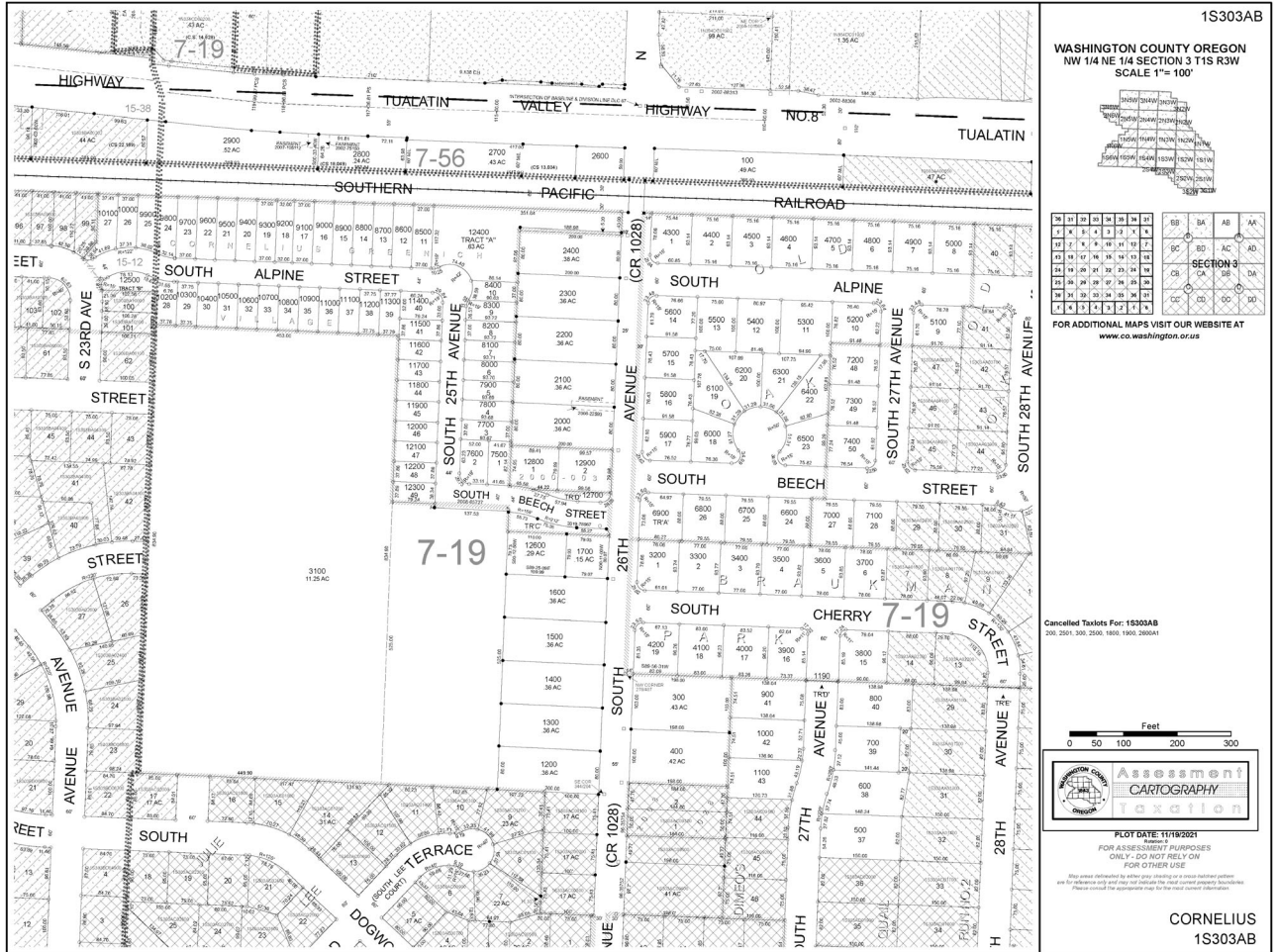
- This property has remaining taxes due from a prior year
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 1/21/2026 [Details](#)

| TAXYEAR | AD VALOREM | SPECIAL ASMT | TOTAL BILLED | LEVY BALANCE | INTEREST OWING | DATE PAID | TOTAL OWED |
|----------------------|------------|--------------|--------------|--------------|----------------|------------|------------|
| 2025 | \$2,212.47 | \$0 | \$2,212.47 | \$2,212.47 | \$19.67 | - | \$2,232.14 |
| 2024 | \$2,204.15 | \$0 | \$2,204.15 | \$2,204.15 | \$342.88 | - | \$2,547.03 |
| 2023 | \$2,018.07 | \$0 | \$2,018.07 | \$0.00 | \$0.00 | 11-17-2023 | \$0.00 |
| 2022 | \$1,963.70 | \$0 | \$1,963.70 | \$0.00 | \$0.00 | 11-2-2022 | \$0.00 |
| 2021 | \$1,925.25 | \$0 | \$1,925.25 | \$0.00 | \$0.00 | 11-3-2021 | \$0.00 |
| 2020 | \$1,884.69 | \$0 | \$1,884.69 | \$0.00 | \$0.00 | 10-29-2020 | \$0.00 |
| 2019 | \$1,830.60 | \$0 | \$1,830.60 | \$0.00 | \$0.00 | 10-23-2019 | \$0.00 |
| 2018 | \$1,751.07 | \$0 | \$1,751.07 | \$0.00 | \$0.00 | 10-30-2018 | \$0.00 |
| 2017 | \$1,686.87 | \$0 | \$1,686.87 | \$0.00 | \$0.00 | 10-30-2017 | \$0.00 |
| 2016 | \$1,640.80 | \$0 | \$1,640.80 | \$0.00 | \$0.00 | 11-14-2016 | \$0.00 |
| 2015 | \$1,573.61 | \$0 | \$1,573.61 | \$0.00 | \$0.00 | 11-13-2015 | \$0.00 |
| 2014 | \$1,519.59 | \$0 | \$1,519.59 | \$0.00 | \$0.00 | 11-17-2014 | \$0.00 |
| 2013 | \$1,487.75 | \$0 | \$1,487.75 | \$0.00 | \$0.00 | 10-23-2013 | \$0.00 |
| 2012 | \$0.00 | \$0 | \$1,441.57 | \$0.00 | \$0.00 | 10-26-2012 | \$0.00 |
| 2011 | \$0.00 | \$0 | \$1,388.61 | \$0.00 | \$0.00 | 11-10-2011 | \$0.00 |
| 2010 | \$0.00 | \$0 | \$1,372.87 | \$0.00 | \$0.00 | 10-21-2010 | \$0.00 |
| 2009 | \$0.00 | \$0 | \$1,324.81 | \$0.00 | \$0.00 | 10-21-2009 | \$0.00 |
| 2008 | \$0.00 | \$0 | \$1,250.83 | \$0.00 | \$0.00 | 11-10-2008 | \$0.00 |
| 2007 | \$0.00 | \$0 | \$1,302.72 | \$0.00 | \$0.00 | 11-15-2007 | \$0.00 |
| 2006 | \$0.00 | \$0 | \$1,097.56 | \$0.00 | \$0.00 | 11-6-2006 | \$0.00 |
| 2005 | \$0.00 | \$0 | \$1,108.42 | \$0.00 | \$0.00 | 11-4-2005 | \$0.00 |
| 2004 | \$0.00 | \$0 | \$1,095.22 | \$0.00 | \$0.00 | 11-16-2004 | \$0.00 |
| 2003 | \$0.00 | \$0 | \$1,086.63 | \$0.00 | \$0.00 | 11-12-2003 | \$0.00 |
| 2002 | \$0.00 | \$0 | \$939.45 | \$0.00 | \$0.00 | 11-6-2002 | \$0.00 |
| 2001 | \$0.00 | \$0 | \$949.52 | \$0.00 | \$0.00 | 11-6-2001 | \$0.00 |
| 2000 | \$0.00 | \$0 | \$818.69 | \$0.00 | \$0.00 | 11-6-2000 | \$0.00 |
| 1999 | \$0.00 | \$0 | \$810.82 | \$0.00 | \$0.00 | 11-15-1999 | \$0.00 |

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | VOIDED | PAYMENT AMOUNT |
|---------|----------------------------------|------------------|--------|----------------|
| 2023 | WASH-2023-198709 | 11-17-2023 | No | \$1,957.53 |
| 2022 | WASH-2022-49484 | 11-2-2022 | No | \$1,904.79 |
| 2021 | WASH-2021-61074 | 11-3-2021 | No | \$1,867.49 |
| 2020 | WASH-2020-19872 | 10-29-2020 | No | \$1,828.15 |
| 2019 | 5970646 | 10-23-2019 | No | \$1,775.68 |
| 2018 | 5772243 | 10-30-2018 | No | \$1,698.54 |
| 2017 | 5561524 | 10-30-2017 | No | \$1,636.26 |
| 2016 | 5414264 | 11-14-2016 | No | \$1,591.58 |
| 2015 | 5244511 | 11-13-2015 | No | \$1,526.40 |
| 2014 | 5047015 | 11-17-2014 | No | \$1,474.00 |
| 2013 | 4689939 | 10-23-2013 | No | \$1,443.12 |
| 2012 | 4484047 | 10-26-2012 | No | \$1,398.32 |
| 2011 | 4341141 | 11-10-2011 | No | \$1,346.95 |
| 2010 | 4037614 | 10-21-2010 | No | \$1,331.68 |
| 2009 | 3817851 | 10-21-2009 | No | \$1,285.07 |
| 2008 | 3646205 | 11-10-2008 | No | \$1,213.31 |
| 2007 | 3510908 | 11-15-2007 | No | \$1,263.64 |
| 2006 | 3197400 | 11-6-2006 | No | \$1,064.63 |
| 2005 | 2991045 | 11-4-2005 | No | \$1,075.17 |
| 2004 | 2872916 | 11-16-2004 | No | \$1,062.36 |
| 2003 | 2612509 | 11-12-2003 | No | \$1,054.03 |
| 2002 | 2386905 | 11-6-2002 | No | \$911.27 |
| 2001 | 2190112 | 11-6-2001 | No | \$921.03 |
| 2000 | 1996282 | 11-6-2000 | No | \$794.13 |
| 1999 | 1862233 | 11-15-1999 | No | \$786.50 |

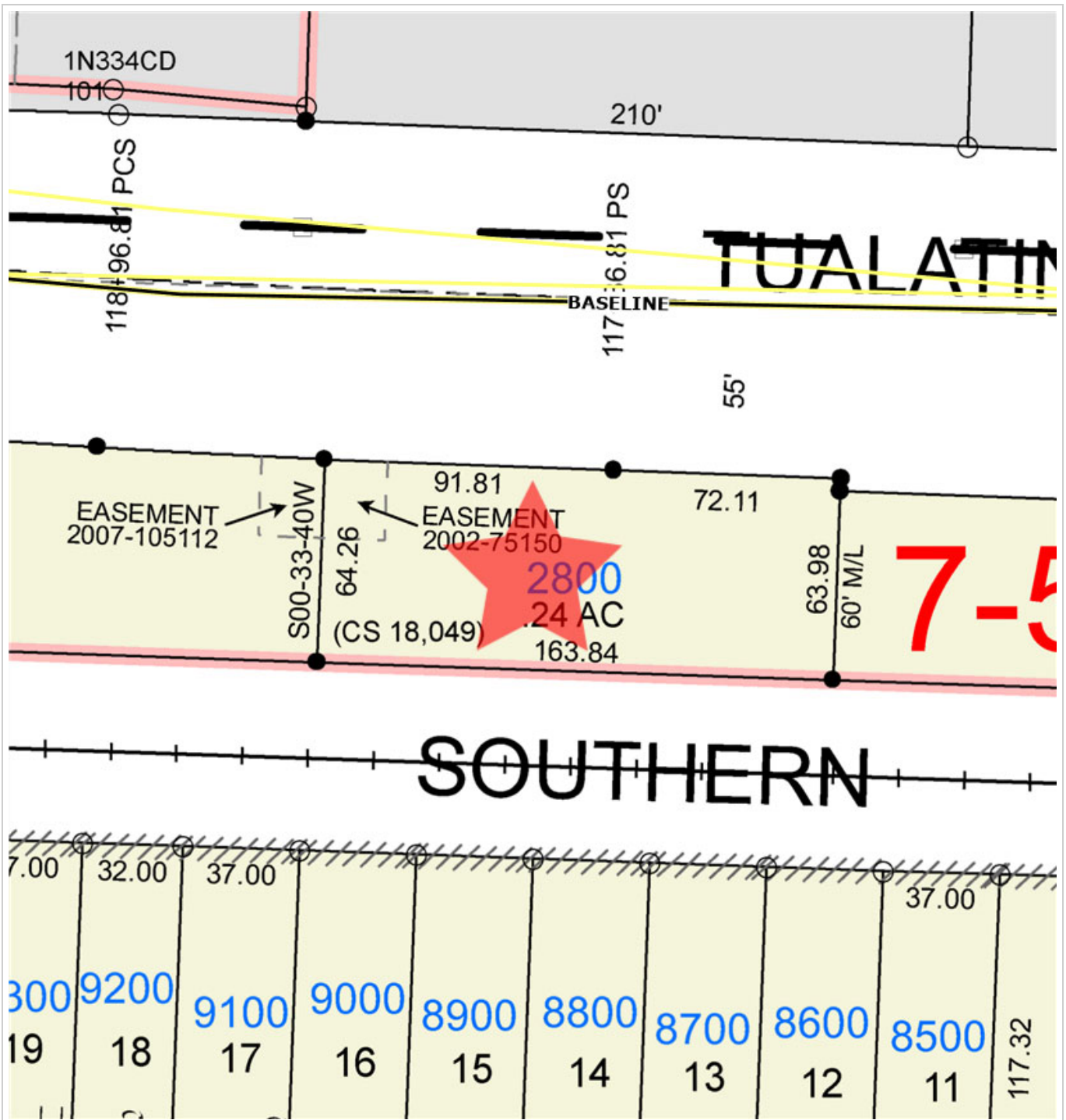


Parcel ID: R402683

Site Address: 2405 Baseline St



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



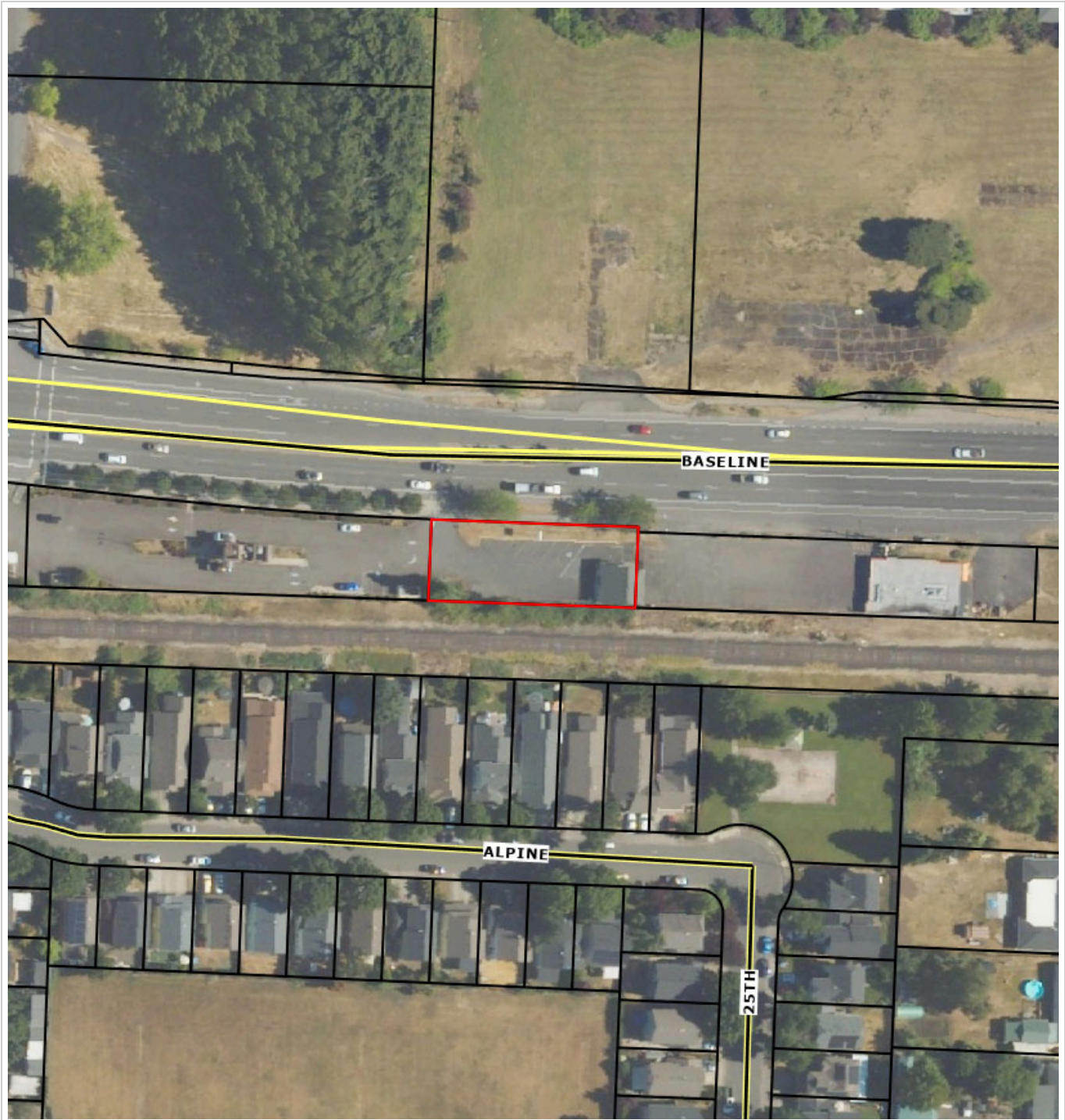
Parcel ID: R402683

Site Address: 2405 Baseline St

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Aerial Map



Parcel ID: R402683

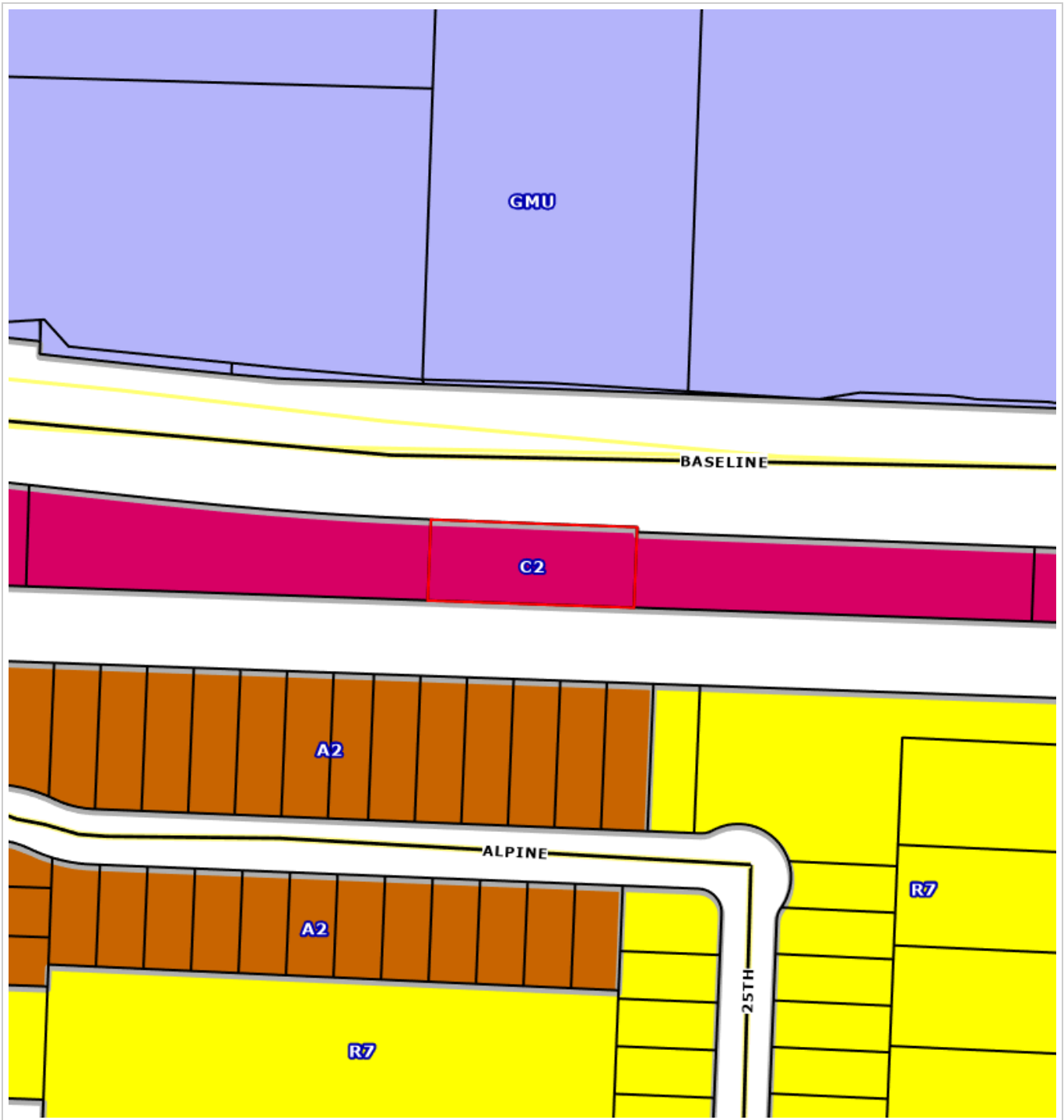
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ZONING INFORMATION

Zoning Map



Parcel ID: R402683

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Title 18. Zoning

Division II. LAND USE AND ZONING DISTRICTS

Chapter 18.45. HIGHWAY COMMERCIAL ZONE (C-2)

§ 18.45.010. Purpose.

The purpose of the highway commercial or C-2 zone is to provide for retail businesses, services, and offices located along the Tualatin Valley Highway corridor, where the principal users are auto oriented. (Ord. 810, 2000; Code 2000 § 11.20.51)

§ 18.45.020. Uses permitted outright.

In a C-2 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General retail.
- (B) Service commercial, including barber, banks.
- (C) Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.
- (D) Office, including professional, medical/dental.
- (E) Indoor amusement or entertainment and restaurants, including fast food with drive-up window.
- (F) Motel, motor courts, hotel, inns or bed and breakfasts.
- (G) Small engine or equipment repair shop.
- (H) Single-family dwelling units as a secondary or accessory use to commercial.
- (I) Other similar uses as may be approved by the planning commission.
- (J) Type "A" or Type "B" mobile vendor, as described in Chapter 5.35 CMC; this use is not subject to the enclosed structure requirement.
- (K) Church and associated church activities.
- (L) Conversion of a hotel or motel to an emergency shelter or affordable housing.
(Ord. 810, 2000; Code 2000 § 11.20.52; Ord. 841 Exh. 1, 2003; Ord. 2016-015 § 1 (Exh. A), 2016; Ord. 2024-03 § 1 (Exh. A), 2024)

§ 18.45.030. Conditional uses permitted.

In a C-2 zone the following uses and their accessory uses may be permitted when in accordance with Chapter **18.105** CMC:

- (A) Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.
- (B) Government or other similar institutional uses.
- (C) Warehouse or wholesale operation.
- (D) Above ground utility yard and above ground storage tanks.
- (E) Large machinery or farm equipment sales, service or rental.
- (F) A planned unit development, as provided under Chapter **18.110** CMC.
- (G) Requests to exceed the permitted building height.
- (H) *Repealed by Ord. 2024-03.*
- (I) Service stations and fuel distribution, provided storage tanks are underground.
- (J) Multi-family dwelling units, including a residential facility consistent with state law, and all shall be consistent with A-2 standards.
- (K) Indoor mini-storage facility.
- (L) Certified child care center.
- (M) Marijuana retail sales facilities, wholesale sales facilities, and medical marijuana dispensaries as defined in CMC § **18.177.025** and subject to the provisions of Chapters **18.105** and **18.177** CMC. (Ord. 810, 2000; Code 2000 § 11.20.53; Ord. 841 Exh. 1, 2003; Ord. 916 § 1 (Exh. A), 2010; Ord. 2015-03 § 1 (Exh. A), 2015; Ord. 2016-014 § 1 (Exh. A), 2016; Ord. 2018-05 § 1 (Exh. A), 2018; Ord. 2024-03 § 1 (Exh. A), 2024)

§ 18.45.040. Development requirements.

- (A) Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.
- (B) Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:
 - (1) The front yard shall be 10 feet, except that:
 - (a) Parking shall be allowed within five feet of the front property line.
 - (b) For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.
 - (2) No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.
 - (3) No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.
- (C) Height of Building. Building height, as defined in CMC § **18.195.080**, shall not exceed 40 feet, except for:

(1) Affordable housing with a 30-year affordability covenant compliant with ORS **456.270** through **456.295** as affordable to 80 percent area median income or less for each unit, or the average of the units is affordable at 60 percent area median income or less, is entitled to 150 percent of the existing density and 24 additional feet; or

(2) As approved by the planning commission.

(Ord. 810, 2000; Code 2000 § 11.20.54; Ord. 2020-05 § 1 (Exh. A), 2020; Ord. 2024-03 § 1 (Exh. A), 2024)

§ 18.45.050. Performance standards.

In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.

(B) Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).

(C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC § **18.45.060(F)**.

(Ord. 810, 2000; Code 2000 § 11.20.55; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020)

§ 18.45.060. Development standards.

In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.

(3) Street Trees. Street trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be

determined through design review, and the trees shall be installed in accordance with Chapter 5 of the adopted public works standards.

- (4) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

- (1) Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.
- (2) The minimum public street width for commercial development shall comply with Chapter 5 of the adopted public works standards.
- (3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:
 - (a) Two-way traffic: 24 feet;
 - (b) One-way traffic: 15 feet.
- (4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.
- (5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC § **18.150.070**.

(C) Access Streets – Sidewalks – Drainage.

- (1) All streets shall be designed in accordance with Chapter 5 of the adopted public works standards.
- (2) All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.
- (3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.
- (4) Sidewalks and Improvements.
 - (a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.
 - (b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.
- (5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with

Clean Water Services (CWS) standards for water quality and quantity.

- (D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.
 - (E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.
 - (F) Screening.
 - (1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought-iron, or PVC or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted on new construction.
 - (2) The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.
 - (3) Garbage and trash collection areas shall be designed to meet the needs of all types of trash and waste collection required, including recycling, food waste, and solid waste.
 - (4) The applicant shall demonstrate that the waste enclosure area is accessible by the waste service provider.
 - (G) Parking and Loading Space.
 - (1) Off-Street Parking. Parking shall be provided as set forth in Chapter **18.145** CMC.
 - (2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.
 - (3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, at a minimum of every 10 spaces.
- (Ord. 810, 2000; Code 2000 § 11.20.56; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 2020-05 § 1 (Exh. A), 2020; Ord. 2024-03 § 1 (Exh. A), 2024)

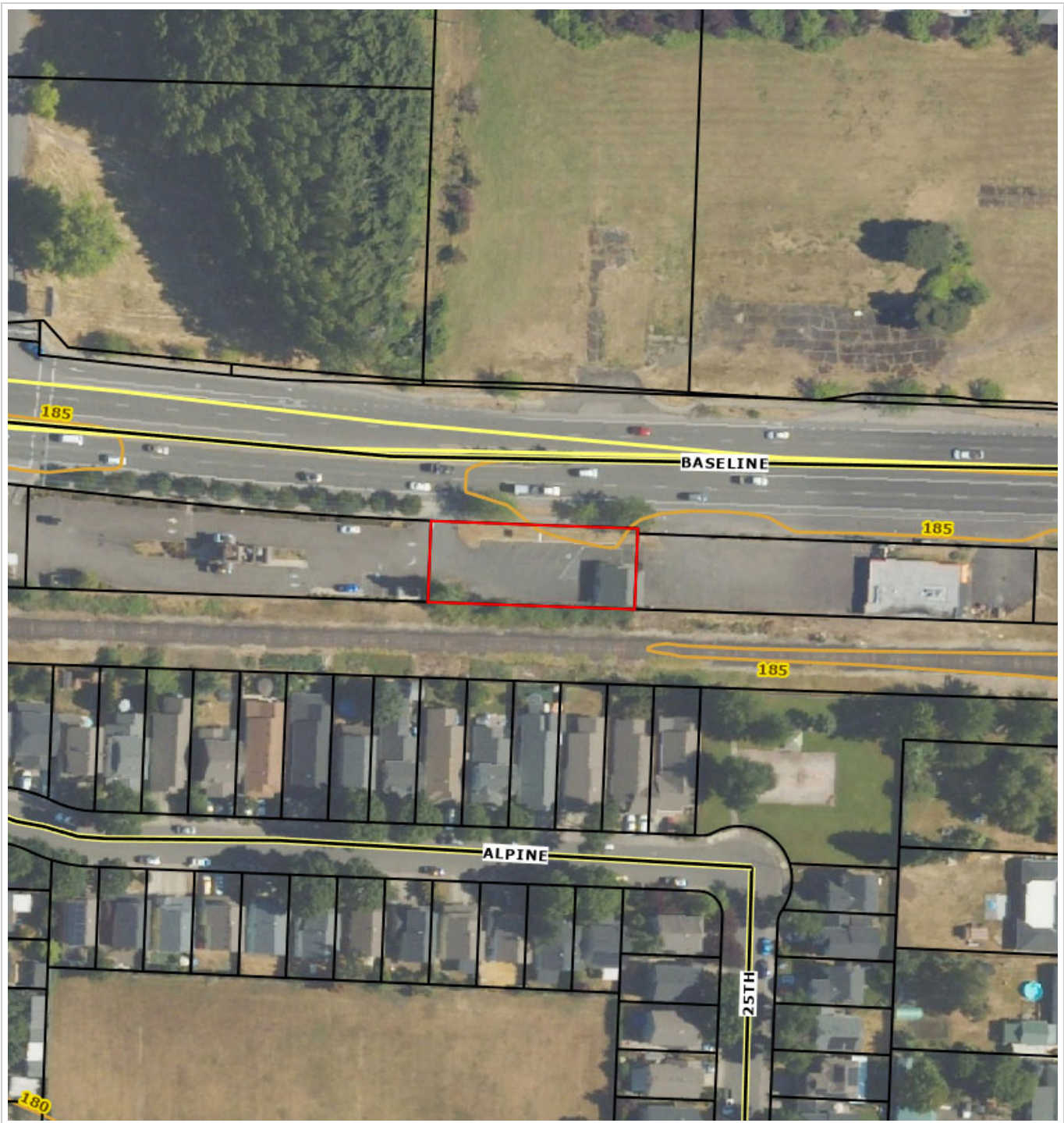
§ 18.45.070. Signs.

Signs within the C-2 zone may be allowed consistent with Chapter **18.175** CMC.
(Ord. 810, 2000; Code 2000 § 11.20.57)



NATURAL FEATURES

Contour Map



Parcel ID: R402683

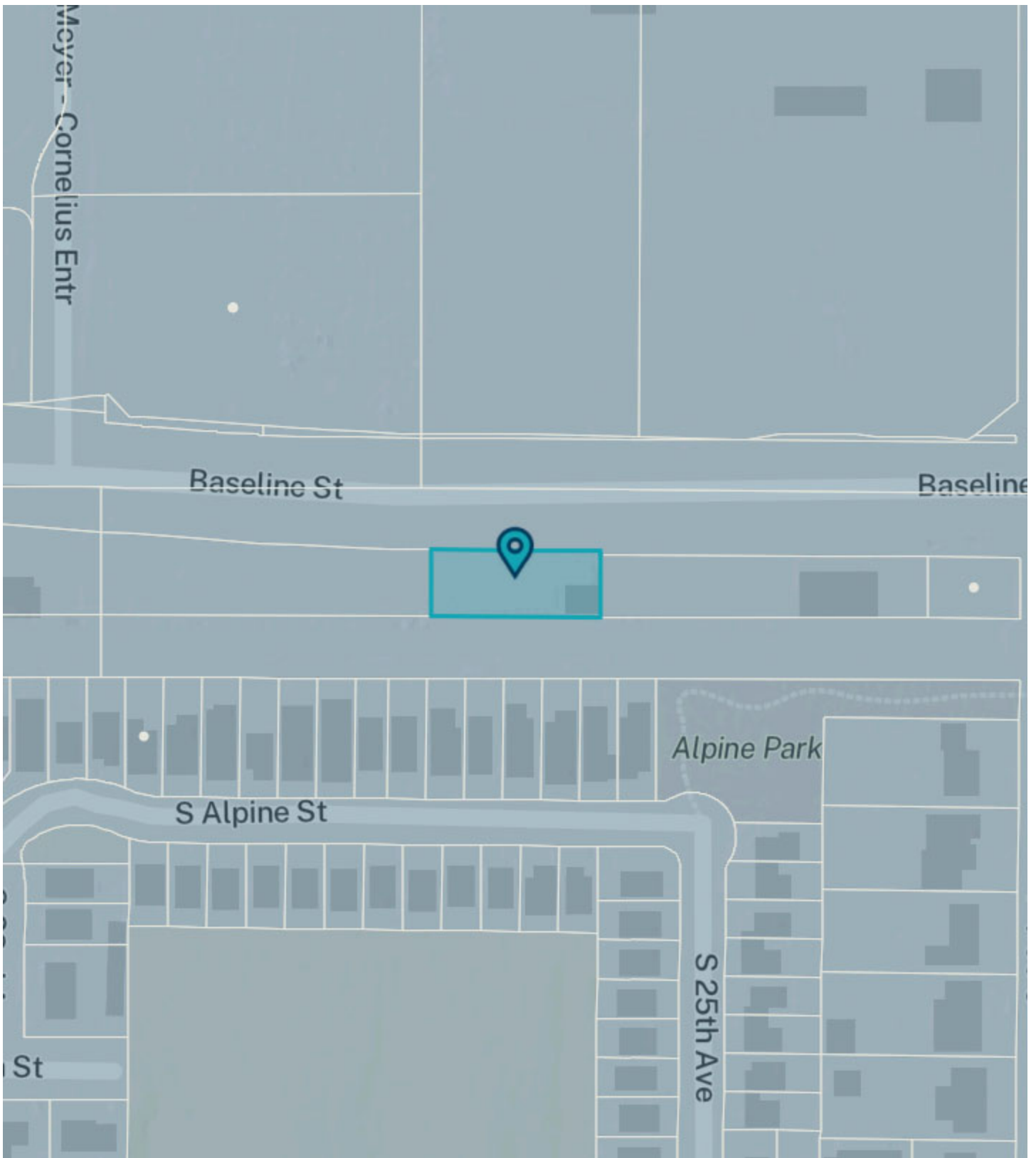
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





UTILITIES

Searched location: 2405 BASELINE ST, CORNELIUS, OR, 97113



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Summary data

| Site Location | |
|---------------|-------------------------|
| Address | 2405 BASELINE ST |
| City | Cornelius |
| ZIP code | 97113 |
| County | Washington |
| State | OR |
| Coordinates | (45.51978, -123.041816) |

| Taxlot Information | |
|-------------------------------|----------------|
| Taxlot ID | 1S303AB02800 |
| Taxlot area | 0.24 acres |
| Sale price | \$360,000 |
| Date of last sale | 03/2024 |
| Real market value of land | \$178,040 |
| Real market value of building | \$147,670 |
| Total real market value | \$325,710 |
| Build area (sqft) | <i>No data</i> |
| Year built | <i>No data</i> |
| Land use | COM |
| County tax code | 007.56 |
| Property account number | R402683 |
| State general property code | 221 |

Political Boundaries

| | |
|---|--|
| Metro councilor | Juan Carlos Gonzalez |
| Metro councilor email | juancarlos.gonzalez@oregonmetro.gov |
| Metro council district | 4 |
| Neighborhood association or community planning organization | CPO12 Cornelius |
| Jurisdiction | Cornelius |
| Voter precinct | 338 |
| US congressional district (2020) | 1 |
| Oregon house district (2020) | 29 |
| Oregon senate district (2020) | 15 |

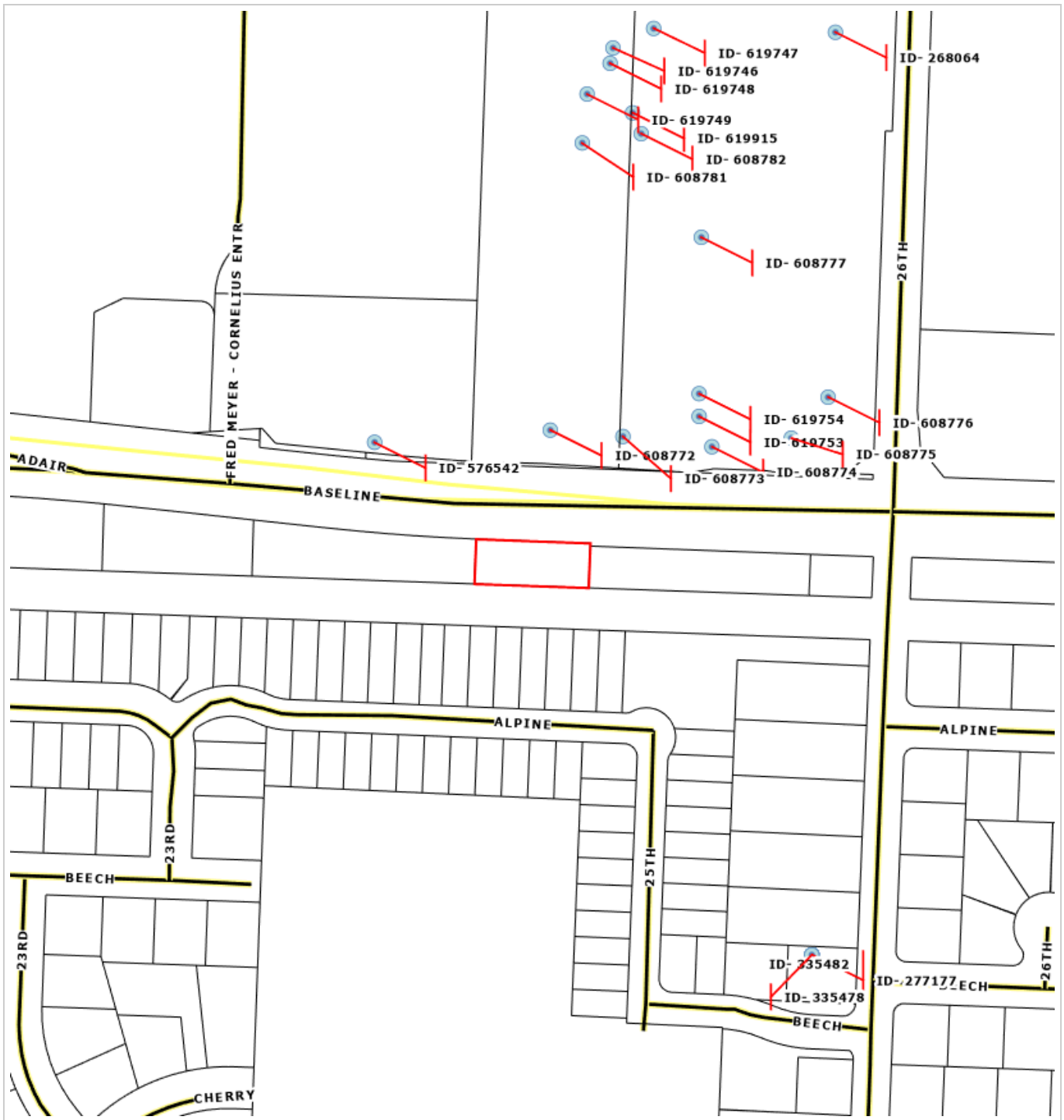
Land Use and Planning

| | |
|----------------------------|-------------------------------------|
| Urban growth boundary | Inside |
| Watershed | Scoggins Creek-Tualatin River |
| Sub-watershed | City of Forest Grove-Tualatin River |
| Basin | Willamette |
| Sub-basin | Tualatin |
| Flood plain | Outside |
| Urban or rural reserve | <i>No data</i> |
| Reserve name | <i>No data</i> |
| Local zoning | C2 |
| RLIS zoning classification | CG |
| RLIS zoning type | COM |

Service Districts

| | |
|--------------------------|-------------------------------|
| Residential hauler | Evergreen Disposal |
| Residential hauler phone | (503) 357-3510 |
| Commercial hauler | Evergreen Disposal |
| Commercial hauler phone | (503) 357-3510 |
| Dropbox provider | Washington County Dropbox |
| Dropbox provider phone | (503) 531-8843 |
| School district | HILLSBORO |
| School district number | 1J |
| Fire district | <i>No data</i> |
| Park district | <i>No data</i> |
| Sewer district | Clean Water Services District |
| Water district | <i>No data</i> |

Wells Map



Parcel ID: R402683

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





DEMOGRAPHICS

Trade Area: 97113 (Cornelius, OR)



POPULATION

The population in this area is estimated to change from 14,572 to 16,766, resulting in a growth of 15.1% between 2020 and the current year. Over the next five years, the population is projected to grow by 3.9%.

The population in the base area is estimated to change from 331,449,281 to 342,965,686, resulting in a growth of 3.5% between 2020 and the current year. Over the next five years, the population is projected to grow by 2.6%.

The current year median age for this area is 38.6, while the average age is 39.3. Five years from now, the median age is projected to be 40.6.

The current year median age for the base area is 39.8, while the average age is 40.7. Five years from now, the median age is projected to be 41.1.

Of this area's current year estimated population:

49.4% are White Alone, 1.0% are Black or African American Alone, 2.7% are American Indian and Alaska Nat. Alone, 2.1% are Asian Alone, 0.5% are Nat. Hawaiian and Other Pacific Isl. Alone, 25.8% are Some Other Race, and 18.5% are Two or More Races.

Of the base area's current year estimated population:

59.2% are White Alone, 12.5% are Black or African American Alone, 1.1% are American Indian and Alaska Nat. Alone, 6.5% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 9.0% are Some Other Race, and 11.3% are Two or More Races.

This area's current estimated Hispanic or Latino population is 49.8%, while the base area's current estimated Hispanic or Latino population is 20.4%.



HOUSEHOLD

The number of households in this area is estimated to change from 4,455 to 5,146, resulting in an increase of 15.5% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 4.5%.

The number of households in the base area is estimated to change from 126,817,580 to 131,761,051, resulting in an increase of 3.9% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 2.9%.

Trade Area: 97113 (Cornelius, OR)



EDUCATION

Currently, it is estimated that **4.4%** of the population age 25 and over in this area had earned a Master's Degree, **0.2%** had earned a Professional School Degree, **0.8%** had earned a Doctorate Degree and **13.6%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **10.2%** had earned a Master's Degree, **2.3%** had earned a Professional School Degree, **1.7%** had earned a Doctorate Degree and **21.7%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$128,202** for the current year, while the average household income for the base area is estimated to be **\$124,101** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$128,202** to **\$146,472**.

The average household income in the base area is projected to change over the next five years, from **\$124,101** to **\$138,445**.



HOUSING

Most of the dwellings in this area (**75.9%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**63.3%**).

The majority of dwellings in this area (**72.1%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**19.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

The majority of housing units in the base area (**13.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: 97113 (Cornelius, OR)



LABOR

For this area, **97113 (Cornelius, OR)**, **95.9%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.0% are in the Armed Forces, **65.1%** are employed civilians, **2.8%** are unemployed civilians, and **32.1%** are not in the labor force.

The occupational classification for this area are as follows:

31.1% hold blue collar occupations, **47.6%** hold white collar occupations, and **21.3%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

4.3% are in Architecture and Engineering, **0.4%** are in Arts, Entertainment and Sports, **4.3%** are in Business and Financial Operations, **3.5%** are in Computers and Mathematics, **3.4%** are in Education, Training and Libraries, **3.6%** are in Healthcare Practitioners and Technicians, **4.8%** are in Healthcare Support, **1.2%** are in Life, Physical and Social Sciences, **7.5%** are in Management, **9.4%** are in Office and Administrative Support.

0.8% are in Community and Social Services, **7.2%** are in Food Preparation and Serving, **0.2%** are in Legal Services, **2.7%** are in Protective Services, **9.0%** are in Sales and Related Services, **1.2%** are in Personal Care Services.

3.5% are in Building and Grounds Maintenance, **7.2%** are in Construction and Extraction, **1.9%** are in Farming, Fishing and Forestry, **4.7%** are in Maintenance and Repair, **9.2%** are in Production, **10.0%** are in Transportation and Moving.

For the base area, **USA**, **95.4%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.5% are in the Armed Forces, **60.2%** are employed civilians, **2.9%** are unemployed civilians, and **36.4%** are not in the labor force.

The occupational classification for the base area are as follows:

20.8% hold blue collar occupations, **62.3%** hold white collar occupations, and **16.9%** are occupied as service & farm workers.

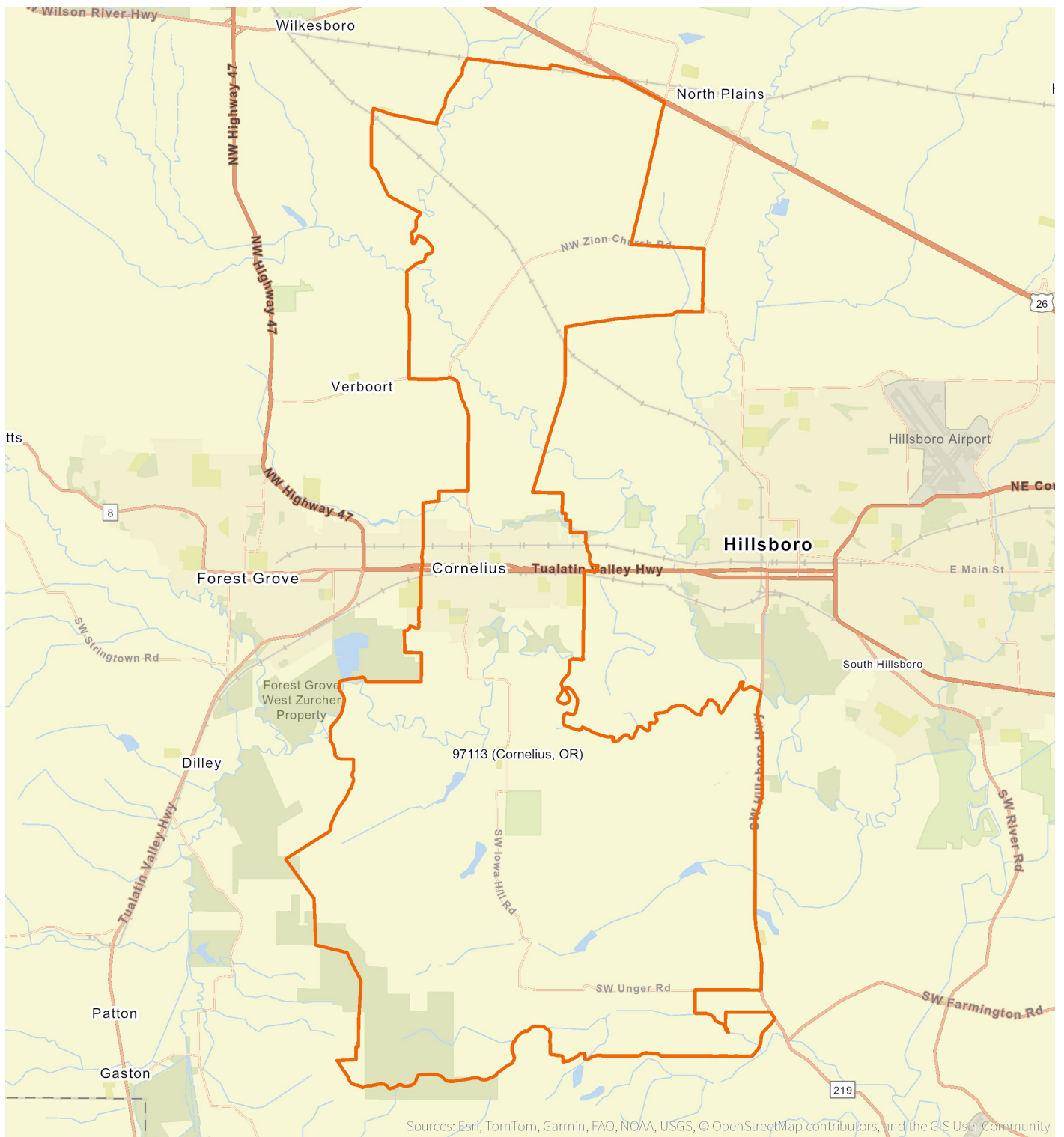
For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

2.3% are in Architecture and Engineering, **2.1%** are in Arts, Entertainment and Sports, **6.2%** are in Business and Financial Operations, **3.8%** are in Computers and Mathematics, **6.2%** are in Education, Training and Libraries, **6.4%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **1.2%** are in Life, Physical and Social Sciences, **11.7%** are in Management, **10.4%** are in Office and Administrative Support.

1.8% are in Community and Social Services, **5.2%** are in Food Preparation and Serving, **1.2%** are in Legal Services, **2.1%** are in Protective Services, **9.0%** are in Sales and Related Services, **2.5%** are in Personal Care Services.

3.3% are in Building and Grounds Maintenance, **4.9%** are in Construction and Extraction, **0.6%** are in Farming, Fishing and Forestry, **3.0%** are in Maintenance and Repair, **5.3%** are in Production, **7.6%** are in Transportation and Moving.

Trade Area: 97113 (Cornelius, OR)



Report Details

Name: Pop-Facts® Demographic Executive Summary 2026
Date / Time: 1/22/2026 1:56:38 PM
Workspace Vintage: 2026

Trade Area

| Name | Level | Geographies |
|-----------------------|----------|-----------------------|
| 97113 (Cornelius, OR) | ZIP Code | 97113 (Cornelius, OR) |

Benchmark

| Name | Level | Geographies |
|------|-----------|---------------|
| USA | Entire US | United States |

DataSource

| Product | Provider | Copyright |
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IMPORTANT CONTACTS

COUNTY CONTACTS

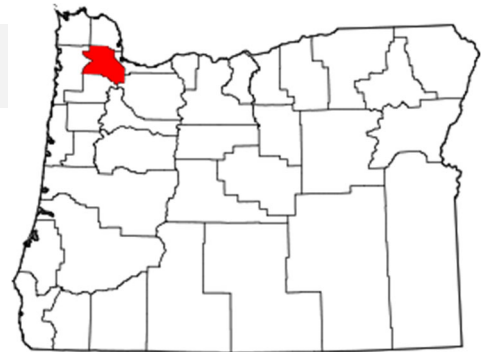
WASHINGTON COUNTY

GENERAL

155 N. First Ave., Suite 350 - Hillsboro, OR 97124

Phone: 503-846-4530

General Website: <http://www.co.washington.or.us/>



DEPARTMENTS

| | |
|------------------------------------|---------------------|
| Building Services: | 503-846-3470 |
| Community Development: | 503-846-8814 |
| Inspections: | 503-846-3699 |
| Planning / Zoning: | 503-846-8761 |
| Surveying: | 503-846-8723 |
| Tax Assessor / Collections: | 503-846-8801 |

USEFUL WEBSITES

| | |
|---------------------------------|---|
| Land Use & Building: | http://www.co.washington.or.us/LUT/index.cfm |
| Washington County | http://www.co.washington.or.us/LUT/Permits/index.cfm |
| Portland Maps: | http://portlandmaps.com/ |
| Washington County Maps: | http://washims.co.washington.or.us/gis/ |

Customer Service:
503-786-3940 | Trio@ctt.com
ChicagoTitleOregon.com



CHICAGO TITLE CONTACTS

PORTLAND METRO AREA BRANCHES

GRESHAM

471 NW Burnside Rd.—Gresham, OR 97030
Main Phone: 503-973-7448

LAKE OSWEGO

4949 SW Meadows Rd., # 100—Lake Oswego, OR 97035
Main Phone: 503-973-7500 / **Main Fax:** 503-619-0163

LLOYD CENTER

700 NE Multnomah St., # 500—Portland, OR 97232
Main Phone: 503-973-7525 / **Main Fax:** 503-872-0669

NORTHWEST PORTLAND

2310 NW Everett St. #200, Portland, OR 97210—Portland, OR 97210
Main Phone: 503-484-2571 / **Main Fax:** 855-394-1482

COMMERCIAL PORTLAND

100 SW Main St, Suite 450—Portland, OR 97204
Main Phone: 503-973-7400 / **Main Fax:** 503-248-0324

SUNNYSIDE (CLACKAMAS)

10151 SE Sunnyside Rd., #300—Clackamas, OR 97015
Main Phone: 503-794-5860 / **Main Fax:** 503-353-1468

SUNSET CORRIDOR

1500 NW Bethany Blvd., # 301—Beaverton, OR 97006
Main Phone: 503-973-7470 / **Main Fax:** 503-645-3457

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