



American Property Management

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Professional Management of:

- Apartments
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- Industrial Buildings
- Retail Centers
- Record Storage
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February 8, 2012

Good morning, Chair Representative Bentz and members of the Committee:

Thank you for the opportunity to give testimony today. My name is Steve Burg and I am here on behalf of Weston Investment and American Property Management. I am here once again to ask you to pass House Bill 4031.

Over the last three legislative sessions either Mr. Weston or I, on his behalf, have taken the time to come to several hearings and give this same testimony. During each session and at each hearing we have explained how the current regulation of outdoor advertising signage has created a noticeable inequity for landowners. There is no disputing that an inequity exists and I have even heard members of this committee acknowledge that the current law has created a monopolistic environment for the sign companies.

There is no doubt in our minds that every owner of land in Oregon would support a Bill that would provide an opportunity for the landowner to have the sole decision as to when a legal nonconforming use located on their land would be extinguished. House Bill 4031 accomplishes just that.

The question in our minds is, *Why would the members of this committee choose not to support House Bill 4031 for the landowners of Oregon?*

Please pass House Bill 4031.

Sincerely,

Steven P. Burg, RPA
Commercial Property Manager