

# Architectural Review Submittal

Tualatin Service Center

10699 SW Herman Road, Tualatin, OR 97062



November 18, 2019



PLANB  
CONSULTANCY

S|E A  
SCOTT|EDWARDS ARCHITECTURE LLP.

## Project Name and Contact Information

Provided per TDC 33.020 (4)(a)

Project Name & Address:

### Tualatin Service Center

10699 SW Herman Road, Tualatin, OR 97062

Owner:

City of Tualatin  
10699 SW Herman Road  
Tualatin, OR 97062  
(503) 691-3010  
Sherilyn Lombos

Owner's Representative:

Plan B Consultancy  
696 McVey Avenue | Suite 202  
Lake Oswego, OR 97034  
(503) 785 9377  
Ernesto Vasquez

Project Architect:

Scott | Edwards Architecture LLP  
2525 E. Burnside  
Portland, OR 97214  
(503) 226-3617  
Attn. Andrew Kraus

Civil Engineer:

HHPR  
530 Center Street NE | Suite 240  
Salem, OR | 97301  
(503) 221-1131  
Beau Braman

Landscape Architect:

HHPR  
530 Center Street NE | Suite 240  
Salem, OR | 97301  
(503) 221-1131  
Jeff Creel



# CITY OF TUALATIN

## Community Development Department-Planning Division

### Land Use Application—Type II

**PROPOSAL NAME** Tualatin Service Center

**PROPOSAL SUMMARY** (Brief description)

Expansion of the existing Herman Road Operations Center to consolidate a number of functional divisions within the city, including public works, operation, building, planning and engineering. Expansion includes minor parking, walkway, stormwater, utility and landscape modifications.

**PROPERTY INFORMATION**

Location (address if available): 10699 SW Herman Road, Tualatin, OR 97062

Tax Map & Lot #(s): Map 2S 1 22AD Tax Lot 200 & 300 Planning District: IN

Total site size: 8.72 Acres  Developed  Undeveloped

**APPLICANT/CONTACT INFORMATION**

**Applicant or Primary Contact Name:** Scott|Edwards Architecture LLP Attn. Andrew Kraus

Mailing Address: 2525 E. Burnside

City/State: Portland, OR Zip: 97214

Phone: 503-226-3617 Email: andrew@seallp.com

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

**PROPERTY OWNER/DEED HOLDER INFORMATION** (Attach list if more than one)

**Name:** City of Tualatin Attn. Sherilyn Lombos

Mailing Address: 10699 SW Herman Road

City/State: Tualatin, OR Zip: 97062

Phone: 503-691-3010 Email: slombos@tualatin.gov

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

**LAND USE APPLICATION TYPE**

- Architectural Review (AR)
- Historic Landmark (HIST)
- Interpretation (INT)
- Minor Variance (MVAR)
- Tree Removal (TCP)
- Other \_\_\_\_\_

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____

GENERAL INFORMATION	
Site Address:	10699 SW Herman Road, Tualatin, OR 97062
Assessor's Map and Tax Lot #:	Map 2S 1 22AD Tax Lot 200 & 300
Planning District:	IN (Institutional )
Parcel Size:	8.72 Acres
Property Owner:	City of Tualatin
Applicant:	Scott Edwards Architecture LLP Attn. Andrew Kraus
Proposed Use:	Business w/ multi-purpose (assembly)

ARCHITECTURAL REVIEW DETAILS	
Residential	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial
Number of parking spaces:	x
Square footage of building(s):	15,629
Square footage of landscaping:	x
Square footage of paving:	a
Proposed density (for residential):	N/A

**For City Personnel to complete:**

Staff contact person:



## CITY OF TUALATIN FACT SHEET

### General

Proposed use: <b>Business w/ multi-purpose (assembly)</b> <b>(Service Center: public works, operation, building, planning and engineering)</b>			
Site area:	8.72	acres	Building footprint: <b>(this permit) 15,629*</b> sq. ft.
Development area:	+/- 0.5	acres	Paved area: <b>(total site) 154,493</b> sq. ft.
	+/- 20,000	Sq. ft.	Development area coverage: <b>17.4</b> %

\*Site also includes Warehouse Bldg as indicated below

Bldg. Areas: Office 14,129 Assembly 1,500 (100 seats) Warehouse 17,052

### Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) Office @ 2.7 /1000 GFA = <u>38</u> Assembly @ 1/4 / seat GFA = <u>25</u> Warehouse @ 0.3 /1000 GFA = <u>5</u> Total parking required: <b>68</b> spaces ADA accessible = <b>2</b> Van pool = <b>68/25 = 3</b> Compact = (max. 35% allowed) <b>0</b> = Loading berths = <b>17,052sf = 1</b>	Spaces provided: Total parking provided: <b>68</b> spaces Standard = <b>63</b> ADA accessible = <b>2</b> Van pool = <b>3</b> Compact = <b>0</b> Loading berths = <b>1 (12 x 25 x 14' high)</b>
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### Bicycles

Covered spaces required: <b>1/40 assembly seats = 2</b> <b>0.5/ 1,000 sf = 7</b>	Covered spaces provided: <b>9</b>
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### Landscaping

Landscaping required: _____% of dvpt. area Square feet	Landscaping provided: _____% of dvpt. area Square feet
Landscaped parking island area required: _____ %	Landscaped parking island area provided: _____ %

### Trash and recycling facility

Minimum standard method: _____ square feet	
Other method: _____	_____ square feet

### For commercial/industrial projects only

Total building area:	sq. ft.	2 <sup>nd</sup> floor:	sq. ft.
Main floor:	sq. ft.	3 <sup>rd</sup> floor:	sq. ft.
Mezzanine:	sq. ft.	4 <sup>th</sup> floor:	sq. ft.

### For residential projects only

Number of buildings:	Total sq. ft. of buildings: _____ sq. ft.
Building stories:	



Clean Water Services File Number

19-002587

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S122AD-200

OR Site Address: 10699 SW Herman Rd.  
City, State, Zip: Tualatin, Oregon, 97062  
Nearest Cross Street: 108th

3. Owner Information

Name: City of Tualatin  
Company: City of Tualatin  
Address: 10699 SW Herman Rd.  
City, State, Zip: Tualatin, Oregon, 97062  
Phone/Fax: 503-691-3099  
E-Mail: creynolds@tualatin.gov

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment       Minor Land Partition
- Residential Condominium       Commercial Condominium
- Residential Subdivision       Commercial Subdivision
- Single Lot Commercial       Multi Lot Commercial

Other \_\_\_\_\_  
Please let me know if you have any questions

5. Applicant Information

Name: City of Tualatin (CO/ Clayton Reynolds)  
Company: City of Tualatin  
Address: 10699 SW Herman Rd.  
City, State, Zip: Tualatin, Oregon, 97062  
Phone/Fax: 503-691-3099  
E-Mail: creynolds@tualatin.gov

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

This site, doesn't have any storm water that goes off site. It is all contained by Water Quality facility or Dry wells.

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name City of Tualatin (CO/ Clayton Reynolds) Print/Type Title Maintenance Services Manager

Signature ONLINE SUBMITTAL Date 8/5/2019

#### FOR DISTRICT USE ONLY

Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 19-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 19-05, Section 8.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

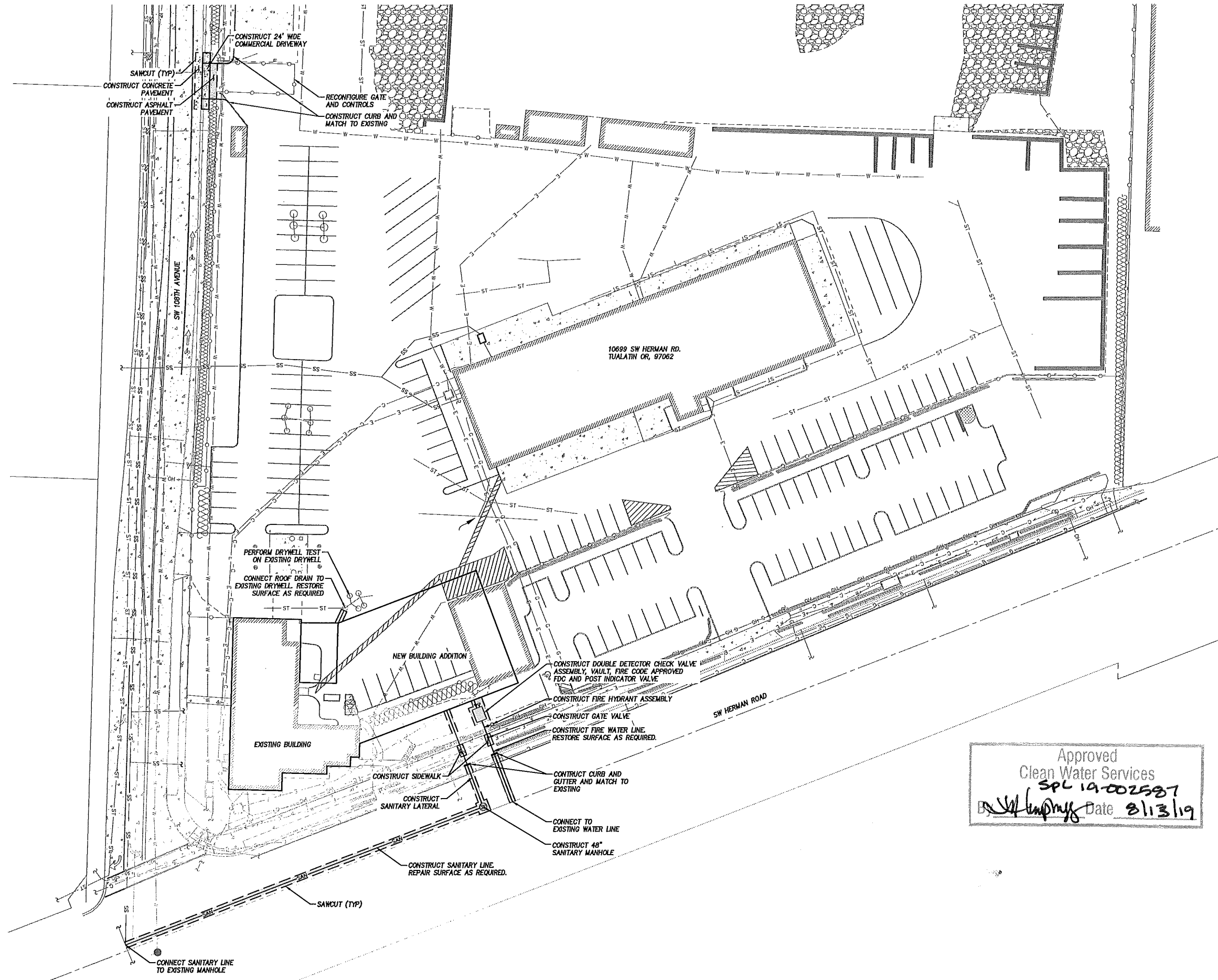
**This Service Provider Letter is not valid unless 2 CWS approved site plan(s) are attached.**

The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

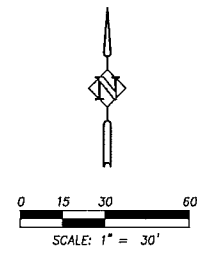
Reviewed by [Signature] Date 8/13/2019

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439  
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

P:\SEA (Scott Edwards Architecture)\SEA-110 (Tualatin Service Center)\SEA110\DWG\EXHIBITS\Option 1.dwg



Approved  
Clean Water Services  
SPL 19-002587  
Date 8/13/19



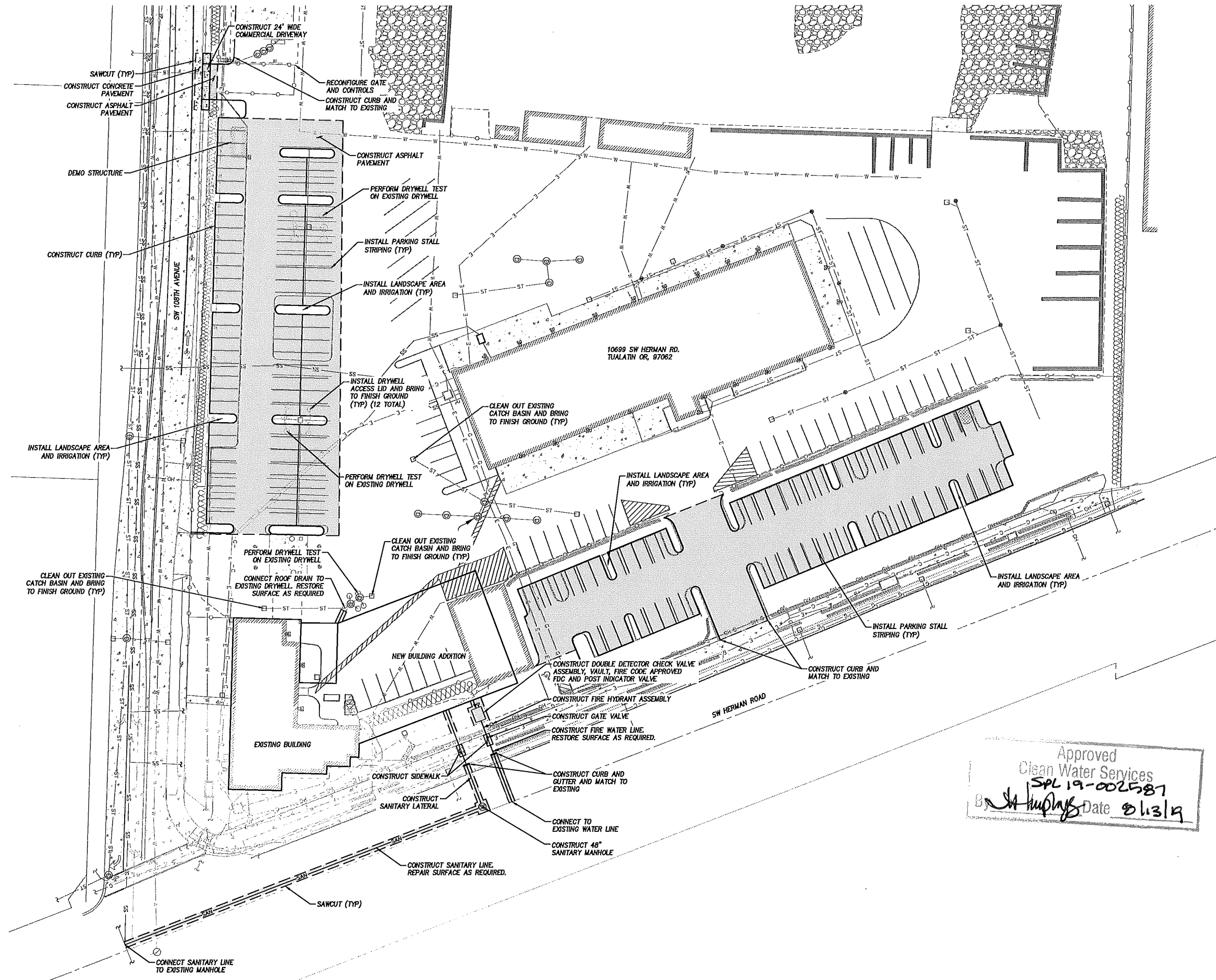
ESTIMATE EXHIBIT-OPTION 1  
TUALATIN PUBLIC WORKS  
10699 SW HERMAN ROAD



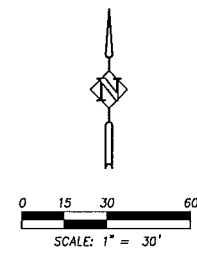
DESIGNED:	BUB
DRAWN:	SSM
CHECKED:	DEC
DATE:	AUGUST 2019

SHEET NO.	1
JOB NO.	SEA-110

P:\SEA (Scott Edwards Architecture)\SEA-110 (Tualatin Service Center)\SEA110\DWG\SE110\BITTS\Option 2.dwg



Approved  
Clean Water Services  
SPL 19-002587  
Date 8/13/19



ESTIMATE EXHIBIT-OPTION 2  
**TUALATIN PUBLIC WORKS**  
10699 SW HERMAN ROAD

**Harper Houf Peterson Righellis Inc.**  
ENGINEERS/PLANNERS  
LANDSCAPE ARCHITECTS  
305 SW 5th Street, Suite 200, Portland, OR 97202  
Phone: 503.221.1131 www.hhpri.com Fax: 503.221.1171

DESIGNED:	BUB
DRAWN:	SSM
CHECKED:	DEC
DATE:	AUGUST 2019

NO.	DESCRIPTION

SHEET NO.  
**2**  
JOB NO. SEA-110

Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

**Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:**

Project Type	Criteria	Permit Fee
<b>Commercial or Industrial Building</b>	Building floor area greater than 48,300 square feet <b>or</b> Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
<b>Residential development</b>	More than 49 dwelling units	\$ 1,000
<b>Multi-family development</b>	More than 49 dwelling units <b>or</b> a combined building floor area greater than 48,300 square feet	\$ 300 per building

**Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).**

Commercial or Industrial Development

- Building floor area 9,308 square feet
- Anticipated water demand (if known) \_\_\_\_\_ gallons per day
- Described planned building use City of Tualatin Service Center

Residential Development

- Number of dwelling units or single family home lots \_\_\_\_\_

Multi-Family Residential Development

- Number of dwelling units \_\_\_\_\_
- Building floor area (sum of all building) \_\_\_\_\_
- Number of multi-family buildings \_\_\_\_\_

**Permit fee required based on the information provided above \$ 0**

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system





720 SW Washington St., Suite 500  
Portland, OR 97205  
503.243.3500  
www.dksassociates.com



12/31/19

## MEMORANDUM

DATE: April 26, 2019  
TO: Gary Danielson, SRG Partnership, Inc  
FROM: Garth Appanaitis, PE  
SUBJECT: Tualatin Ops Site Transportation Planning Rule Analysis

The purpose of this memorandum is to address Oregon Administrative Rule (OAR) 660-012-0060, Transportation Planning Rule (TPR), requirements for a map change amendment to rezone two parcels near SW 108<sup>th</sup> Ave/SW Herman Rd in Tualatin. The change in zoning may be pursued to support additional development on the site. Prior traffic analysis conducted for the site<sup>1</sup> addressed the additional traffic that would be added with the actual proposed development use but did not address TPR requirements.

## TPR OVERVIEW

The TPR provides a means for ensuring that future land use and traffic growth is consistent with transportation system planning. The TPR requires that a change of allowable land uses do not create a significant impact on the transportation system beyond currently allowed (planned) uses. The TPR can be addressed through a variety of means, but typically compares the change in trip potential (simply trip generation or traffic impacts) between the allowed use (existing zoning) and proposed use (proposed zoning). In many cases the reasonable worst-case use (for either the existing or propose zoning) will not reflect the actual existing use for a site or the specific use that may ultimately be developed on a site. Rather, the reasonable worst case considers the allowed trip potential for either zoning condition and is rarely development specific (e.g., no site plan, nor intent to use the site for that purpose). In some cases, a "trip cap" or limit to the maximum trips generated by a site will be imposed with a change in zoning in order to limit the future trip potential while still allowing for the intended development.

## SITE TRAFFIC POTENTIAL

The City of Tualatin Public Works Department is located in the northeast quadrant of SW 108<sup>th</sup> Ave/SW Herman Rd. The site is currently zoned as Light Manufacturing (ML) and composed of two parcels:

- 2S122AD00200 (approximately 5.18 acres)
- 2S122AD00300 (approximately 3.54 acres)

<sup>1</sup> Tualatin City Operation Site Traffic Impact Analysis, prepared by DKS Associates, December 2018.



For purposes of the TPR analysis, the existing uses on the site are ignored and redevelopment options allowed within zoning designations are considered. Applying typical industrial development assumptions, the combined size of the site (8.72 acres) could provide approximately 95,000 feet of floor area<sup>2</sup> based on overall size and not considering other site-specific limitations (topography, etc.) that may be identified through a site design process. This development potential of 95 ksf is considered for both the existing and proposed zoning designations.

### Existing Zoning (ML) Traffic Potential

The existing ML zoning<sup>3</sup> allows several industrial uses, including manufacturing and warehousing. Some components of commercial uses are allowed as ancillary components of the site. *ITE Trip Generation, 10<sup>th</sup> Edition* was used to determine traffic potential for allowed uses. The allowed industrial use with the highest trip generation rate for the p.m. peak hour is 155 High-Cube Fulfillment Center Warehouse (1.37 trips/ksf). However, data in the ITE manual indicates that these uses typically exceed 500 ksf and would not be reasonable for the site given the size.

Under the existing ML zoning, the reasonable worst-case trip potential (that would scale to the size of the site) would fall under ITE Category 140 – Manufacturing, which generates approximately 0.67 trips/ksf during the p.m. peak hour. Therefore, the reasonable worst-case trip potential for a 95 ksf building would generate approximately 64 p.m. peak hour trips. Further, this trip potential is approximately the same as the government office building documented and analyzed in the related TIA (59 p.m. peak hour trips)<sup>4</sup>.

### Proposed Zoning (IN) Traffic Potential

The proposed Institutional (IN) zoning allows uses that serve the community, such as educational, religious, recreational, and government uses. The Community Services category within IN includes community recreation building, which is the reasonable worst-case use from a trip potential standpoint. ITE category 495 Recreational Community Center would generate approximately 2.31 p.m. peak hour vehicle trips/ksf. Therefore, a 95 ksf building would generate approximately 219 p.m. peak hour trips.

## TEXT AMENDMENT IMPACTS

While the government office building analyzed in the prior TIA would fit within the general intent of the IN zone, it is not currently listed as an allowed use. A text amendment to specifically allow government office buildings in the IN zone may be required in addition to a map amendment for the site.

The potential text amendment action would not create a significant effect for TPR purposes. While a text amendment would affect all locations with IN zone designation, allowing government office uses would not increase the reasonable worst-case trip potential for IN zoning designation. The ITE trip rate for 730 Government Office Building is 1.71 trips/ksf<sup>5</sup> during the p.m. peak hour, which is less trips than a

<sup>2</sup> 8.72 acres \* 0.25 FAR = 95 ksf

<sup>3</sup> <https://www.tualatinoregon.gov/developmentcode/tdc-chapter-60-light-manufacturing-zone-ml>

<sup>4</sup> TIA Table 5 lists 59 p.m. peak hour trips for the additional government office building.

<sup>5</sup> A higher effective trip rate of approximately 2.95 trips/ksf (59 trips/20 ksf) was used for the smaller 20 ksf building in the TIA to provide a conservative estimate and account for potential public service counter trips. However, for consideration of larger building sizes and reasonable worst-case trip potential, the overall ITE average rate of 1.71 (which includes building sizes approaching 80 ksf) is appropriate.

recreational community center (2.31 trips/ksf) and would not increase the trip potential for zones designated IN to allow this additional use.

## FINDINGS

The TPR analysis addressed two potential actions, which, while related, include separate findings.

### Map Amendment (ML to IN)

The trip generation potential for the existing zoning (ML) and proposed zoning (IN) was calculated using site redevelopment assumptions for a reasonable worst-case use and ITE trip generation rates. For the two subject parcels, a map amendment to change the zoning designation from ML to IN has the potential to add an increase of approximately 155 (219-64) p.m. peak hour vehicle trips. This action has the potential to create a significant effect on the transportation system, but can be resolved through either of the following actions:

- 1) Conduct additional traffic analysis to address TPR requirements and determine if additional offsite transportation improvements would be required to offset the impacts of the map amendment. This analysis would identify specific potential impacts related to adding 155 vehicle trips to the transportation system for the p.m. peak hour (during the future year Transportation System Plan horizon). This action would maximize flexibility for future uses allowed for the zoning designation, but would require additional analysis, and (pending the results of the analysis) may lead to unnecessary transportation system investments if the reasonable worst-case use is not developed.

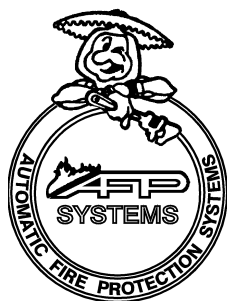
--or--

- 2) Include a trip cap with the map amendment that would limit site trips and not further degrade the transportation system. The analysis indicates that the existing zoning would allow approximately 64 p.m. peak hour trips, which would exceed the number of trips required for the government office building included in the TIA (59 p.m. peak hour trips). A trip cap of 80 p.m. peak hour trips would provide some flexibility for the site design to add a nominal portion of trips, while not creating a significant increase above the reasonable worst-case trip potential of the existing ML zoning.

### Text Amendment (Allow Government Office use in IN)

The potential text amendment to allow government office buildings in any IN zone would not increase the reasonable worst-case trip potential for IN zones beyond what is currently allowed for recreational community center. Therefore, such action would meet TPR requirements.

If you have any questions, please call.



**AFP Systems, Inc. Automatic  
Fire Protection**  
19435 SW 129<sup>th</sup> Avenue  
Tualatin, OR. 97062 (503)  
692-9284 (503)692-1186 fax

**City Having Jurisdiction:** \_\_\_\_\_

**Test Date:** \_\_\_\_\_

**Business Name** \_\_\_\_\_

**Building Name:** \_\_\_\_\_

**Building Address:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Number of Fire Hydrants on this system?** \_\_\_\_\_ **(if more than 3, use additional forms)**

	#1		#2		#3	
Location of Hydrant						
Access Unobstructed?	YES	NO	YES	NO	YES	NO
Faced Correctly?	YES	NO	YES	NO	YES	NO
Set Properly?	YES	NO	YES	NO	YES	NO
Location of Residual Pressure Gauge						
Static Pressure						
Residual Pressure						
Sizes of Outlets Flowed						
Number of Outlets Flowed						
Pitot Reading						
GPM Flowed						
Threads in good repair?	YES	NO	YES	NO	YES	NO
Lubricated?	YES	NO	YES	NO	YES	NO
Caps replaced?	YES	NO	YES	NO	YES	NO
Leakage in base, dome or sleeve when under pressure?	YES	NO	YES	NO	YES	NO
Hydrant Operates Properly?	YES	NO	YES	NO	YES	NO
Operating nut Lubricated?	YES	NO	YES	NO	YES	NO
Hydrant drains properly after test?	YES	NO	YES	NO	YES	NO

Required Corrections and Explanation of Problems:

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_

Corrections Made:

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_


Has the building owner / representative been notified of any deficiencies? YES NO

If YES, who was notified? \_\_\_\_\_

IF NO, Why wasn't the owner / representative notified? \_\_\_\_\_

Certified Personnel Conducting Test \_\_\_\_\_

(PLEASE PRINT NAME)

Certification # \_\_\_\_\_ Signature  \_\_\_\_\_

Name of Company: \_\_\_\_\_ Phone: \_\_\_\_\_



# MEMORANDUM

## CITY OF TUALATIN

**TO:** City of Tualatin Planning Department

**FROM:** Clayton Reynolds, Maintenance Services Manager *CR*

**DATE:** November 14, 2019

**SUBJECT:** Tualatin Service Center – Trash Enclosure TDC

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The following information will confirm the existing enclosure meets the TDC 73D.30 Location, Design, and Access standards. Included is a letter and access route from Republic Services.

The current trash enclosure on-site is 30ft. wide by 20ft. deep, it currently holds, one 3-yard cardboard recycle bin and two 5-yard trash receptacles. The area is paved, there is room to add recycle carts, etc. including food composting if we choose to in the future.

It is enclosed on two sides with a 6-foot high fence, the north side is naturally screened by the existing landscape, the east view is blocked with existing buildings. It's understood if there is a view change such as future parking expansion we would need to enclose the additional sides in future renovations. There is pedestrian access between the buildings and enclosure.

Included is the route the trucks use to access it now, note the letter indicates they can use the north gate as well.





10295 Southwest Ridder Road Wilsonville, OR 97070  
o 503.570.0626 f 503.582.9307 republicservices.com

November 14, 2019

Clayton Reynolds  
City of Tualatin

Re: Public Works Department  
10699 SW Herman Rd.  
Tualatin, OR 97062

Dear Clayton,

Thank you, for sending us the site plans for this proposed development in Tualatin.

Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

The design plans sent 10/16/19, of the new facility construction located in the Southwest corner of the property will not impede our ability to access our trash and recycle equipment at this site. The trash and recycle enclosure for commercial front load service is adequate for the equipment that is currently present. The alteration of the primary site access to the Northwest gate, using SW108<sup>th</sup> Ave, as well as our vehicle traffic flow patterns on site is adequate to provide complete service.

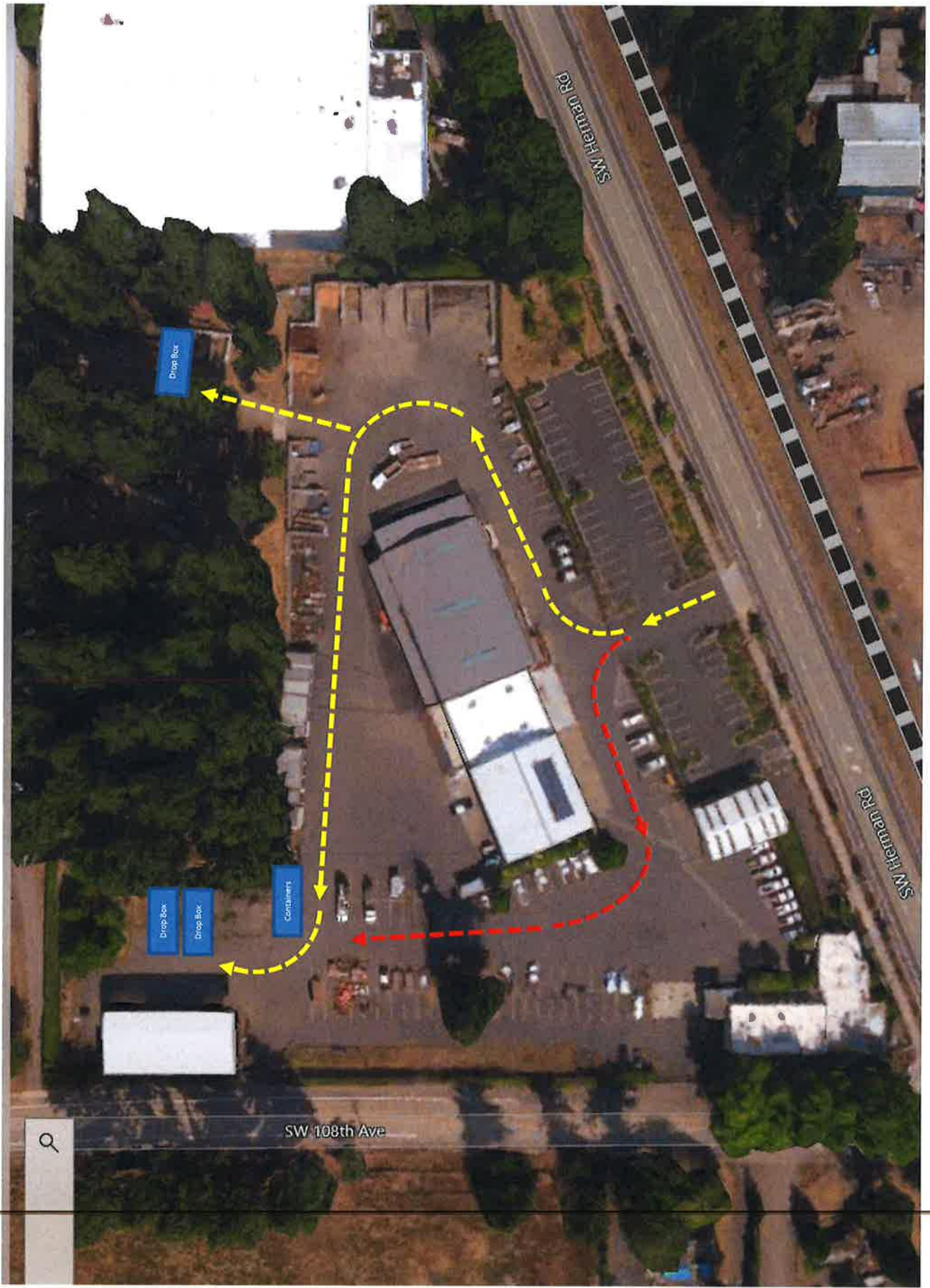
Thanks Clayton, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a light blue horizontal line.

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.





Drop Box

Drop Box

Drop Box

Container

SW 108th Ave

SW 107th Ave

SW 106th Ave





1433 SW 6th Avenue  
(503)646-4444

**OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS**  
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

**To ("Customer"):** City of Tualatin  
18880 SW Martinazzi Avenue, Located at 8515 SW Tualatin Rd  
Tualatin, OR 97062

**Customer Ref.:** \_\_\_\_\_  
**Order No.:** 472519006730  
**Effective Date:** November 13, 2019 at 08:00 AM  
**Charge:** \$350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

**THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.**

**Part One - Ownership and Property Description**

**Owner.** The apparent vested owner of property ("the Property") as of the Effective Date is:

The City of Tualatin, an Oregon municipal corporation, as to Parcels I through and including IX, and Ascentec Engineering LLC, a Delaware limited liability company, as to Parcel X

**Premises.** The Property is:

**(a) Street Address:**

Part of Lots 11, 12, and 15 of Glenmorag Park, Tualatin, OR 97062

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Part Two - Encumbrances**

**Encumbrances.** As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

**EXCEPTIONS**

1. Taxes, including the current fiscal year, not assessed because of City Owned Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Levy Code: 023.76

Account No.: R530189

Map No.: 2S122AD-00300

(Affects Parcels I, II, III, IV, V and VI)

Levy Code: 073.26

Account No.: R530134

Map No.: 2S122AD-00200

(Affects Parcels VII, VIII and IX)

2. Unpaid Property Taxes are as follows:

Fiscal Year: 2019-2020

Amount: \$5,710.82, plus interest, if any

Levy Code: 023.76

Account No.: R530125

Map No.: 2S122AD-00100 (Parcel X)

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. City Liens, if any, in favor of the City of Tualatin.
4. Rights of the public to any portion of the Land lying within Streets, Roads and Highways.
5. Heritage Tree Designation and Preservation Agreement, including the terms and provisions thereof;  
Recording Date: March 12, 1993  
Recording No.: 93-018872  
(Affects Parcel II)
6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:  
Granted to: Northwest Natural Gas Company, dba NW Natural  
Purpose: Pipeline  
Recording Date: December 15, 1997  
Recording No.: 97-116512  
Affects: The Easterly portion of Parcel IX
7. Easement for the purpose shown below and rights incidental thereto, as granted in a document:  
Granted to: Portland General Electric Company  
Purpose: Underground distribution line  
Recording Date: June 18, 2001  
Recording No.: 2001-057881  
Affects: The Southerly portion of Parcel IX

8. Easement for the purpose shown below and rights incidental thereto, as granted in a document:  
Granted to: Portland General Electric Company  
Purpose: Underground distribution line  
Recording Date: June 18, 2001  
[Recording No.: 2001-057882](#)  
Affects: The Southerly portion of Parcels V and VI
  
9. Easement for the purposes shown below and rights incidental thereto, as granted in a document:  
Granted to: The Tualatin Development Commission  
Purpose: Permanent slope and utility  
Recording Date: June 3, 2008  
[Recording No.: 2008-050054](#)  
Affects: The Southerly portion of Parcels V and VI
  
10. Easement for the purposes shown below and rights incidental thereto, as granted in a document:  
Granted to: The Tualatin Development Commission  
Purpose: Permanent slope  
Recording Date: August 19, 2008  
[Recording No.: 2008-071918](#)  
Affects: The Southerly portion of Parcels V and VI
  
11. Easement for the purposes shown below and rights incidental thereto, as granted in a document:  
Granted to: The Tualatin Development Commission  
Purpose: Permanent slope  
Recording Date: August 19, 2008  
[Recording No.: 2008-071919](#)  
Affects: The Southerly portion of Parcels VIII and IX
  
12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review.
  
13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.  
  
Limited Liability Company: Ascentec Engineering LLC
  - a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
  - b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
  - c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
  - d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
  - e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

**WARNING REGARDING DEED OR CONTRACT TO TAX-EXEMPT GOVERNMENTAL TRANSFEREE.** Oregon law prohibits the county recording officer from recording a deed or contract to a tax-exempt governmental transferee, unless the deed or contract is accompanied by a certificate of payment of ad valorem county taxes. The certificate must be attested by the county assessor using a form prescribed by the Oregon Department of Revenue. Failure to allow adequate time for obtaining a certificate of payment may delay recording. This requirement is contained in Chapter 96, Oregon Laws 2015, effective Oct. 5, 2015.

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tami Conn  
503-336-9119  
Tami.Conn@titlegroup.fntg.com  
Chicago Title Company of Oregon  
1433 SW 6th Avenue  
Portland, OR 97201



**EXHIBIT "A"**  
Legal Description

PARCEL I:

The South one-half of Lot 11, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.

PARCEL II:

The West 2 1/2 acres of Lot 12, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM the East 1 acre.

FURTHER EXCEPTING THEREFROM the South 15 feet thereof.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.

PARCEL III:

The East 1 acre of the West 2 1/2 acres of Lot 12, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM the South 15 feet thereof.

PARCEL IV:

The South 15 feet of the West 2 1/2 acres of Lot 12, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.

PARCEL V:

A portion of Lot 15, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 15 and running thence North 89°28' West 497 feet along the Northerly line of said Lot 15 to the Northwest corner of that tract described in Deed to J.D. Bowen, et ux, recorded Book 371, Page 361, Deed Records of Washington County, Oregon, and the true point of beginning of this description; thence continuing North 89°28' West 162.38 feet to the Northwest corner of said Lot 15; thence South along the West line of said Lot 15 to the Northwesterly right of way line of County Road No. 489; thence along said right of way line North 67°45' East to the Southwest corner of said J.D. Bowen tract; thence North along the West line of said J.D. Bowen tract 220.71 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.



**EXHIBIT "A"**  
Legal Description

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded August 19, 2008 as Recorder's fee No. 2008-071918.

**PARCEL VI:**

A portion of Lot 15, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 15 and running thence North 89°28' West 249.0 feet along the Northerly line of said Lot 15 to an iron rod, said iron rod marking the true point of beginning; thence continuing North 89°28' West 248.0 feet to an iron rod; thence South 220.71 feet to an iron pipe set in the Northwesterly right-of-way line of County Road No. 489; thence along said right-of-way line North 67°45' East 268.05 feet to an iron pipe; thence North 116.83 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded August 19, 2008 as Recorder's fee No. 2008-071918.

**PARCEL VII:**

The East 247 feet of Lot 11, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon.

**PARCEL VIII:**

Lot 12, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon.

EXCEPTING THEREFROM the West 412.18 feet.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded August 19, 2008 as Recorder's fee No. 2008-071919.

**PARCEL IX:**

A portion of Lot 15, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 15 and running thence North 89°28' West 249.0 feet; thence South to the North line of the Southern Pacific Railroad right-of-way; thence Easterly along the North line of said right-of-way to the Southeast corner of said Lot; thence North to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded July 23, 2002 as Recorder's fee No. 2002-083006.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for street purposes by Deed recorded August 19, 2008 as Recorder's fee No. 2008-071919.

**EXHIBIT "A"**  
Legal Description

**PARCEL X:**

The North one-half of Lot 11, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon

EXCEPT the East 247 feet thereof

ALSO EXCEPT that portion dedicated for street purposes, recorded May 18, 1990, Fee No. 90-025380.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

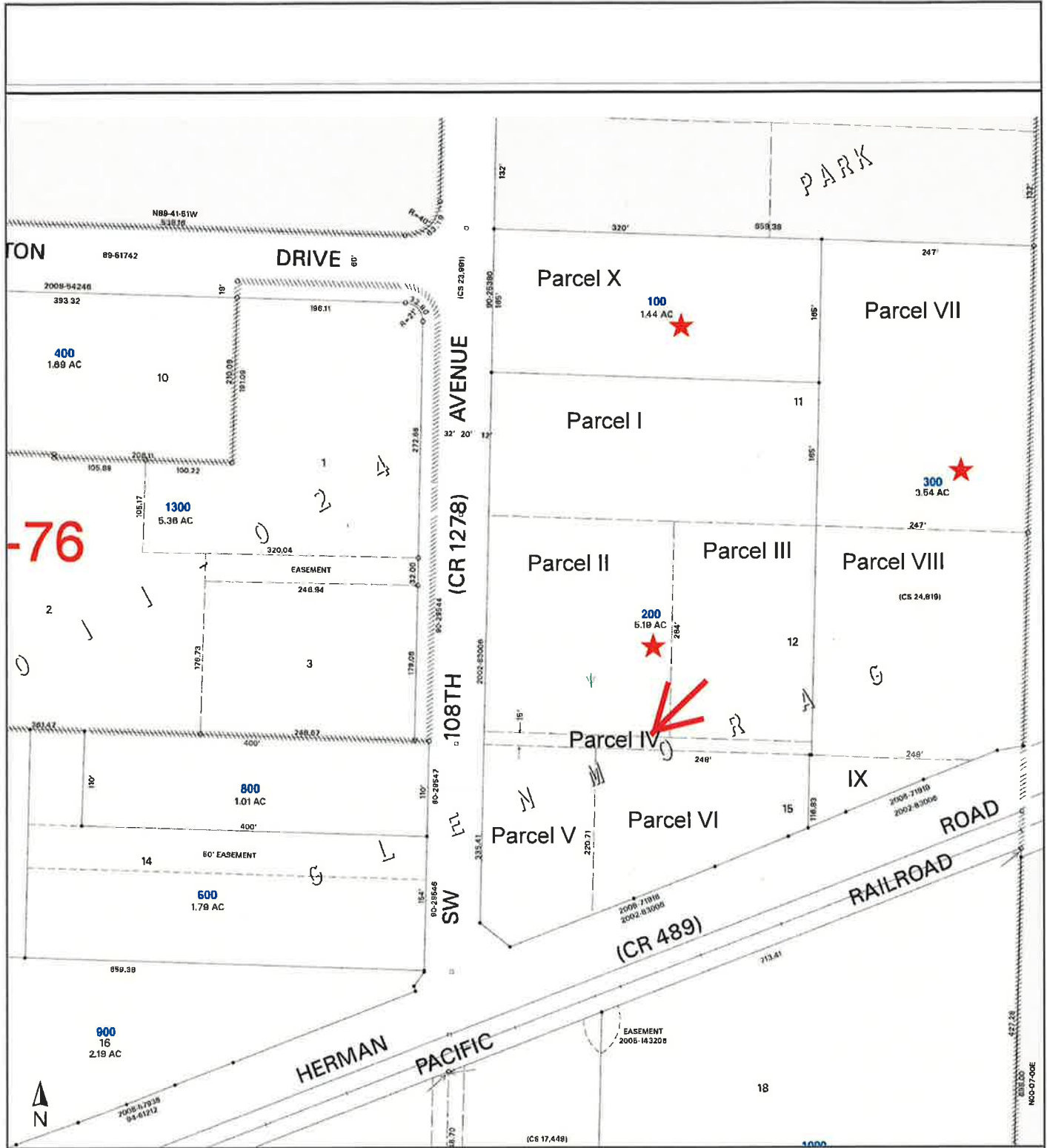
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



**ParcelID: R530125**  
**18520 SW 108th Ave**  
**Tualatin, OR 97062**

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.

RECORDING REQUESTED BY:  
**Fidelity National Title**  
Company of Oregon

5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

**GRANTOR'S NAME:**  
DOT, Inc

**GRANTEE'S NAME:**  
Ascentec Engineering LLC

**AFTER RECORDING RETURN TO:**  
Order No.: 45141812723-KF  
Ian Ruef  
Ascentec Engineering LLC  
18500 SW 108th AVenue  
Tualatin, OR 97062

**SEND TAX STATEMENTS TO:**  
Ascentec Engineering LLC  
18500 SW 108th AVenue  
Tualatin, OR 97062

APN: R530125  
Map: 2S122AD-00100

Washington County, Oregon **2019-019679**  
**D-DW**  
SIn=4 A STROM **04/04/2019 03:51:19 PM**  
\$10.00 \$11.00 \$5.00 \$60.00 \$555.00 **\$641.00**  
I, Richard Hobernicht, 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.  
Richard Hobernicht, Director of  
Assessment and Taxation, Ex-Officio

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

DOT, Inc, an Oregon corporation ( who acquired title as DOT Inc.), Grantor, conveys and warrants to Ascentec Engineering LLC, a Delaware limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

The North one-half of Lot 11, GLENMORAG PARK, in the City of Tualatin, County of Washington and State of Oregon

EXCEPT the East 247 feet thereof

ALSO EXCEPT that portion dedicated for street purposes, recorded May 18, 1990, Fee No. 90-025380

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$555,000.00). (See ORS 93.030).

**Subject to:**

City Liens, if any, in favor of the City of Tualatin. None found as of Date of Recording

Rights of the public to any portion of the Land lying within streets, roads and highways.

**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.**

Fidelity National Title of Oregon 45141812723-08



**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 4/4/19; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

DOT, Inc., an Oregon Corporation

BY: [Signature]  
Craig R. Olson  
Secretary

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on 4/4/19 by Craig R. Olson, Secretary of DOT, Inc. .

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 04/15/22



12240

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTEE

ALFRED MATTOON  
conveys and warrants to THE CITY OF TUALATIN  
Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:  
A portion of Lot 15 of GLENMORAG PARK, situated in Section 22, Township 2 South, Range 1  
West, Willamette Meridian, Washington County, Oregon, more fully described as follows:

Beginning at the Northeast corner of Lot 15 of GLENMORAG PARK, and running thence North  
89° 28' West 249.0 feet along the Northerly boundary line of said Lot 15 to an iron rod,  
said iron rod marking the true point of beginning; thence continuing North 89° 28' West  
246.0 feet to an iron rod; thence South 220.71 feet to an iron pipe set in the North-  
westerly right-of-way line of County Road No. 489; thence along said right-of-way line,  
North 67° 45' East 268.05 feet to an iron pipe; thence North 116.83 feet to the true  
point of beginning.

The said property is free from encumbrances except subject to the statutory powers of the Unified  
Sewerage Agency of Washington County, including the power of assessment; Rights of the  
public in streets, roads and highways;

The true consideration for this conveyance is \$42,500.00 . . . (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of July, 1975

Alfred Mattoon  
Alfred Mattoon

STATE OF OREGON, County of Washington July 3, 1975  
Personally appeared the above named Alfred Mattoon

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon—My commission expires: 12-3-78

(OFFICIAL SEAL)

WARRANTY DEED	
Alfred Mattoon	GRANTOR
City of Tualatin	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
The City of Tualatin	
City Hall P.O. Box 426	
Tualatin, Oregon 97062	
NAME, ADDRESS, ZIP	
When a change is requested, all tax statements	
shall be sent to the following address:	
The City of Tualatin	
City Hall P.O. Box 426	
Tualatin, Oregon 97062	
NAME, ADDRESS, ZIP	

INDEXED

STATE OF OREGON  
County of Washington  
I, Roger Thomsen, Director of Records and Elections and Ex-Officio Recorder of Conveyances, for said county, do hereby certify that the within instrument of writing was received and recorded in book of records.  
No. \_\_\_\_\_ of said County.  
Witness my hand and seal affixed.  
ROGER THOMSEN, Director of Records & Elections  
JUL 3 10 38 AM '75

34-A-74044

322

12240

78 26817

Form No. 202—Oregon New Law Publishing Co., Portland, Ore. 97204

Recorded By  
Pioneer National  
Title Insurance Company

2010

TA

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

GEORGE E. HEILIG and FLORENCE E. HEILIG, husband and wife Grantor,  
conveys and warrants to THE CITY OF TUALATIN

Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:

A portion of Lot 15, GLENMORAG PARK, Washington County, Oregon, more particularly described as follows, to-wit: Beginning at the Northeast corner of said Lot 15 and running thence North 89° 28' West 497 feet along the Northerly line of said Lot 15 to the Northwest corner of tract described in deed to J. D. Bowen, et ux, recorded in Book 371, Page 361, Deed records, Washington County, Oregon, and the true point of beginning of this description; thence continuing North 89° 28' West 162.38 feet to the Northwest corner of said Lot 15; thence South along the West line of said Lot 15 to the Northwesterly right of way line of County Road No. 489; thence along said right of way line North 67° 45' East to the Southwest corner of said J. D. Bowen tract; thence North along the West line of said J.D. Bowen

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except: Statutory powers of the Unified Sewerage Agency of Washington County; Rights of the public in streets, roads and highways;

The true consideration for this conveyance is \$ 25,000.00. (Here comply with the requirements of ORS 93.030)  
tract 220.71 feet to the true point of beginning.

351-A-90261

Dated this 20 day of May, 1978.

George E. Heilig

Florence E. Heilig

STATE OF OREGON, County of Washington ss. May 30, 1978

Personally appeared the above named George E. Heilig and Florence E. Heilig, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Mary O. McLaughlin  
Notary Public for Oregon—My commission expires: 7/15/80

(OFFICIAL SEAL)

WARRANTY DEED

George E. Heilig and  
Florence E. Heilig GRANTOR  
The City of Tualatin GRANTEE

After recording return to:

The City of Tualatin  
City Hall  
Tualatin, Oregon 97062  
Attn: Yvonne L. Addington

Until a change is requested, all tax statements  
shall be sent to the following address:

As Above

300 per

STATE OF OREGON } ss  
County of Washington }

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal affixed,  
ROGER THOMSEN, Director of  
Records & Elections

INDEXED

78 26817

Deputy

Jan 15 8 30 AM '78

4 8 83

83011870



STATUTORY WARRANTY DEED

AMANDA E. MILAN and HELEN KATHLEEN MILAN

conveys and warrants to CITY OF TUALATIN OREGON, a Municipal Corporation

the following described real property free of liens and encumbrances, except as specifically set forth herein:

The West 2-1/2 acres of Lot 12, GLENNORAG PARK, in the County of Washington and State of Oregon, EXCEPTING, However, the East 1 acre thereof, ALSO EXCEPTING THEREFROM the South 15 feet thereof;

Insured By First American Title Insurance Company of Oregon No. 349757

This property is free of liens and encumbrances, EXCEPT: The rights of the public in and to that portion of the herein described premises lying within the boundaries of County Road No. 1278.

The true consideration for this conveyance is \$85,967.50

DATED this 4th day of April 1983

Signatures of Amanda E. Milan and Helen Kathleen Milan

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of Multnomah vs. STATE OF OREGON, County of vs.

The foregoing instrument was acknowledged before me this 4th day of April 1983 by Amanda E. Milan and Helen Kathleen Milan

The foregoing instrument was acknowledged before me this day of 19 and by of a corporation, in behalf of the corporation.



Notary Public for Oregon My commission expires: 8-13-85

Notary Public for Oregon My commission expires:

Title Order No. 349757 Escrow No. 83 6 113

After recording return to: First American Title Insurance Co. of Ore 7412 S.W. Beaverton Hillsdale Highway Portland, Oregon 97225

Name, Address, ZIP City of Tualatin Oregon, a Municipal Corp. 18880 S.W. Martinazzi Ave. P.O. Box 369 Tualatin, Or 97062-0369

T186

tjb

THIS SPACE

STATE OF OREGON County of Washington

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was created and recorded in book of records of said county.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk

500/PA

1983 APR -8 PM 2:54

APR 6 1983

WARRANTY DEED

83013943

KNOW ALL MEN BY THESE PRESENTS, That.....JEANNE ANN, EDERLY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CITY OF TUALATIN, a Municipal Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

Parcel I - The East one acre of the West 2-1/2 acres of Lot 12, GLENMORAG PARK, in the County of Washington and State of Oregon, EXCEPT the South 15 feet reserved for road purposes.

Parcel II - The South 15 feet of the West 2-1/2 acres of Lot 12, GLENMORAG PARK, in the County of Washington and State of Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,712.50

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

In Witness Whereof, the grantor has executed this instrument this 27 day of April, 1983; If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Jeanne A. Ederly

If executed by a corporation, affix corporate seal

STATE OF OREGON, County of Washington, April 25, 1983.

Personally appeared the above named Jeanne Ann Ederly

and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon My commission expires: 10/05/86

STATE OF OREGON, County of Washington, 1983.

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

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

Notary Public for Oregon My commission expires:

Form with fields for Grantor's Name and Address (City of Tualatin, Oregon), Grantee's Name and Address (City of Tualatin, Oregon), and a note: 'Until a change is requested all tax statements shall be sent to the following address: Same'.

STATE OF OREGON County of Washington

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

SPACE RESERVED FOR RECORDER'S USE

500/2000 Notary Seal for Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk, Washington County, Oregon.

1983 APR 26 PM 2:47

APR 26 1983

5-  
10-  
FA

86028191

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That William Levaton, hereinafter called the "Grantor," for the consideration hereinafter stated, to Grantor paid by the City of Tualatin, Oregon, a municipal corporation, hereinafter called the "Grantee," does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Washington, State of Oregon, described as follows, to wit:

The South one-half of Tract II, GLENMORAG PARK, in the City of Tualatin, Washington County, Oregon, save and except the East 1/2 thereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. And the said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-granted premises free from all encumbrances, except Grantee shall take the property subject to the following City of Tualatin local improvement district assessments: LID No. 32-83-WA and LID No. 33-83-SS. Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is Ninety Thousand Dollars (\$90,000) and other valuable consideration.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses.

In Witness Whereof, the Grantor has executed this instrument this 27th day of June, 1986.

*William Levaton*  
William Levaton

Recorded by  
First American Title Insurance Company (Oregon)  
No. 358273

STATE OF OREGON )  
County of Washington ) ss.  
June 27, 1986  
Personally appeared the above-named William Levaton and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me: *Mark E. Collins*  
Notary Public for Oregon  
My Commission Expires: 12/20/85

STATE OF OREGON ) ss.  
County of Washington )  
I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Reader of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.  
Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Reader of Conveyances  
Clatsop County Clerk

\_\_\_\_\_  
Grantor's Name and Address  
  
\_\_\_\_\_  
City of Tualatin  
1880 S.W. Martinez Avenue  
Tualatin, Oregon 97062  
Grantee's Name and Address

1986 JUN 30 AM 10:30

After recording, return to Grantee at Grantee's address.



FEB 09 2000

11  
15  
32



**CITY OF TUALATIN**  
P.O. BOX 369  
TUALATIN OR 97062-0369

STATE OF OREGON }  
County of Washington } 88

I, Jerry B. Hanson, Director of Assessment and Taxation, and DeClario County Clerk for said county, do hereby certify that the within instrument was received and recorded in the books of records of said county.



Jerry B. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 2000010193  
Rect: 248623 32.00  
02/09/2000 03:36:28pm

**COVER PAGE FOR RECORDING**

Name(s) of Transaction(s): Special Warranty Deed

Names of Person (Grantor, Grantee, etc.): Grantor - Clara L. Belozer  
Grantee - City of Tualatin

After recording, return to: **CITY OF TUALATIN**  
**ADMINISTRATIVE SECRETARY**  
**PO BOX 369**  
**TUALATIN OR 97062-0369**

Consideration Statement: \$350,000

Until a change is requested, all tax statements shall be sent to the following address:

City of Tualatin  
PO Box 369  
Tualatin OR 97062

SEC1RECORDCOV.FRM (11-10/31/94)

1-3

CD-00-05

LOCATED AT: 18880 SW Martinazzi Avenue



FEB 09 2003

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

City of Tualatin  
P O Box 369  
Tualatin OR 97062-0369

AFTER RECORDING, RETURN TO:

City of Tualatin  
P O Box 369  
Tualatin OR 97062-0369

The true consideration for the conveyance is \$350,000.

SPECIAL WARRANTY DEED

CLARA L. BELOZER, hereinafter called Grantor, conveys  
to CITY OF TUALATIN, OREGON all that real property situated in  
Washington County, State of Oregon, described as:

Three parcels of land in Glenmorag Park, in Washington County,  
Oregon, as follows:

Parcel 1. The East 247 feet of Lot 11.

Parcel 2. Lot 12 according to the duly filed plat of Glenmorag  
Park, filed July 7, 1910, in Plat Book 3, page 34,  
Records of the County of Washington and state of  
Oregon, except the West 412.18 feet thereof.

Parcel 3. A part of Lot 15, more particularly described as  
follows: Beginning at the Northeast corner thereof;  
thence West along the north line of said Lot, 249 feet;  
thence South to the North line of the Southern Pacific  
Railroad right of way; thence Easterly along the North  
line of said right of way to the Southeast corner of  
said Lot; thence North to the point of beginning.

Page -1-

SPECIAL WARRANTY DEED

2

HIBBARD, CALDWELL & SCHULTZ  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW • P.O. BOX 887 • OREGON CITY, OREGON 97045 • (503) 856-5200  
FAX NO. 856-0125

FEB 09 2000

SUBJECT to the rights of the public, governmental bodies and public utilities, in and to that portion of the herein described property lying within the limits of roads and highways

and covenants that it is free from encumbrances created or suffered by Grantor, and that Grantor will warrant and defend the same against all persons who may lawfully claim by, through, or under Grantor.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

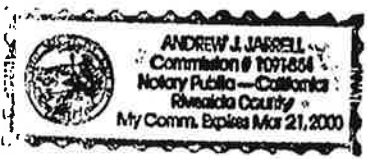
DATED this 20 day of January, 2000.

Clara L. Belozor  
Clara L. Belozor

STATE OF CALIFORNIA )  
County of Riverside ) ss.

This instrument was acknowledged before me this 20 day of January, 2000, by Clara L. Belozor.

Andrew J. Jassell  
Notary Public for California



Page -2- SPECIAL WARRANTY DEED

3

HIBBARD, CALDWELL & SCHULTZ  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW • P.O. BOX 667 • OREGON CITY, OREGON 97045 • (503) 656-6200  
FAX NO. 656-0125

### AFFIDAVIT OF MAILING NOTICE

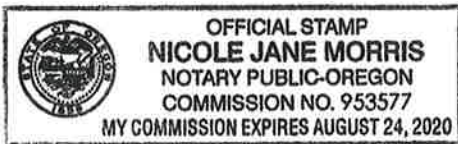
STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

I, Clayton Reynolds being first duly sworn, depose and say:

That on the 30th day of October, 2019, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Clayton Reynolds  
Signature

SUBSCRIBED AND SWORN to before me this 6 day of November, 2019.



Nicole Morris  
Notary Public for Oregon  
My commission expires:

RE: \_\_\_\_\_

**CERTIFICATION OF SIGN POSTING**

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>11/14/2019 6:00 P.m.</p> <p>10699 SW Heemow Rd</p> <p>503-621-3099</p>
---

In addition to the requirements of [TDC 31.064\(2\)](#), the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain orange composed of the RGB color values Red 254, Green 127, and Blue 0. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

---

As the applicant for the Tualatin Service Center project, I hereby certify that on this day, 10/30/19 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Clayton Reynolds  
(Please Print)

Applicant's Signature: Clayton Reynolds

Date: 10/30/19

October, 30th, 2019

Property Owner  
Tualatin, OR 97062

RE: TUALATIN SERVICES CENTER – BUILDING/REMODEL/SITE IMPROVEMENTS

Dear Property Owner:

You are cordially invited to attend an additional neighborhood meeting on November 14, 2019, at 6:00 pm at the Tualatin Operations Facility. This meeting shall be held to discuss a proposed project located at 10699 SW Herman Road, Tualatin, OR 97062 (between SW Teton Avenue and SW 108<sup>th</sup> Avenue).

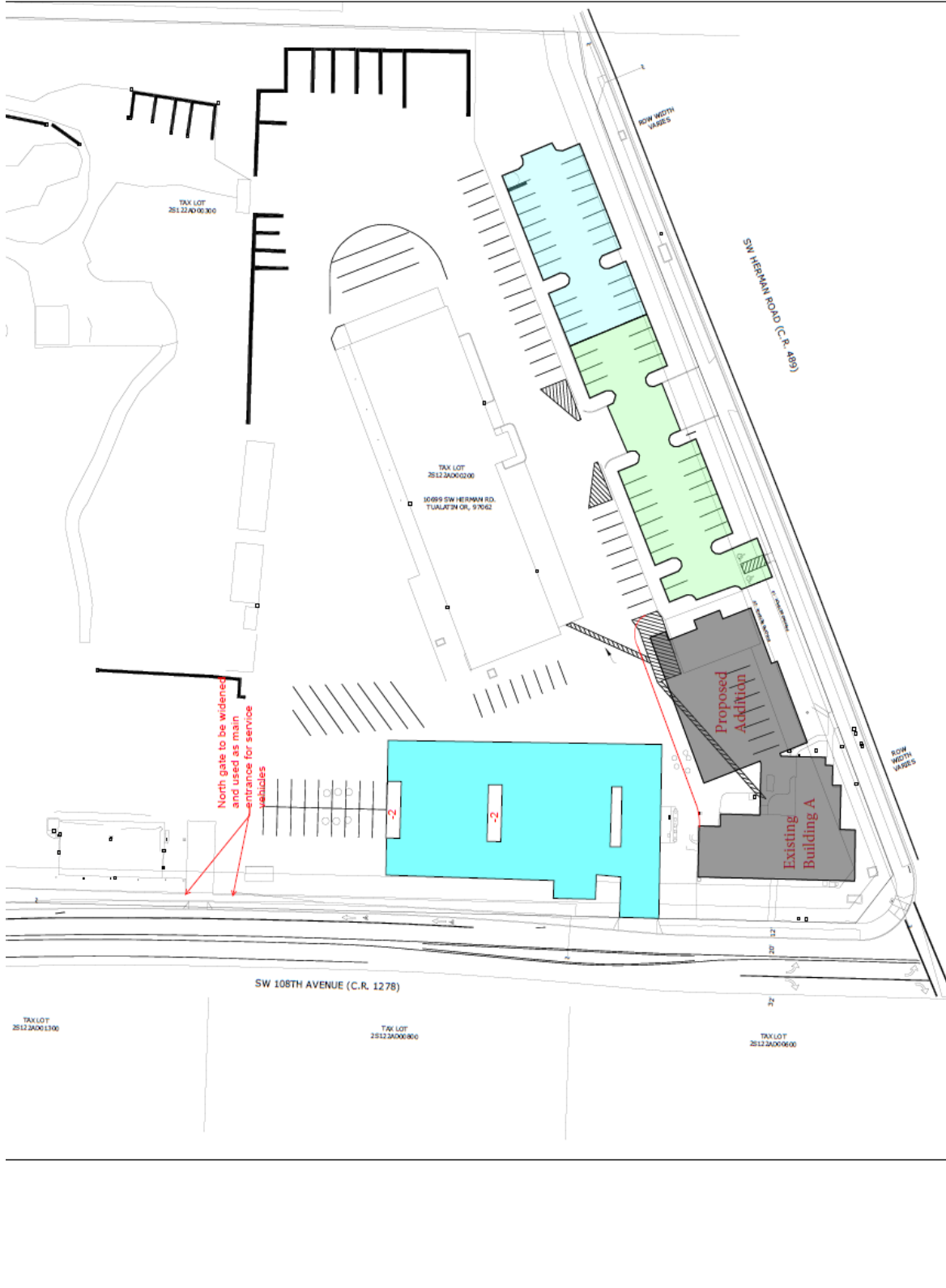
The meeting goal is to share the details of the project with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest for consideration.

The scope of the project is to make minor improvements to the inside and outside of the existing building A, and adding approximately 9,000 Square feet to the east and north of the building. (See page two, conceptual plan for approximate on-site location)  
Feel free to contact me with any questions or commentary.

Regards,

*Clay Reynolds*

Clayton Reynolds  
City of Tualatin – Maintenance Services  
503.691.3099 and [creynolds@tualatin.gov](mailto:creynolds@tualatin.gov)



18355 SW TETON AVENUE TUALATIN O  
17455 SW RIDGEVIEW LN  
LAKE OSWEGO,OR 97034-7694

AAA OREGON/IDAHO  
600 MARKET ST  
PORTLAND,OR 97201-5218

ASCENTEC ENGINEERING LLC  
18500 SW 108TH AVE  
TUALATIN,OR 97062-8017

CALMAX TECHNOLOGY INC  
10850 SW LEVETON  
TUALATIN,OR 97062-8091

CEDAR LANDSCAPE MAINTENANCE LLC  
15430 SW GARIBALDI CT  
BEAVERTON,OR 97007-6645

CHAMBERLAIN HUSSA PROPERTIES  
18755 SW TETON AVE  
TUALATIN,OR 97062-8848

CJD HOLDINGS LLC  
19200 SW TETON AVE  
TUALATIN,OR 97062-8836

EVE LAND INVESTMENTS LLC  
PO BOX 19856  
PORTLAND,OR 97280-0856

FUENTE ROSE LLC  
33120 NE LESLEY RD  
NEWBERG,OR 97132-7463

FUJIMI CORPORATION  
11200 SW LEVETON DR  
TUALATIN,OR 97062-8094

GARSKE TRAVIS W  
PO BOX 729  
COLBERT,WA 99005-0729

HELSEY LIMITED PARTNERSHIP  
PO BOX 1569  
TUALATIN,OR 97062-1569

HR LLC  
18280 SW 108TH AVE  
TUALATIN,OR 97062-8380

JKLM INVESTMENT COMPANY LLC  
18880 SW TETON AVE  
TUALATIN,OR 97062-8806

KAI USA LTD  
18600 SW TETON AVE  
TUALATIN,OR 97062-8841

LAM RESEARCH CORPORATION  
2025 GATEWAY PL #228  
SAN JOSE,CA 95110-1000

LEVETON LLC  
PO BOX 15523  
SEATTLE,WA 98115-0523

LUMBER FAMILY CO LLC  
PO BOX 1404  
TUALATIN,OR 97062-1404

MANHASSET BUSINESS CENTER  
OWNERS  
1498 SE TECH CENTER PL #150  
VANCOUVER,WA 98683-5518

MARKS 18200 LCC  
18200 SW TETON AVE  
TUALATIN,OR 97062-8881

MARSHALL ASSOCIATED LLC  
PO BOX 278  
TUALATIN,OR 97062-0278

METRO  
600 NE GRAND AVE  
PORTLAND,OR 97232-2736

MORGAN WILLIAM RAY & JANICE ELL  
4500 SW ADVANCE RD  
WILSONVILLE,OR 97070-7753

PACIFIC NW PROPERTIES LIMITED PA  
6600 SW 105TH AVE STE 175  
BEAVERTON,OR 97008-8834

PARAMOUNT DEVELOPMENT LLC  
5810 SW 88TH AVE  
PORTLAND,OR 97225-1306

PARRISH-CHURCH LLC  
PO BOX 2687  
TUALATIN,OR 97062-2687

PASCUZZI INVESTMENT LLC  
10250 SW NORTH DAKOTA  
TIGARD,OR 97223-4328

ROSEDALE PROPERTIES LLC  
PO BOX 151  
WEST LINN,OR 97068-0151

TETON PROPERTY LLC  
PO BOX 40  
CLACKAMAS,OR 97015-0040

TETON PARK LLC  
19602 DERBY CT  
WEST LINN,OR 97068-2207

TOTE 'N STOW INC  
PO BOX 1447  
PORTLAND,OR 97207-1447

TUALATIN TETON LLC  
621 SW ALDER ST STE 800  
PORTLAND,OR 97205-3623

UNITED STATES POSTAL SERVICE  
160 INVERNESS DR W STE 400  
ENGLEWOOD,CO 80112-5005

WALGRAEVE GARY &  
11345 SW HERMAN RD  
TUALATIN,OR 97062-8033

WASHINGTON COUNTY FACILITIES  
MGM  
169 N 1ST AVE #42  
HILLSBORO,OR 97124-3001

WETLANDS CONSERVANCY INC  
4640 SW MACADAM AVE #50  
PORTLAND,OR 97239-4283





# MEMORANDUM

## CITY OF TUALATIN

**TO:** City of Tualatin Planning Department

**FROM:** Clayton Reynolds, Maintenance Services Manager *CR*

**DATE:** October 14, 2019

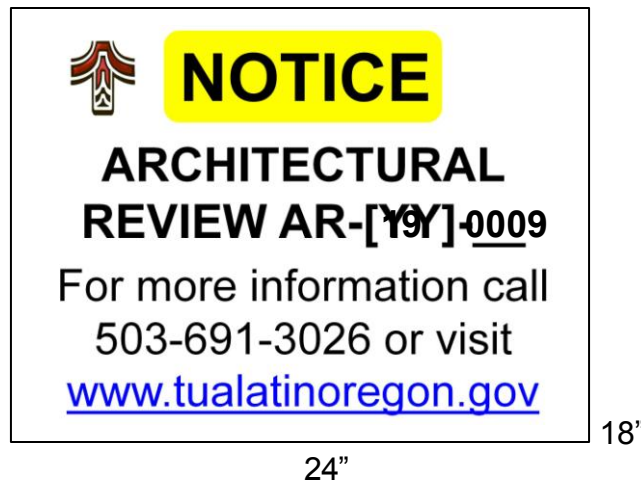
**SUBJECT:** Tualatin Service Center – Neighborhood Meeting Minutes

---

Signage and directional signs were placed for the meeting location at the Operations Site Building A by 5:30 pm staff was on site until 7:15 pm.

There was not anyone that attended the meeting.

# ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at <  
[www.tualatinoregon.gov/planning/land-use-application-sign-templates](http://www.tualatinoregon.gov/planning/land-use-application-sign-templates)>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

---

As the applicant for the Tualatin Service Center  
project, I hereby certify that on this day, 11/22/19 sign(s) was/were posted on the  
subject property in accordance with the requirements of the Tualatin Development Code and the  
Community Development Department - Planning Division.

Applicant's Name: Clayton Reynolds  
(PLEASE PRINT)

Applicant's Signature: *Clay Reynolds*

Date: 11/25/19



# City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

## Pre-Application Meeting Request

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

### PROJECT DESCRIPTION

Project name/title: Tualatin Service Center

What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

Confirm planning and zoning requirements of the property, review proposed building configuration, review parking criteria as related to service vehicles within a private yard.

### PROPERTY INFORMATION

Property address/location(s): 10699 SW Herman Rd. Tualatin, OR 97062

Tax map and tax lot no.(s): 2S122AD00200 R530134

Zoning: B

### PROPERTY OWNER/HOLDER INFORMATION

Name(s): City of Tualatin

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City/state: \_\_\_\_\_ Zip: \_\_\_\_\_

### APPLICANT INFORMATION

Name: Scott|Edwards Architecture LLP

Address: 2525 E Burnside Phone: 503 226-3617

City/state: Portland OR 97214 Zip: 97214

Contact person: Andrew Kraus / Allyson Oar

Phone: 503 226-3617 Email: aoar@seallp.com

### Pre-application Conference Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Pre-application conferences are one (1) hour long and are typically held on Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the pre-application conference in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

### REQUIRED SUBMITTAL ELEMENTS

*(Note: Requests will not be accepted without the required submittal elements)*

- A complete application form and accompanying fee.
- 1 hard copy and an electronic set of the following:**
  - Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)
  - A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
  - A list of all questions or issues the applicant would like the City to address.

### FOR STAFF USE ONLY

Case No.: \_\_\_\_\_

Related Case No.(s): \_\_\_\_\_

Application fee: \_\_\_\_\_

Application accepted: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

Date of pre-app: \_\_\_\_\_

Time of pre-app: \_\_\_\_\_

Planner assigned to pre-app: \_\_\_\_\_

What type of development are you proposing? (Check all that apply)

Industrial  Commercial  Residential  Institutional  Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

This project will expand the existing administration building of the Tualatin Service Center to allow city staff currently located off-site to be relocated to this facility. Expansion is primarily office space, adding Planning and Development, Engineering Services and Traffic Court to current Operations function. Increased public visits are expected, with a resulting increase in associated lobby, waiting area, toilet room and parking areas.

Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Yes  No

If yes, please identify an example project:

Washington County 911 Center

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes  No

Is the property under enforcement action? If yes, please attached a notice of the violation.

No

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

Clay Reynolds Facilities Maintenance Manager

Sherilyn Lombos City Manager

Aquilla Hurd-Ravich Community Development Director

Tanya Williams Deputy City Manager

Don Hudson Finance Director

Jeff Fuchs Public Works Director

Bates Russell Information and Maintenance Services Director

Ross Hoover Parks and Recreation

**Job:** 19072 Tualatin Services Center

**Date:** 09.19.19

**Prepared By:** Andrew Kraus

### **Pre-Application Narrative**

Tualatin Services Center  
10699 SW Herman Rd. Tualatin, OR 97062

The City of Tualatin wishes to expand the Administration building on their current service center property. The expansion is intended to unite staff members currently located off-site, thereby increasing efficiency and allowing for better staff interaction.

The proposed floor plan represents a compromise of a wide range of design parameters, including the decision to expand, rather than replace the existing building.

The new construction is envisioned to be of Type V construction, sprinkled. Pending a detailed cost analysis, a three-hour rated fire barrier will separate new from existing construction; or the new fire sprinkler system will be extended through the entire building.

The large multi-purpose space is intended to also serve as traffic court. This space, in addition to the central lobby area, will be classified as an 'Assembly' space. All other areas of the building will be classified 'Business' occupancy.

We understand improvements were completed at the existing parking area fronting SW Herman Road in conjunction with recent construction of the warehouse building. Similar improvements appear to have been completed to a portion of the parking area fronting 108<sup>th</sup>.

As illustrated on the attached site diagram, we believe these parking areas meet the required parking stall requirements for the expanded facility, as well as complying with zoning and landscape requirements. This does, however, seem to raise a question regarding the remaining parking stalls - intended to provide service vehicle parking...

### **Questions to be discussed**

1. How can we best identify service vehicle parking, to prevent confusion with 'optional' parking stalls that fall between minimum and maximum allowed stalls?
2. We intend to maintain all stormwater on-site via drywells. Can these drywells be located within building setbacks?
3. Are there any plans for expanding transit and/or providing a transit stop near this facility?

-- END OF DOCUMENT --



FILE PATH: P:\2019\19072\_Tualatin Service Center\03\_Drawings\BIM\19072\_Tualatin Services Center\_19.rvt

# S|E|A

SCOTT EDWARDS ARCHITECTURE LLP.  
 2525 E Burnside Street, Portland, OR 97214  
 phone: (503) 226-3617 www.sealp.com

TOTAL BUILDING SF: 15,245 SF  
 RENOVATED EXISTING SF: 6,271 SF  
 NEW SF: 8,974 SF

NOT FOR CONSTRUCTION

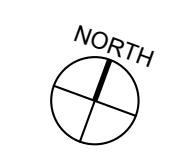
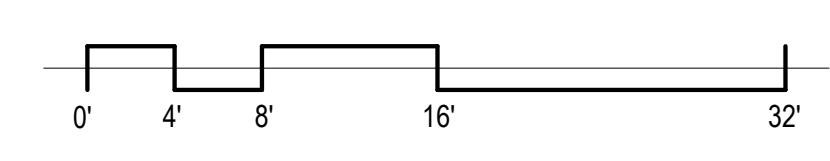
**TUALATIN SERVICES CENTER**  
 Job Number: 19072  
 10699 SW Herman Rd  
 Tualatin, OR



**1 FIRST FLOOR PLAN**  
 1/8" = 1'-0"

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

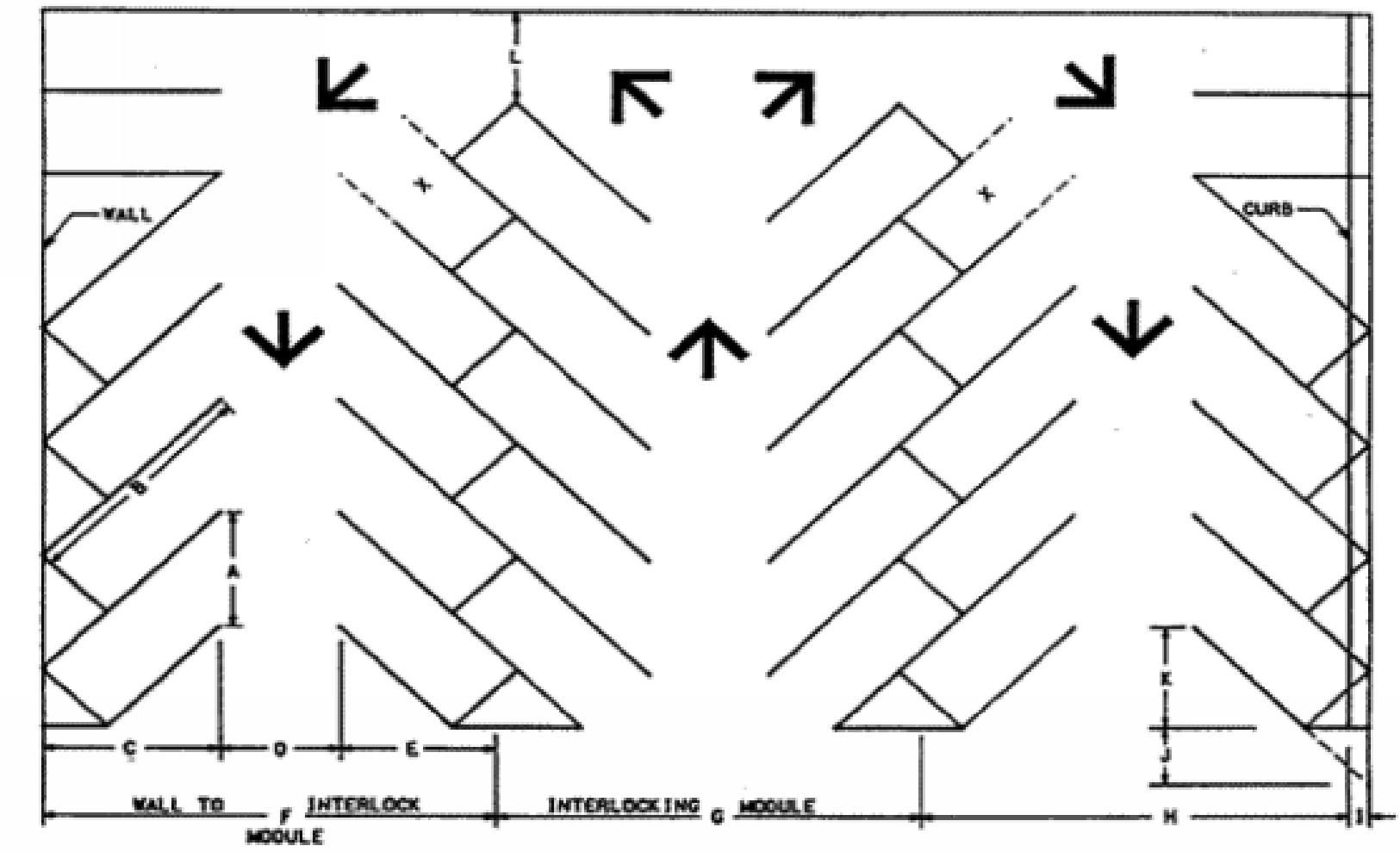
PRE-APP SUBMITTAL 9-19-19  
 ISSUE DATE  
 Drawing:  
**FIRST FLOOR PLAN**



Sheet No:  
**A1**



Tualatin Development Code - Figure 73-1  
 Parking Space Design Standards for 9-Foot Stalls



Dimension	On Diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall Length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	21.0	24.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlocking to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	12.0	12.0	12.0	12.0
Cross aisle, two way	-	22.0	22.0	22.0	22.0

X = Stall not accessible in some cases.

Parking Dimensions for Subcompact Parking

	45°	60°	75°	90°
Stall Width	7.5	7.5	7.5	7.7
Aisle Width per Stall	10.5	8.7	7.8	7.5
Depth of Stalls at right angle to aisle	16.0	16.7	16.3	15.0
Aisle Width	11.0	14.0	17.4	20.0
Wall-to-Wall module	43.0	47.4	50.0	50.0

Note: These measurements are inadequate for average compact cars. Each stall depth should be increased about 1 foot (2 feet total for the module) to accommodate for the usual range of compact aisles.



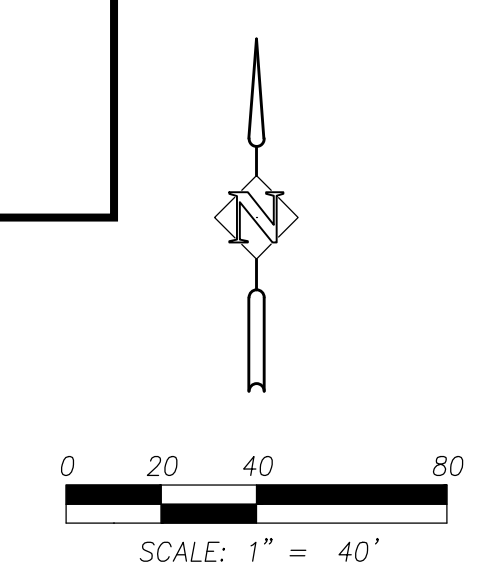
**EXISTING PARKING**

PUBLIC / STAFF **50**

FLEET **99**

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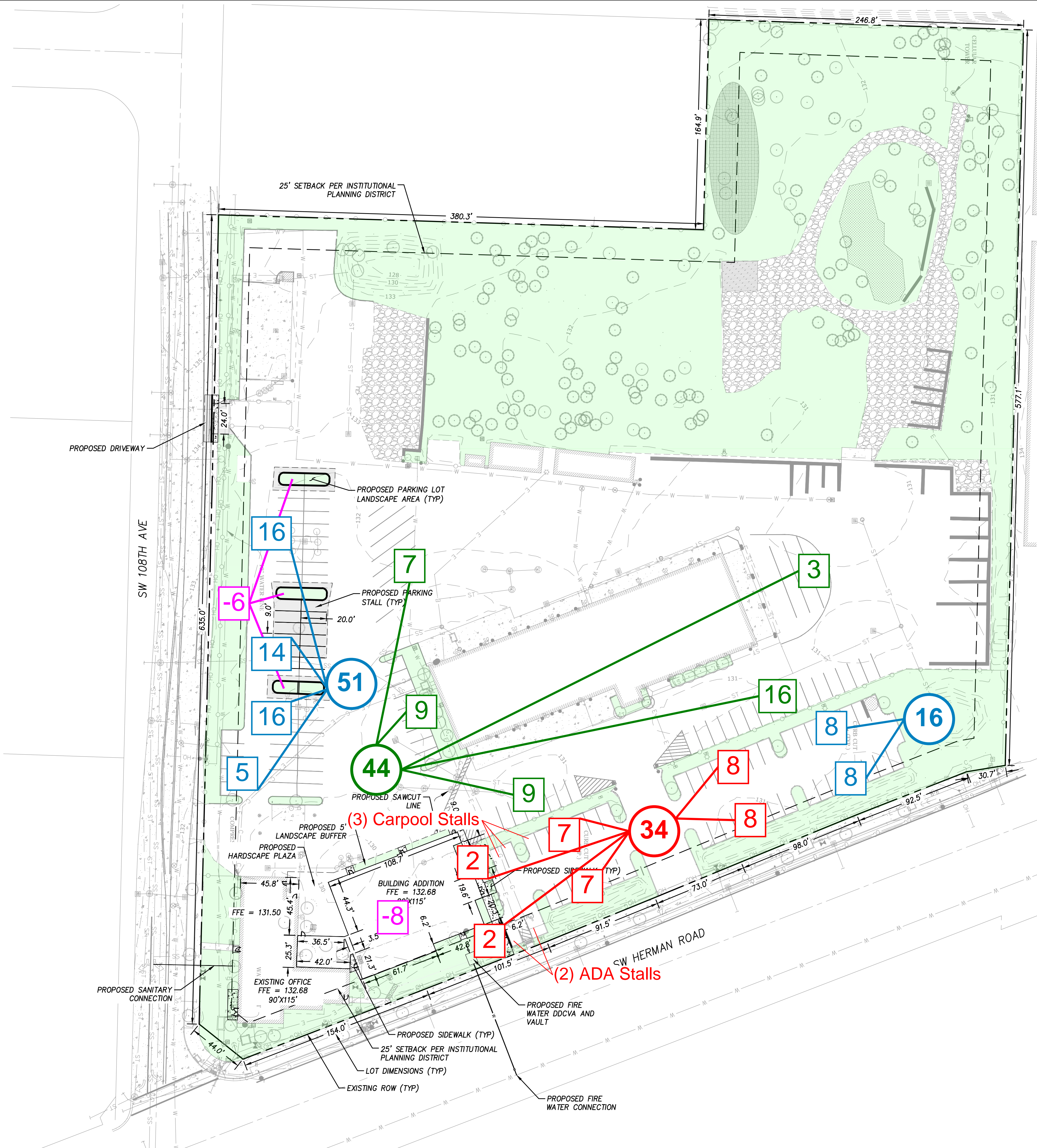
TOTAL **149**



SCALE DISCLAIMER: THIS SCALE BAR IS VALID FOR 24"x36" SHEETS. IF PRINTED ON ANY OTHER SHEET SIZE, THIS SCALE BAR WILL BE INACCURATE.



P:04-SalemSEA (Scott Edwards Architecture)SEA110-DWGSSHEETSARCH REVIEW SHEETS:SEA110-C200-SITE PLAN.dwg



Parking Requirements

Zoning Req.	Use	Zone B		Gross Area	Min.	Max.
		Required Min.	Required Max.			
A	(E) Warehousing	0.3 / 1,000	0.5 / 1,000	17,052 sf	5	9
B	(E) General Office	2.7 / 1,000	4.1 / 1,000	6,271 sf	17	26
C	(N) General Office	2.7 / 1,000	4.1 / 1,000	8,015 sf (w/out Court)	22	33
D	(N) Public Assembly	1 / 4 seats	0.5 / seat	100 Seat (Court/1,500sf)	25	50
TOTAL:				32,838 sf	69	118

Parking Breakdown

	Existing	Proposed
Standard	Public/Employee: 48	Public: 29 Employee:* 67
ADA	2	2
Compact	-	-
Carpool	-	3
Total	50	101 (69 Min / 118 Max)
Fleet	99	44**
Total	149	145
Loading	1	1

\* Employee parking stall count is based on building program w/ (1) stall each employee.

EXISTING PARKING		PROPOSED PARKING	
PUBLIC / STAFF	50	PUBLIC	34
FLEET	99	STAFF	67
TOTAL	149	FLEET	44
		TOTAL	145

NOTES

'FLEET' PARKING IS EXEMPT PER TDC 73C.100 (g).

(14) STALLS ARE ELIMINATED IN CONJUNCTION WITH DEVELOPMENT OF PARKING LANDSCAPE ISLANDS / (10) STALLS ARE ADDED WITH TREE REMOVAL. (NET REDUCTION OF 4)

WHILE STRIPED FLEET PARKING IS REDUCED IN THIS LAYOUT, UN-STRIPED PAVED AREAS ARE AVAILABLE FOR ADDITIONAL FLEET PARKING.

SEE Figure 73-1 SHEET P-1 FOR PARKING STALL DIMENSIONAL REQUIREMENTS.