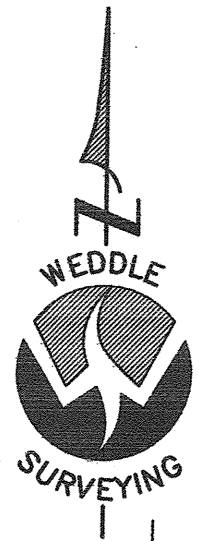


FRANKLIN BUSINESS PARK NO. 6
A REPLAT OF A PORTION OF LOT 4,
"FRANKLIN BUSINESS PARK"
IN THE NW 1/4 OF SECTION 27
 T.2S., R.1W., WILLAMETTE MERIDIAN
 CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
 APRIL 6, 2016

RECORDED AS DOCUMENT NO. 2016067801

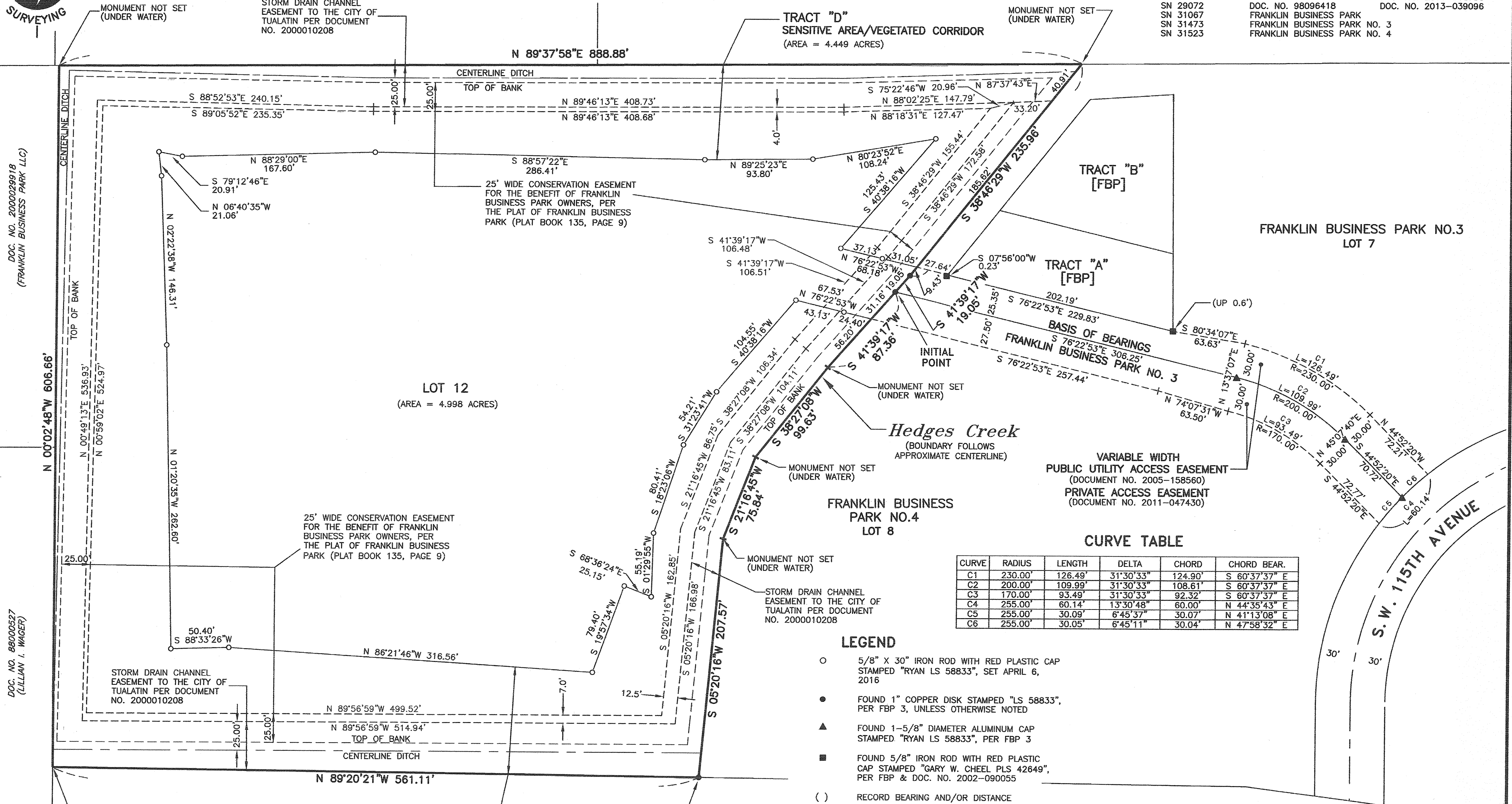


DOC. NO. 79010860
(MARINE LUMBER CO.)

DOC. NO. 2006-083653
(TUALATIN YARDS, LLC)

REFERENCE MATERIAL

SN 5534	DOC. NO. 79010860	DOC. NO. 98096419
SN 12254	DOC. NO. 80018262	DOC. NO. 2000010206
SN 16954	DOC. NO. 87024139	DOC. NO. 2000010208
SN 16777	DOC. NO. 87024688	DOC. NO. 2000029918
SN 17143	DOC. NO. 88000527	DOC. NO. 2001087204
SN 21940	DOC. NO. 90-48076	DOC. NO. 2002-061523
SN 25092	DOC. NO. 90-69330	DOC. NO. 2003-044039
SN 27386	DOC. NO. 98096416	DOC. NO. 2005-158560
SN 28004	DOC. NO. 98096417	DOC. NO. 2011-038796
SN 29072	DOC. NO. 98096418	DOC. NO. 98096418
SN 31067	FRANKLIN BUSINESS PARK	
SN 31473	FRANKLIN BUSINESS PARK NO. 3	
SN 31523	FRANKLIN BUSINESS PARK NO. 4	



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEAR.
C1	230.00'	126.49'	31°30'33"	124.90'	S 60°37'37" E
C2	200.00'	109.99'	31°30'33"	108.61'	S 60°37'37" E
C3	170.00'	93.49'	31°30'33"	92.32'	S 60°37'37" E
C4	255.00'	60.14'	13°30'48"	60.00'	N 44°35'43" E
C5	255.00'	30.09'	6°45'37"	30.07'	N 41°13'08" E
C6	255.00'	30.05'	6°45'11"	30.04'	N 47°58'32" E

- LEGEND**
- 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "RYAN LS 58833", SET APRIL 6, 2016
 - FOUND 1" COPPER DISK STAMPED "LS 58833", PER FBP 3, UNLESS OTHERWISE NOTED
 - ▲ FOUND 1-5/8" DIAMETER ALUMINUM CAP STAMPED "RYAN LS 58833", PER FBP 3
 - FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "GARY W. CHEEL PLS 42649", PER FBP & DOC. NO. 2002-090055
 - () RECORD BEARING AND/OR DISTANCE
 - [] PROBABLE ORIGIN OR FIRST RECORD OF MONUMENT
 - DOC. NO. DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS
 - FBP PLAT OF "FRANKLIN BUSINESS PARK"
 - FBP 3 PLAT OF "FRANKLIN BUSINESS PARK NO. 3"
 - FBP 4 PLAT OF "FRANKLIN BUSINESS PARK NO. 4"
 - R/W RIGHT-OF-WAY
 - SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 2004
ANTHONY B. RYAN
 58833
 RENEWAL: DECEMBER 31, 2016

WEDDLE SURVEYING INC.
 Excellence is our benchmark.
 6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
 PH: (503) 941-9585 FAX: (503) 941-9640
 www.weddlesurveying.net

MONUMENT NOT SET (UNDER WATER)
 STORM DRAIN CHANNEL EASEMENT TO THE CITY OF TUALATIN PER DOCUMENT NO. 2000010208
 25' WIDE CONSERVATION EASEMENT FOR THE BENEFIT OF FRANKLIN BUSINESS PARK OWNERS, PER THE PLAT OF FRANKLIN BUSINESS PARK (PLAT BOOK 135, PAGE 9)
 STORM DRAIN CHANNEL EASEMENT TO THE CITY OF TUALATIN PER DOCUMENT NO. 2000010208
 MONUMENT NOT SET (UNDER WATER)
 TRACT "D" SENSITIVE AREA/VEGETATED CORRIDOR (AREA = 4.449 ACRES)
 DOC. NO. 2000029918 (FRANKLIN BUSINESS PARK LLC)
 DOC. NO. 86000527 (LILLIAN I. WAGER)
 DOC. NO. 2013-039096 (POWIN PACIFIC BUILDING #1, LLC)

FRANKLIN BUSINESS PARK NO. 6
A REPLAT OF A PORTION OF LOT 4,
"FRANKLIN BUSINESS PARK"
IN THE NW 1/4 OF SECTION 27
T.2S., R.1W., WILLAMETTE MERIDIAN
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
 APRIL 6, 2016

RECORDED AS DOCUMENT NO. 2016067801

APPROVALS 24 DAY OF August, 2016
 WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY [Signature]

APPROVED THIS 11th DAY OF August, 2016
 MAYOR OF THE CITY OF TUALATIN

BY [Signature]

ATTEST THIS 11th DAY OF August, 2016
 CITY OF TUALATIN RECORDER

BY [Signature]

APPROVED THIS 24th DAY OF AUGUST, 2016
 WASHINGTON COUNTY SURVEYOR

BY [Signature] D.C.S.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 24th DAY OF August, 2016
 DIRECTOR OF ASSESSMENT AND TAXATION
 (WASHINGTON COUNTY ASSESSOR)

BY [Signature]
 DEPUTY

ATTEST THIS 24th DAY OF August, 2016
 DIRECTOR OF ASSESSMENT AND TAXATION,
 EX-OFFICIO COUNTY CLERK

BY [Signature]
 DEPUTY



STATE OF OREGON } SS
 COUNTY OF WASHINGTON }
 I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 24th DAY OF August, 2016 AT 2:23 O'CLOCK P. M., AND RECORDED IN THE COUNTY CLERK RECORDS.
[Signature]
 DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT FRANKLIN BUSINESS PARK, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "FRANKLIN BUSINESS PARK NO. 6" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE MAP AND PLAT THEREOF, AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON. TRACT "D" IS HEREBY CONVEYED TO THE FRANKLIN BUSINESS PARK OWNERS ASSOCIATION.

[Signature]
 FRANKLIN G. DRAKE
 PRESIDENT
 MARLBOROUGH ENTERPRISES, INC.
 MANAGING MEMBER OF
 FRANKLIN BUSINESS PARK, LLC

[Signature]
 MATTHEW B. DRAKE
 SECRETARY
 MARLBOROUGH ENTERPRISES, INC.
 MANAGING MEMBER OF
 FRANKLIN BUSINESS PARK, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
 COUNTY OF MULTNOMAH } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
August 8, 2016

BY FRANKLIN G. DRAKE, AS PRESIDENT OF MARLBOROUGH ENTERPRISES, INC.,
 MANAGING MEMBER OF FRANKLIN BUSINESS PARK, LLC.
 BY MATTHEW B. DRAKE, AS SECRETARY OF MARLBOROUGH ENTERPRISES, INC.,
 MANAGING MEMBER OF FRANKLIN BUSINESS PARK, LLC.

[Signature]
 (NOTARY SIGNATURE)

Frank Wendell Lambert
 NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. 947805

MY COMMISSION EXPIRES: MARCH 01, 2020

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE CITY OF TUALATIN CASE FILE SB 97-03.
2. TRACT "D" IS FOR A SENSITIVE AREA AND VEGETATED CORRIDOR. TRACT 'D' IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY FOR THE BENEFIT OF CLEAN WATER SERVICES.
3. TRACT "D" SHALL BE OWNED AND MAINTAINED BY THE FRANKLIN BUSINESS PARK OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, ANTHONY B. RYAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "FRANKLIN BUSINESS PARK NO. 6", BEING A REPLAT OF A PORTION OF LOT 4, "FRANKLIN BUSINESS PARK", A DULY RECORDED SUBDIVISION IN WASHINGTON COUNTY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON AND THAT FOR THE INITIAL POINT OF SAID PLAT I HELD THE POSITION OF A FOUND 1" DIAMETER COPPER DISK STAMPED "LS 58833" MARKING THE SOUTHWEST CORNER OF LOT 7, "FRANKLIN BUSINESS PARK NO. 3, ALSO A DULY RECORDED PLAT IN SAID COUNTY. THE BOUNDARY OF "FRANKLIN BUSINESS PARK NO. 6" IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

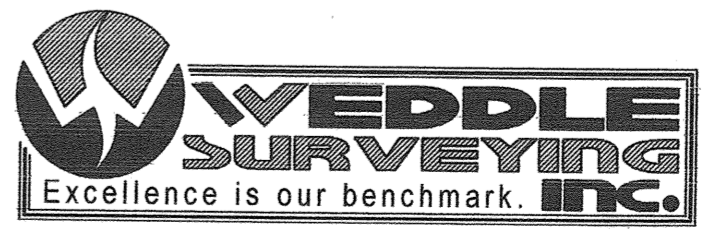
BEGINNING AT THE ABOVE DESCRIBED INITIAL POINT, ALSO BEING THE NORTHWEST CORNER OF LOT 8, "FRANKLIN BUSINESS PARK NO. 4", ALSO A DULY RECORDED PLAT IN SAID COUNTY; THENCE ALONG THE WESTERLY LINES OF SAID LOT 8 THE FOLLOWING COURSES: SOUTH 41°39'17" WEST, 87.36 FEET; THENCE SOUTH 38°27'08" WEST, 99.63 FEET; THENCE SOUTH 21°16'45" WEST, 75.84 FEET; THENCE SOUTH 05°20'16" WEST, 207.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4, "FRANKLIN BUSINESS PARK"; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°20'21" WEST, 561.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 00°02'48" WEST, 606.66 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 89°37'58" EAST, 888.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, "FRANKLIN BUSINESS PARK NO. 3"; THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 38°46'29" WEST, 235.96 FEET TO AN ANGLE CORNER THEREIN; THENCE SOUTH 41°39'17" WEST, 19.05 FEET TO THE INITIAL POINT.

CONTAINING THEREIN 9.447 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT INTO A SINGLE LOT AND A TRACT THE REMAINING PORTION OF LOT 4, "FRANKLIN BUSINESS PARK," A DULY RECORDED SUBDIVISION IN WASHINGTON COUNTY, OREGON, SITUATE IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, WASHINGTON COUNTY, OREGON.

THE BOUNDARY RESOLUTION IS PER SAID PLAT OF "FRANKLIN BUSINESS PARK". THE BASIS OF BEARINGS IS PER THE PLAT OF "FRANKLIN BUSINESS PARK NO. 3", WASHINGTON COUNTY PLAT RECORDS. ALL FOUND MONUMENTS WERE HELD FOR POSITION UNLESS OTHERWISE NOTED. FALLINGS TO FOUND MONUMENT POSITIONS ARE SHOWN AS BEARING AND DISTANCE FROM CALCULATED POSITION TO FOUND POSITION. THE EASTERLY PROPERTY LINES WERE LOCATED BY HOLDING RECORD DATA PER SAID PLAT OF "FRANKLIN BUSINESS PARK NO. 3" AND THE PLAT OF "FRANKLIN BUSINESS PARK NO. 4".



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REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JULY 13, 2004
 ANTHONY B. RYAN
 58833

RENEWAL: DECEMBER 31, 2016

10-000288

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction: Tualatin Review Type: No Impact

Site Address / Location: 11401 SW Amu ST
Tualatin, OR 97062 SPL Issue Date: April 08, 2010
SPL Expiration Date: April 07, 2012

Applicant Information:

Name _____
Company FRANKLIN BUSINESS PARK LLC
Address 1202 NW 17TH AVE STE B
PORTLAND OR 97209
Phone/Fax 503-972-8442
E-mail: mbd@drakemc.com

Owner Information:

Name _____
Company FRANKLIN BUSINESS PARK LLC
Address 1202 NW 17TH AVE STE B
PORTLAND OR 97209
Phone/Fax 503-972-8442
E-mail: mbd@drakemc.com

Tax lot ID

2S127AB00500,
2S127BA00150,
2S127BA00151

Development Activity

Commercial Subdivision

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 25
Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 50

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 193,799

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment: None Square Footage: 0

Mitigation Requirements:

Type/Location No Mitigation Required Sq. Ft./Ratio/Cost 0

Conditions Attached Development Figures Attached (1) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. **Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.**
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. **Prior to any ground disturbance an Erosion Control Permit with the City of Tualatin is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
5. **Prior to construction (including grading and installation of utility lines) a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.**
6. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
7. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
8. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

SPECIAL CONDITIONS

9. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
10. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire on-site Vegetated Corridor or 193,799 sq. ft. to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
11. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated "good."
12. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
13. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).
14. Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

15. Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.
16. **Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

17. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
18. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
19. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
20. **Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage** between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.



**Amber Wierck
Environmental Plan Review**

Attachments (1)

