

Land Use Application

Project Information

Project Title: Trail Blazers Locker Room

Brief Description:

Addition of approximately 1360 GSF footprint and associated water treatment planter. Addition includes locker room, testing, and office spaces. Existing Building usages to remain the same.

Property Information

Address: 7325 SW Childs Road

Assessor's Map Number and Tax Lots: 2S124AB00200

Applicant/Primary Contact

Name: Josh Peterson

Company Name: GBD Architects

Address: 1120 NW Couch St, Suite 300

City: Portland

State: Oregon

ZIP: 97209

Phone: (503) 548-2374

Email: joshuap@gbdarchitects.com

Property Owner

Name: Shawni Sullivan, Portland Trail Blazers

Address: 7325 SW Childs Road

City: Tualatin

State: Oregon

ZIP: 97225

Phone: (503) 797-9851

Email: shawni.sullivan@trailblazers.com

Property Owner's Signature:

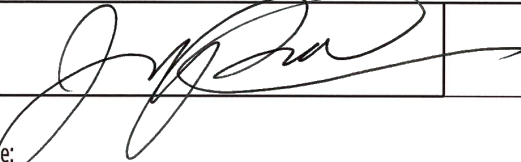


Date: 01 JUNE 2021

(Note: Letter of authorization is required if not signed by owner)

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:



Date: 01 JUNE 2021

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | |

Office Use

Case No:	Date Received:	Received by:
Fee:	Receipt No:	



OWNER'S POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Chicago Title Insurance Company, a Oregon corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or duress, incompetency, incapacity, or impersonation;




Oregon Title Insurance Rating Organization (OTIRO)
OTIRO NO. PO-04

American Land Title Association
ALTA Owner's Policy (6-17-2006)

Owner's Policy Jacket PO-04 - Covered Risks
(continued)

- (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
 - 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

CHICAGO TITLE INSURANCE COMPANY

	BY		President
	ATTEST		Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Section 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured
 - (2) if the grantee wholly owns the named Insured, or
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity;
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), (D), and (E) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

When the Company purchases the Indebtedness, the Insured shall transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance,

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy, or

- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Owner's Policy Jacket PO-04 - Conditions
(continued)

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Chicago Title Insurance Company, Attn. Claims Department, PO Box 45023, Jacksonville, Florida, 32232-5023.

SCHEDULE A

Chicago Title Insurance Company
8585 SW Cascade Avenue, Suite 200
Beaverton, OR 97008

File No. 472511492392MN-CT50
Policy No.: 472511492392MN
Address Reference: 7325 SW Childs Road, Tigard, OR 97224
Amount of Insurance: \$ 500,000.00
Premium: \$ 1,350.00
Date of Policy: September 28, 2011 at 11:43 AM

1. Name of Insured:
Trail Blazers Inc., an Oregon corporation
2. The estate or interest in the Land that is insured by this policy is:
A Fee
3. Title is vested in:
Trail Blazers Inc., an Oregon Corporation
4. The Land referred to in this policy is described as follows:
See Schedule C Attached Hereto

SCHEDULE B

File No. 472511492392MN-CT50

Policy No. 472511492392MN

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2011-2012.
7. Limited Access Provisions contained in "Final Judgment" and order of taking to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Filing Date: May 7, 1974
Circuit Court No: 33-391
Affects: The Easterly portion
8. Easements for existing public utilities in vacated street area and the conditions imposed thereby;
Ordinance No.: 841-91
Name: S.W. Childs Road
Recording Date: August 16, 1991
Recording No: 91-045127
Affects: The Southwesterly portion of Parcel II
9. Revocable Permit, including the terms and provisions thereof;
In Favor Of: Costco Wholesale Corporation, a Washington corporation
Recording Date: November 22, 1991
Recording No.: 91-0065141

Said rights were assigned by instrument;
To: Trail Blazers Inc., an Oregon corporation
Recording Date: April 9, 1998
Recording No.: 98-035753
10. Easement for the purpose shown below and rights incidental thereto as set forth in a document:
In favor of: The City of Tualatin
Purpose: Storm drain
Recording Date: October 2, 2006
Recording No: 2006-117572
Affects: A 20 foot strip through the Easterly portions of Parcels I and II

Oregon Title Insurance Rating Organization (OTIRO)

OTIRO No. PO-04

American Land Title Association

ALTA Owner's Policy (6-17-2006)

SCHEDULE C

File No. 472511492392MN-CT50

Policy No. 472511492392MN

The Land referred to in this policy is described as follows:

Parcel I:

A tract of land being a portion of Lot 38 of the plat of TUALATIN VALLEY HOMES, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at a point on the East line of that tract of land referred to as the "First Tract" in that Deed recorded June 8, 1943 in Book 218, Page 457, Washington County Deed Records, which is also on the Northeasterly line of said Lot 38, said true point of beginning being bearing North 89°38'35" East, along the North line of Section 24, Township 2 South, Range 1 West, of the Willamette Meridian, a distance of 858.10 feet and South 00°16'00" East, along the East line of said tract of land referred to as the "First Tract", a distance of 106.50 feet from an aluminum cap the North quarter corner of said Section 24; thence from said point of beginning, South 39°02'30" East along the Northeasterly line of said Lot 38, a distance of 105.43 feet to the West right of way line of Interstate Highway No. 5, as conveyed to the State of Oregon, by and through it's State Highway Commission by the Final Judgment entered May 7, 1973, in Suite No. 33-391, Washington County Circuit Court; thence South 16°17'19" West along said West right of way line a distance of 173.78 feet to an angle point in said West right of way line; thence South 11°49'58" West along said West right of way line a distance of 78.76 feet to the East line of said tract referred to as the "First Tract"; thence North 00°16'00" West along the East line of said "First Tract" a distance of 325.79 feet to the point of beginning.

Parcel II:

A tract of land located in the Northeast quarter of Section 24, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the North line of said Section 24, said iron pipe being at the Southeast corner of the Southwesterly 20 foot wide strip of Lot 40 of the plat of TUALATIN VALLEY HOMES, Washington County Plat Records, said iron pipe also bearing North 89°38'35" East a distance of 797.33 feet from an aluminum cap at the North quarter corner of said Section 24; thence from the true point of beginning. South 39°02'30" East along the projection of the Northeasterly boundary of said 20 foot strip a distance of 97.03 feet to the East line of that tract of land referred to as the "First Tract" in that Deed recorded June 8, 1943, in Book 218, Page 457, said Deed Records; thence South 00°16'00" East along the East line of said "First Tract" a distance of 356.55 feet to the West right of way line of Interstate Highway No. 5; thence South 11°49'58" West along said West right of way line a distance of 52.49 feet to the centerline of Southwest Childs Road, this portion having been vacated by City of Tualatin Ordinance No. 841-91, recorded August 16, 1991 as Recorder's Fee No. 91-045127 Deed Records; thence North 52°15'00" West along said centerline a distance of 239.82 feet to the Northwesterly terminus of said vacation of Southwest Childs Road; thence North 37°45'00" East along the Northwesterly terminus of said Childs Road a distance of 20.00 feet to the Northeasterly right of way line of Southwest Childs Road; thence North 52°15'00" West along said Northeasterly right of way line a distance of 100.00 feet; thence North 16°27'09" East a distance of 270.13 feet to the North line of said Section 24; thence North 89°38'35" East along the North line of said Section 24 a distance of 128.02 feet to the point of beginning.



Clean Water Services - Service Provider Letter

Submission Date:	6/11/2021	Confirmation #:	587
Applicant Name:	Josh A Peterson	Review Type:	Partner City Plan Review
Contact Email:	joshuap@gbdarchitects.com	Ground Disturbance:	2300 Sq. Ft.
Contact Phone:	5035482374	New Impervious Area:	2300 Sq. Ft.
Primary Address:	7325 SW CHILDS RD	Mod. Impervious Area:	0 Sq. Ft.
Primary Jurisdiction:	Tualatin	Development Activity:	Commercial Addition
Affected Tax Lots:	2S124AB00200		

INSTRUCTIONS: This pre-screening report is the Service Provider Letter (SPL) as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. PROVIDE A COPY OF THIS SPL TO THE JURISDICTION RESPONSIBLE FOR LAND USE REVIEW AND PERMIT ISSUANCE. This pre-screening review does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered and this review does NOT eliminate the need to obtain additional CWS permits or reviews if project changes in scope or location. All required permits and approvals must be obtained and completed under applicable local, State and federal law.

Permit or Review	Required	Next Steps
Environmental Site Assessment Review	No	
Water Quality Treatment Review and Stormwater Inspection	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Erosion Control Inspection Permit	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Erosion Control Inspection Permit with Site Plan	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Line Tap Inspection Permit	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Disconnection Permit	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Connection Permit	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Connection Permit with Plumbing Plan	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.
Easement Review	TBD	Contact city (primary jurisdiction) responsible for land use review and permit issuance.

The CWS Development Services group is here to review your project in the most effective and efficient way, while protecting the Tualatin River Watershed. Our partners include municipalities, environmental organizations, and developers large and small.

Contact Us * 2550 SW Hillsboro Highway * Hillsboro, Oregon 97123
 phone: 503-681-5100 * email: splreview@cleanwaterservices.org * website: www.cleanwaterservices.org/permits-development



10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.404-4176 republicservices.com

Josh A. Peterson AIA
GBD Architects Inc.
1120 NW Couch St.
Suite 300
Portland, Oregon 97209

Re: Trailblazer addition 7325 Childs Rd. Portland OR 97224

Dear Josh;

Thank you, for inquiring with Republic Services regarding your Land Use submittal with the city of Tualatin.

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

You have ensured that the current enclosure, parking and travel path will remain unchanged and unaffected by your proposed addition.

Thank you Josh; for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink that reads "John Olivares".

John Olivares
Operations Manager
Republic Services Inc.



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
Commercial or Industrial Building	Building floor area greater than 48,300 square feet or Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
Residential development	More than 49 dwelling units	\$ 1,000
Multi-family development	More than 49 dwelling units or 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 ¹³⁶⁰ _____ square feet
- Anticipated water demand (if known) ^{Not Known - Will Vary} _____ gallons per day
- Described planned building use ^{Additional Locker Rooms to provide equal space for all genders as well as space for guest teams. Office Above} _____

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

CERTIFICATION OF SIGN POSTING



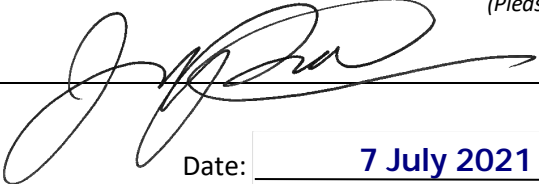
The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://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 TBPF - Additional Locker Room - 7325 SW Childs Road project, I hereby certify that on this day, 7 July 2021 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: Joshua Peterson (Please Print)

Applicant's Signature:  _____

Date: 7 July 2021



NOTICE

**ARCHITECTURAL
REVIEW AR-21-0009**

For more information call
503-691-3026 or visit
www.tualatinoregon.gov

 SW CHILDS RD



NO
PARKING
ANY
TIME
→

 **NOTICE**
ARCHITECTURAL
REVIEW AR-21-0009
For more information call
503-691-3026 or visit
www.tualatinoregon.gov

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)
Multnomah

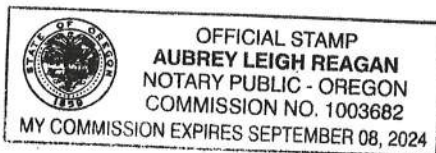
I, Joshua Alan Peterson being first duly sworn, depose and say:

That on the 29 day of April, 2021, 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.



Signature

SUBSCRIBED AND SWORN to before me this 2nd day of June, 2021 by Joshua Alan Peterson.





Notary Public for Oregon
My commission expires: 09/08/2024

RE: _____

April 27, 2021

RE: APPLICATION FOR ADDITION PROJECT

Dear Property Owner/Neighborhood Representative:

You are cordially invited to attend a virtual meeting on **Wednesday, May 12th at 6:00 pm** via GoTo Meeting. This meeting shall be held to discuss a proposed project located at **7325 SW Childs Road, Tualatin OR 97224**. The proposal is to add approximately 2700 square feet of interior space on two levels to improve and upgrade existing functions. Meeting Login Details are as follows:

WED, MAY 12, 2021 6:00 PM - 8:00 PM (PDT)

PLEASE JOIN OUR MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE.

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/656986061](https://global.gotomeeting.com/join/656986061)

THIS MEETING IS LOCKED WITH A PASSWORD: ##MEETINGPASSWORD

YOU CAN ALSO DIAL IN USING YOUR PHONE.

UNITED STATES: [+1 \(571\) 317-3122](tel:+15713173122)

ACCESS CODE: 656-986-061

IF YOUR NEW TO GOTOMEETING, WE RECOMMEND YOU DOWNLOAD THE APP TO BE READY WHEN OUR MEETING BEGINS:

[HTTPS://GLOBAL.GOTOMEETING.COM/INSTALL/656986061](https://global.gotomeeting.com/install/656986061)

(DOWNLOADING THE APP IS NOT A REQUIREMENT TO PARTICIPATE IN THIS MEETING.)

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

EMAIL US TWO (2) DAYS PRIOR OR UP TO TEN (10) DAYS AFTER OUR MEETING TO OBTAIN PRESENTATION MATERIALS: joshuap@gbdarchitects.com

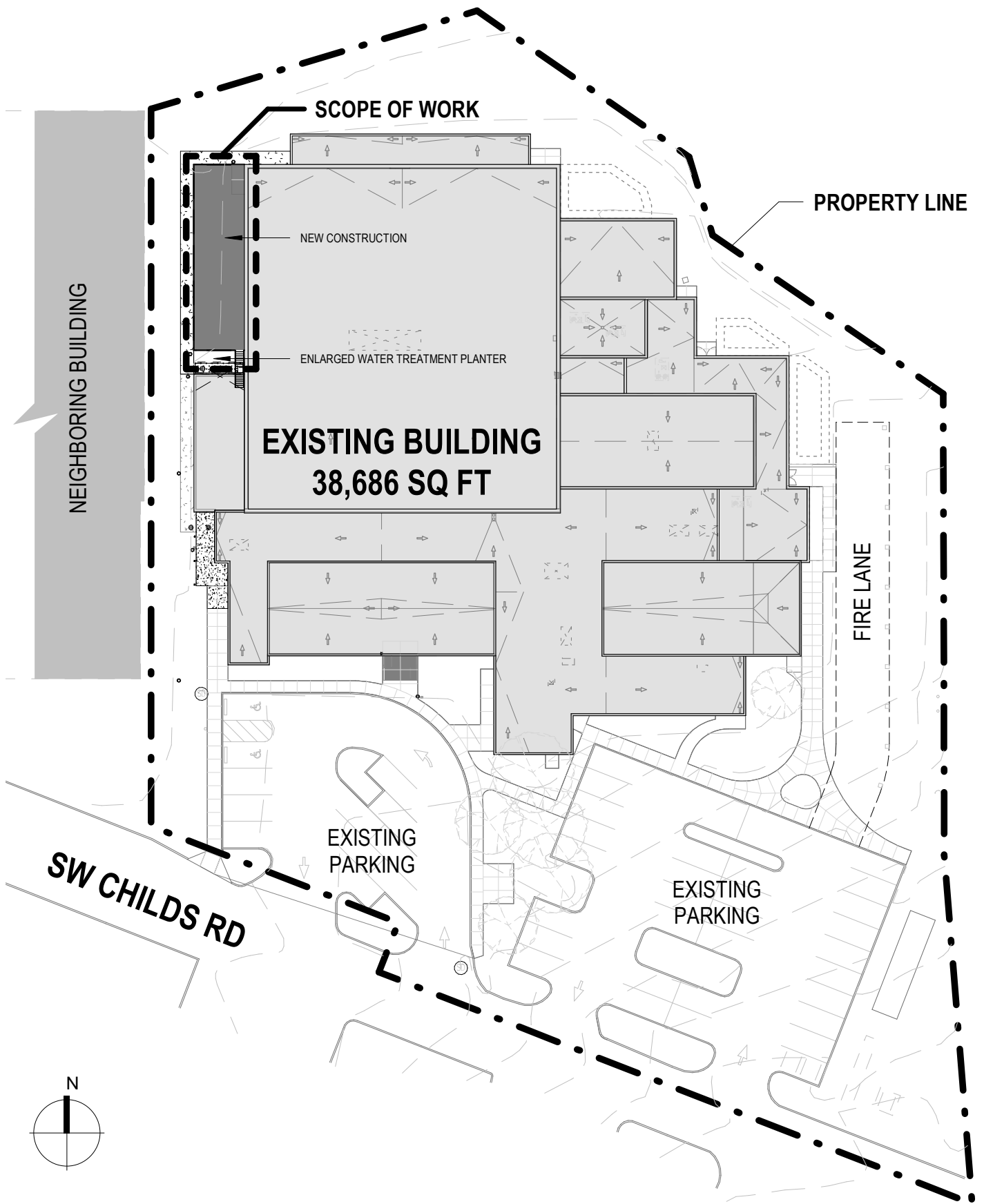
Thank You for your interest in our project.

Sincerely,



Josh A. Peterson
Sr Associate, GBD Architects Incorporated

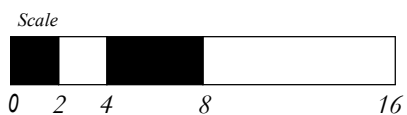
Enclosure: Site Plan



SITE PLAN

Project
TBPF PHASE III
 Date
APRIL 27, 2021

Client
PORTLAND TRAIL BLAZERS



GBD

2S124AB01400	WOE PROPERTIES LP		PO BOX 2009	BELLEVUE	WA	98009
2S124AA96924	VAUSE HAYLEY M		6924 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA03600	USHER BRENT D & USHER WENDY E		814 SE LEXINGTON ST	PORTLAND	OR	97202
2S113DC00300	TUALATIN GROUP LLC		201 LIBERTY ST SE	SALEM	OR	97301
2S113DC00900	TUALATIN GROUP LLC		201 LIBERTY ST SE	SALEM	OR	97301
2S113DD01601	TUALATIN VALLEY FIRE & RESCUE		11945 SW 70TH AVE	TIGARD	OR	97223
2S124A002900	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124AB00200	TRAIL BLAZERS INC	ONE CENTER COURT STE 200		PORTLAND	OR	97227
2S124AA50000	TLC CONDOS OWNERS OF ALL UNITS				OR	00000
2S124AA77204	THORPE THOMAS			TUALATIN	OR	97062
2S124AA05200	THOMAS THOMAS M		19000 NW EVERGREEN PKWY #265	HILLSBORO	OR	97124
2S124AA02500	SUSSMAN MARC REV LIV TRUST & JOHNSON JUDY REV LIV TRUST		5908 SW KNIGHTS BRIDGE DR	PORTLAND	OR	97219
2S124AB00700	SUMMIT PROPERTIES INC		4380 SW MACADAM AVE #330	PORTLAND	OR	97239
2S124AA04300	STECKLEY FAMILY TRUST THE		12042 SE SUNNYSIDE RD #227	CLACKAMAS	OR	97015
2S124AA60000	SPARROW RUN CONDOMINIUM ASSN				OR	00000
2S124AA86882	SMITH FRANK & SMITH CRISTINA SOTO		6882 SW MONTAUK CIR	TUALATIN	OR	97062
2S124AA77202	SHANKLAND GLORIA A		7202 SW MONTAUK CIR	TUALATIN	OR	97062
2S113DC01300	SE-EDDYLINE LLC		1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
2S113DC01400	SE-EDDYLINE LLC		1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
2S113DC01800	SE-EDDYLINE LLC		1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
2S124AA02400	SD @ PIPERS'S RUN LLC		3750 ST ANDREWS DR	SANTA ROSA	CA	95403
2S124AA86884	ROBERTS WAYNE V & SHERL REV LIV TRUST		3100 SW SCHAEFFER RD	WEST LINN	OR	97068
2S124AA96930	RECLUSADO STEVE A & RECLUSADO ANDREA J & RECLUSADO IAN S		6930 MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA90000	QUAIL RUN CONDO OWNERS OF ALL UNITS				OR	00000
2S113DC01200	PROVIDENCE HEALTH & SERVICES-OREGON		800 5TH AVE STE 1200	SEATTLE	WA	98104
2S124AA02000	POLINSKY CHRISTOPHER		7190 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA66929	PALECEK CAROL & PALECEK JOHN		481 BENICIA DR	SANTA ROSA	CA	95409
2S124AA02700	OLSON GREGORY CHARLES & OLSON CYNTHIA SUSAN		4306 SW GALEBUM ST	PORTLAND	OR	97219
2S124AA04000	NW ROCKLEDGE PROPERTIES LLC					
2S113CD02800	NICHOLSON PATRICIA L FAM TRUST		PO BOX 339	TUALATIN	OR	97062
2S124AA03100	NAZLEE TEMPLIN LLC		100 FREEDOM LN UNIT 418	ALISO VIEJO	CA	92656
2S124AA05600	NATIONAL WATERWORKS INC		200 W HIGHWAY 6 STE 620	WACO	TX	76712
2S124AA03000	MONTAUK CIRCLE SW4 LLC		101 S MAIN #301	SIOUX FALLS	SD	57104
2S124AA03200	MONTAUK LLC		1795 PALISADES TERRACE DR	LAKE OSWEGO	OR	97034
2S124AA04100	MINOR MARYLUE & MINOR J WARDEN & RUST ELISSA MINOR		5185 ROSEWOOD ST	LAKE OSWEGO	OR	97035
2S124AA96926	MERLO-FLORES VALERIA		6926 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA80000	MEADOWLARK RUN CONDO OWNERS OF ALL UNITS				OR	00000
2S124AA86886	MCCAGHREN KARIN A		6886 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA01800	MAYAN SALIM & AHMED AZMA		7140 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA86880	MANNING LINDA L		6880 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA04400	LU LAN		42232 N 104TH WAY	SCOTTSDALE	AZ	85262
2S124AA05000	KUCERA DENNIS W & KUCERA PEGGY U		PO BOX 552	FOREST GROVE	OR	97116
2S124AA66927	KERTLAND JOANNE		6927 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA02100	KENNEDY KARA M		10127 SE CAMBRIDGE LN	MILWAUKIE	OR	97222
2S113DC02000	JRLM LLC		PO BOX 754	PORTLAND	OR	97062
2S124AA77206	JOREK KRISTEN		7206 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA01700	JONES JOEL S & CORP JESSICA L		7050 CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA05400	JANOSKO ADAM A & INGRAM EMMA		7210 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S113DC02200	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL		PO BOX 1027	TUALATIN	OR	97062
2S124AA04500	INDIG MAURICE E & HERMENE LOUISE REV TRUST		832 SEMINOLE WAY	REDWOOD CITY	CA	94062
2S124AA02300	I & A CORP		PO BOX 82002	PORTLAND	OR	97282
2S124AA03800	I & A CORP		PO BOX 82002	PORTLAND	OR	97282
2S124AB01700	HZ TUALATIN VIEW LLC		37 GRAHAM ST STE 200	SAN FRANCISCO	CA	94129
2S124AA05300	HUNTER JEFFREY C SEPARATE PROPERTY TR		PO BOX 323	SCIO	OR	97374
2S124AA04600	HUNT TROY E		8170 SW 87TH AVE	PORTLAND	OR	97223
2S124AA04700	HUNT TROY E		8170 SW 87TH AVE	PORTLAND	OR	97223
2S124AA50010	HOLLMAN PROPERTIES LLC & VEENKER FAMILY TRUST			WILSONVILLE	OR	97070
2S124AA50020	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
2S124AA50100	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
2S124AA50200	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
2S124AA56797	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
2S124AA56799	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
2S124AA56801	HOLLMAN PROPERTIES LLC & VEENKER FAMILY TRUST			WILSONVILLE	OR	97070
2S124AA56803	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070

2S124AA01900	HARVEY ROBERT EDWARD RESTATED REV LIV TRUST		7170 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA05100	HARRIS DENISE		PO BOX 12564	PORTLAND	OR	97212
2S124AA40000	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA40010	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA40020	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA40100	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA40200	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA40300	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA40400	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA47157	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA47159	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA47161	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA47163	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA47165	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
2S124AA77200	GRIFFITHS ROBERT L REV TRUST		19748 WILDWOOD DR	WEST LINN	OR	97068
2S124AA04900	GRANT EUGENE L & GRANT JANET K		11501 SE AQUILA ST	HAPPY VALLEY	OR	97086
2S113DD00800	GAGE ASSOCIATES LLC		PO BOX 2236	GEARHART	OR	97138
2S124AA70000	FALCON RUN CONDO OWNERS OF ALL UNITS				OR	00000
2S124AA01601	ELLIS DAVID & WARD CECILIA		6956 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AB01701	DURHAM CITY OF		17160 SW UPPER BOONES FERRY RD	DURHAM	OR	97224
2S124AA66931	DUDA IRENE E		6931 MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA03700	DIAZ SCOTT R & TSAI JENNY J		2646 NW OVERTON ST	PORTLAND	OR	97210
2S124AA96928	COOKE EMILY ELIZABETH		6928 SW MONTAUK CIR	TUALATIN	OR	97062
2S124AA03500	CHILDS BARBARA C		PO BOX 90	OCEANSIDE	OR	97134
2S124AA03900	CHEN RENBO		16869 65TH AVE #360	LAKE OSWEGO	OR	97035
2S124AA40030	CANANUA JEREMIAH		7155 SW CHILDS RD	TUALATIN	OR	97062
2S124AA47155	CANANUA JEREMIAH		7155 SW CHILDS RD	TUALATIN	OR	97062
2S113CD02900	BROWN MILTON O		8320 NE HIGHWAY 99	VANCOUVER	WA	98665
2S124AB00900	BROWN MILTON O		8320 NE HIGHWAY 99	VANCOUVER	WA	98665
2S124AB01000	BROWN MILTON O		8320 NE HIGHWAY 99	VANCOUVER	WA	98665
2S113CD00100	BRIDGEPORT WOODS BUSINESS PARK LLC		PO BOX 1696	BEAVERTON	OR	97075
2S113DC00800	BRIDGEPORT COMMONS LLC		1800 SW FIRST AVE STE #600	PORTLAND	OR	97201
2S124AB00500	BRADEN 1996 FAMILY LP		PO BOX 1022	HUGHSON	CA	95326
2S113CD02500	BOONES FERRY BUSINESS PARK LLC		PO BOX 754	TUALATIN	OR	97062
2S124AB01301	BOONES BUILDING LLC		18150 SW BOONES FERRY RD	PORTLAND	OR	97224
2S113DC02100	BLASER LORETTA B REV LIV TRUST		3800 CARMEN DR APT 226B	LAKE OSWEGO	OR	97035
2S124AA66925	BESHEARS KAREN M REV LIV TRUST & BESHEARS CHARLES D III REV LIV TRUST		18010 MEADOWLARK LN	LAKE OSWEGO	OR	97034
2S124AB00800	BAY CLUB OREGON LLC		1 LOMBARD ST	SAN FRANCISCO	CA	94106
2S124A003100	BANNER BANK		PO BOX 907	WALLA WALLA	WA	99362
2S124AB01600	AXIOM INDUSTRIES INC		PO BOX 1147	TUALATIN	OR	97062
2S124AA04800	ARI PROPERTIES LLC		17960 SW JEREMY ST	BEAVERTON	OR	97007
2S113DD00900	AREC 30 LLC		PO BOX 29046	PHOENIX	AZ	85038
2S113DD01000	AREC 30 LLC		PO BOX 29046	PHOENIX	AZ	85038
2S113DD01100	AREC 30 LLC		PO BOX 29046	PHOENIX	AZ	85038
2S113DD01200	AREC 30 LLC		PO BOX 29046	PHOENIX	AZ	85038
2S113DD01600	AREC 30 LLC		PO BOX 29046	PHOENIX	AZ	85038
2S124AA05500	AREC 30 LLC		PO BOX 29046	PHOENIX	AZ	85038
2S113CD01200	APPLIED MATERIALS INC		9700 E HWY 290 BLDG 34 MS 3400	AUSTIN	TX	78724
2S124AA02900	ANDUEZA ANA I		2231 NE HALSEY ST	PORTLAND	OR	97232
2S113DC01000	AMERICAN SAVINGS & LOAN ASSOC		343 E MAIN ST #711	STOCKTON	CA	95202
2S113DD01700	AMERCO REAL ESTATE CO		2727 N CENTRAL AVE	PHOENIX	AZ	85004

CERTIFICATION OF SIGN POSTING



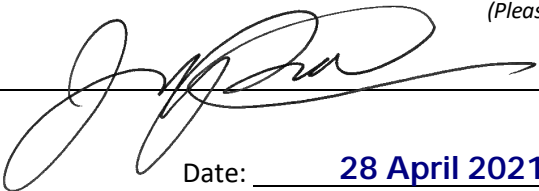
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<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

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

As the applicant for the TBPF - Additional Locker Room - 7325 SW Childs Road project, I hereby certify that on this day, 28 April 2021 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: Joshua Peterson (Please Print)

Applicant's Signature:  _____

Date: 28 April 2021

NOTICE
**NEIGHBORHOOD /
DEVELOPER MEETING**
05/12/2021 6:00 p.m.
7325 SW Childs Road
503-548-2374

BRIDGEPORT
CHURCH
SERVICES IN
ONLINE
WWW.BRIDGEPORT.CHURCH

BRIDGEPORT
CHURCH
OPEN SUNDAYS 9 & 11 AM
ONLINE 9 & 10 AM
WWW.BRIDGEPORT.CHURCH

SW CHILDS RD

NO
PARKING
ANY
TIME
→

NOTICE
NEIGHBORHOOD /
DEVELOPER MEETING
05/12/2021 6:00 p.m.
7325 SW Childs Road
503-548-2374

May 12, 2021

NEIGHBORHOOD/DEVELOPER MEETING NOTES AND SUMMARY

RE: Proposed Project at 7325 SW Childs Road in Tualatin

The property owner/neighborhood representative meeting was held on May 12th, 2021 from 6:00 pm to 6:35 pm virtually via GoTo Meeting. The purpose of the meeting was to provide a means for surrounding property owners to meet with the applicant to discuss the proposed project and identify any issues regarding this proposal.

The virtual room was ready by 5:45 pm. Attendants on behalf of the project applicant included representatives from the architect and the owners of the proposed project site.

No participants joined the discussion.

Presentation materials were made available two (2) days prior and ten (10) days after the meeting. No materials were requested or distributed.

Per COVID-19 temporary guidance, the meeting room was closed at 6:45pm after 30 minutes without participants

Meeting Notes:

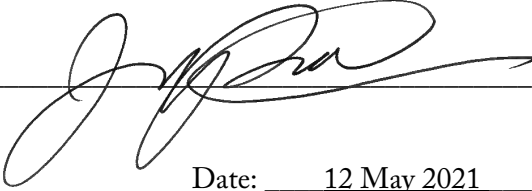
5:45 pm – Meeting Room Opened by Josh Peterson with GBD Architects Incorporated.

5:55 pm – Shawni Sullivan with The Portland Trail Blazers joined the virtual meeting room.

6:35 pm – Shawni Sullivan with The Portland Trail Blazers signed off

6:45 pm – Virtual Meeting Room Closed.

Applicants Name: _____ Josh Peterson _____

Applicants Signature: _____


Date: _____ 12 May 2021 _____