



Land Use Application

Project Information		
Project Title: WIMSCO Office Building		
Brief Description: Site work of 21,624 SF developed area and new construction of an office building of 3,994 SF in the Light Manufacturing (ML) zone.		
Property Information		
Address: 20865 SW 105th Avenue, Tualatin, OR 97062		
Assessor's Map Number and Tax Lots: Tax lot number: 2S127A000501, 2S127A000503, 2S127A000504		
Applicant/Primary Contact		
Name: Terry Novak	Company Name: Novak Architecture, Inc.	
Address: 17020 SW Upper Boones Ferry Rd.		
City: Portland	State: Oregon	ZIP: 97224
Phone: (503)352-4987	Email: tnovak@novakarchitecture.com	
Property Owner		
Name: Piazza Living Trust		
Address: PO Box 156		
City: Tualatin	State: Oregon	ZIP: 97062
Phone: 503-201-3006	Email: steve.piazza@willamette.net	
Property Owner's Signature: 		Date: 11/11/2020
<small>(Note: Letter of authorization is required if not signed by owner)</small>		
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: 	04.08.21	Date:

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:	

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 WIMSCO Office Building project,
I hereby certify that on this day, 1 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: Terry Novak
(Please Print)

Applicant's Signature: 

Date: 06.02.21



111 SW Columbia St., Ste 1000
(503)242-1210

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

To ("Customer"): Willamette Manufacturing
4330 SW Homesteader RD
Wilsonville 97070

Customer Ref.: _____
Order No.: 36262010523
Effective Date: November 16, 2020 at 08:00 AM
Charge: \$350.00

The information contained in this report is furnished by Ticor 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:

Stephen P. Piazza and Candice S. Piazza, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

20865 SW 105th Avenue, 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. City Liens, if any, in favor of the City of Tualatin.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Underground electric power lines
Recording Date: July 7, 1977
Recording No: [Book 1180, page 724](#)
Affects: Parcel III
3. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease Agreement
Lessor: Stephen P. Piazza and Candice S. Piazza, husband and wife
Lessee: Maydwell & Hartzell, Inc., a California corporation
Termination Date: Not disclosed
Recording Date: September 12, 1979
[Recording No: 79-032760](#)
Affects Parcels II and III
4. A deed of trust and rents to secure an indebtedness in the amount shown below,
Amount: \$130,000.00
Dated: February 26, 1980
Trustor/Grantor: Stephen P. Piazza and Candice S. Piazza, an estate in fee simple, as tenants by the entirety
Trustee: Lawyers Title Company of Oregon
Beneficiary: Standard Insurance Company, an Oregon corporation
Loan No.: Not shown
Recording Date: February 27, 1980
[Recording No.: 80-006755](#)
Affects Parcels II and III

Note: We find no reconveyance of record.
5. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein
Amount: \$130,000.00
Assigned to: Standard Insurance Company, an Oregon corporation
Assigned By: Stephen P. Piazza and Candice S. Piazza, an estate in fee simple, as tenants by the entirety
Recording Date: February 27, 1980
[Recording No.: 80-006756](#)
Affects Parcels II and III
6. Street Improvement Agreement, including the terms and provisions thereof,
Recording Date: December 9, 1997
[Recording No.: 97-114781](#)

No legal description is attached.

7. Rights of tenants, as tenants only, in unrecorded leaseholds.
8. 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 prior to closing.
Affects Parcel I
9. The application for this report was placed by reference to only a street address or tax identification number. and may include more property than intended.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$1,814.05
Levy Code: 023.76
[Account No.:](#) [R546608](#)
Map No.: 2S127A-00501
Affects Parcel I

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$545.87
Levy Code: 023.76
[Account No.:](#) [R955684](#)
Map No.: 2S127A-00503
Affects Parcel II

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$10,923.77
Levy Code: 023.76
[Account No.:](#) [R1017170](#)
Map No.: 2S127A-00504
Affects Parcel III

End of Reported Information

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

Mark Davison
503-219-2103
Mark.Davison@titlegroup.fntg.com

Ticor Title Company of Oregon
111 SW Columbia St., Ste 1000
Portland, OR 97201

EXHIBIT "A"
Legal Description

PARCEL I:

A rectangular tract situated in the Northeast quarter of Section 27, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 27, that is 1640.7 feet North of a stone set at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section, which beginning point is also the Southeast corner of the Carroll F. Noll and Mary E. Noll tract as described at Book 352, Page 346, Deed Records; running thence from said beginning point North, along the East line of said Noll tract, 125.00 feet; thence West parallel with the South line of said Noll tract, 210.00 feet; thence South parallel with the East line of said Noll tract, 125.00 feet to a point on the South line of said Noll tract; thence East 210.00 feet to the point of beginning.

PARCEL II:

A tract of land situated in the Northeast quarter of Section 27, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 27, said point is 1765.7 feet North of a stone set at the Southeast corner of the Northeast quarter of the Southeast quarter of said section, which beginning point is also 125.00 feet North of the Southeast corner of the Carroll F. Noll and Mary E. Noll tract as described in Book 352, Page 346, Deed Records of said county; thence North along the East line of said Noll tract 45.00 feet; thence West, parallel with the South line of said Noll tract, 210.00 feet; thence South, parallel with the East line of said Noll tract, 45.00 feet; thence East, parallel with the South line of said Noll tract, 210.00 feet to the point of beginning.

EXCEPT THEREFROM that portion granted to the City of Tualatin for street, road and public utility purposes described in Deed of Dedication, recorded March 26, 1980 as Recording No. 80-010573.

PARCEL III:

A parcel of land in the Northeast quarter of Section 27, Township 2 South, Range 1 West, Willamette Meridian, 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 said Section 27, that is 1996.7 feet North of a stone set at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 27, that point being on the Section line; thence West 210 feet; thence South, parallel to the Section line 186 feet; thence East 210 feet; thence North along the Section line 186 feet to the point of beginning.

EXCEPT THEREFROM a portion of the herein described tract, now lying within Partition Plat No. 1997-117, described as follows:

A tract of land situated in the Northeast one-quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of that tract described by Deed to Stephen P. Piazza, et ux, recorded in Document 79-18764, Washington County Deed Records, and the West line of S.W. 105th Avenue, being 30 feet, when measured at right angles, from the centerline; thence along said West line, South 0' 06' 00" West, 10.00 feet; thence parallel with the North line of said Piazza tract, South 89° 52' 00" West, 50.00 feet; thence North 63° 31' 19" West, 22.32 feet to said North line; thence along said line, North 89° 52' 00" East, 70.00 feet to the point of beginning.

EXHIBIT "A"
[Legal Description](#)

EXCEPT THEREFROM that portion granted to the City of Tualatin for street, road and public utility purposes described in Deed of Dedication, recorded March 26, 1980 as Recording No. 80-010573.

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.

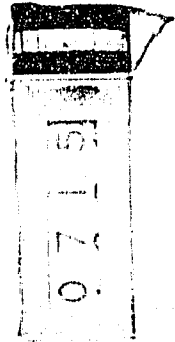
CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, 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

78 35627

Recorded By
Pioneer National
Title Insurance Company

3



SPECIAL WARRANTY DEED

PHIL B. MOORE and SARAH L. MOORE, husband and wife,
Grantors, convey and specially warrant to STEPHEN P. PIAZZA and
CANDICE S. PIAZZA, husband and wife, Grantees, the following
described real property free of encumbrances created or suffered
by the Grantor situated in Washington County, Oregon, to-wit:

A tract of land situated in the northeast quarter of Section
27, Township 2 South, Range 1 West, of the Willamette
Meridian, Washington County, Oregon, more particularly
described as follows:

Beginning at a point on the east line of said Section 27, said
point is 1765.7 feet North of a stone set at the southeast
corner of the northeast quarter of the southeast quarter of
said section, which beginning point is also 125.00 feet north
of the southeast corner of the Carroll F. Noll and Mary E.
Noll tract as described in Book 352, Page 346, Deed Records of
said county; thence North along the east line of said Noll
tract 45.00 feet; thence West, parallel with the south line of
said Noll tract, 210.00 feet; thence South, parallel with the
east line of said Noll tract, 45.00 feet; thence East, paral-
lel with the south line of said Noll tract, 210.00 feet to the
point of beginning.

The true consideration for this conveyance is \$10,000.00.

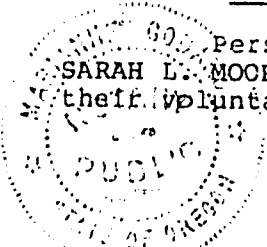
DATED this 1th day of August, 1978.

Phil B. Moore Sarah L. Moore

STATE OF OREGON)
County of Washington) ss.

August 7, 1978

Personally appeared the above named PHIL B. MOORE and
SARAH L. MOORE, and acknowledged the foregoing instrument to be
their voluntary act and deed.



Natianne Jodard
Notary Public for Oregon
My commission expires 8/22/81

Until a change is requested, all tax statements shall be sent to:
STEPHEN P. and CANDICE S. PIAZZA, 4330 SW Homesteader Road,
Wilsonville, Oregon 97070
After recording return to: STEPHEN P. and CANDICE S. PIAZZA,
4330 SW Homesteader Road, Wilsonville, Oregon 97070

1-2



34-A-91806

9120

WASHINGTON COUNTY
033367
★
P.B.
13863
AUG 10 '78
OREGON COUNTY DOCUMENTARY TAX
10.00

STATE OF OREGON
County of Washington

Recd
SS

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

No. _____
of said County

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

*300
PN*

Recd
Deputy

78 35627

AUG 10 8 30 AM '78

INDEXED

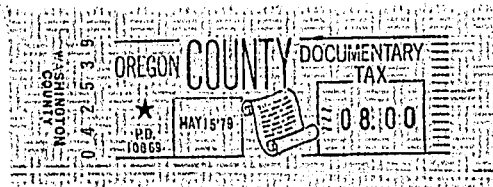
2

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH P. PIAZZA and BARBARA J. PIAZZA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN P. PIAZZA and CANDICE S. PIAZZA, husband and wife, 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:

A parcel of land in the Northeast quarter of Section 27, Township 2 South, Range 1 West, Willamette Meridian, County of Washington, and State of Oregon, more particularly described as follows:

BEGINNING at a point on the East line of said Section 27, that is 1996.7 feet North of a stone set at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 27, that point being on the Section line; thence West 210 feet; thence South, parallel to the Section line 186 feet; thence East 210 feet; thence North along the Section line 186 feet to the point of beginning.



(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. Subject to Deed of Trust and subsequent assignments of record, lease and subordination of record, easements of record, Financing Statements and assignments of record, and that grantor will warrant and forever defend the above granted 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, stated in terms of dollars, is \$ 7,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantors hand this 14 day of May, 1979.

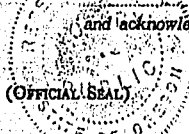
Joseph P. Piazza
Barbara J. Piazza

Barbara J. Piazza

STATE OF OREGON, County of Washington, ss. May 14, 1979

Personally appeared the above named Joseph P. Piazza and Barbara J. Piazza

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



Before me, Rebecca R. Dufky, Notary Public for Oregon, My commission expires 10-18-82.

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Form with fields for Grantor's Name and Address (Piazza), Grantee's Name and Address (Stephen and Candice Piazza, 4330 SW Homesteader, Wilsonville, OR), and recording return information.

STATE OF OREGON County of Washington ss deed. 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 of said county. ROGER THOMSEN, Director of Records & Elections. INDEXED MAY 15 2 24 PM '79

LAWYERS TITLE 79-7244

0378

10 6 80

5.00

FORM No. 963 Stevens-Hess Law Publishing Co., Portland, Ore. 97204

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

80035670

PHIL B. MOORE & SARAH L. MOORE, husband and wife

Grantor.

conveys and warrants to STEPHEN P. PIAZZA & CANDICE S. PIAZZA

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

A rectangular tract situated in the Northeast quarter of Section 27, Township 2 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

BEGINNING at a point on the East line of said Section 27, that is 1640.7 feet North of a stone set at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section, which beginning point is also the Southeast corner of the Carroll F. Noll and Mary E. Noll tract as described at Book 352, Page 346, Deed Records; running thence from said beginning point North, along the East line of said Noll tract, 125.00 feet; thence West parallel with the South line of said Noll tract, 210.00 feet; thence South parallel with the East line of said Noll tract, 125.00 feet to a point on the South line of said Noll tract; thence East 210.00 feet to the point of beginning.

EXCEPT portion lying in road.

1-2

Dated this 6th day of October, 1980

Phil B. Moore
Sarah L. Moore

STATE OF OREGON, County of Washington, ss. October 6, 1980
Personally appeared the above named Phil B. Moore & Sarah L. Moore

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

Before me: Carol C Jackson
Notary Public for Oregon—My commission expires: 6/15/82

LAWYERS TITLE W206108

WARRANTY DEED	
M/M Phil B. Moore	GRANTOR
M/M Stephen P. Piazza	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
Mr. & Mrs. Stephen P. Piazza	
4330 SW Homesteader Rd.	
Wilsonville, Oregon 97070	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
As above	
NAME, ADDRESS, ZIP	

2

STATE OF OREGON } SS deed
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 of said county.
ROGER THOMSEN, Director of Records & Elections

SPACE RESERVED FOR RECORDER'S USE

50/LT

1980 OCT -6 PM 4:45

Oct 6, 1980

10 6 80

THIS DEED IS IN FULFILLMENT OF THAT CERTAIN CONTRACT dated August 9, 1978, Recorded August 10, 1978, Fee Number 78-35629.

(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; 1980-81 taxes, a lien but not yet payable;

The true consideration for this conveyance is \$ 22,000.00 (Here comply with the requirements of ORS 93.030) WHICH IS THE WHOLE CONSIDERATION

Dated this 6th day of October, 1980

Phil B. Moore
Phil B. Moore

Sarah L. Moore
Sarah L. Moore

STATE OF OREGON, County of Washington) ss.

Personally appeared the above named Phil B. Moore & Sarah L. Moore

October 6, 1980

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

Before me: *Carol C. Jackson*

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: 6/15/82

LAWYERS TITLE W206108

WARRANTY DEED

M/M Phil B. Moore

M/M Stephen P. Piazza

GRANTOR
GRANTEE

GRANTOR'S ADDRESS, ZIP

After recording return to:

Mr. & Mrs. Stephen P. Piazza
4330 SW Homesteader Rd.
Wilsonville, Oregon 97070

NAME, ADDRESS, ZIP

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

As above

NAME, ADDRESS, ZIP

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STATE OF OREGON
County of Washington

deed
ss

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 of said county.

ROGER THOMSEN, Director of Records & Elections

SPACE RESERVED
FOR
RECORDER'S USE

50
LT

1980 OCT -6 PM 4:45

Oct 6, 1980

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): _____
 Tax Map Number: 25127A, Lots 503 and 504

 Site Address: 20757 SW 105th Avenue
 City, State, Zip: Tualatin, Oregon, 97062
 Nearest Cross Street: Siletz Drive

3. Owner Information

Name: Stephen P. Piazza and Candice S Piazza
 Company: _____
 Address: 4330 SW Homesteader Road
 City, State, Zip: Wilsonville, Oregon, 97070
 Phone/Fax: Phone 503-201-3006/Fax 503-692-4459
 E-Mail: stevepiazza@willametteemfg.com

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 _____

5. Applicant Information

Name: Stephen P. Piazza and Candice S Piazza
 Company: _____
 Address: 4330 SW Homesteader Road
 City, State, Zip: Wilsonville, Oregon, 97070
 Phone/Fax: Phone:503-201-3006/Fax:503-692-4459
 E-Mail: stevepiazza@willametteemfg.com

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 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 Stephen P. Piazza and Candice S Piazza Print/Type Title _____

ONLINE SUBMITTAL

Date 2/4/2019

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 17-05, 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 07-20, Section 3.02.1. 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 _____ 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 *Charles [Signature]* Date 2/6/19



Clean Water Services File Number

19-000399

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 25127A000501
Site Address: 20865 SW 105th Avenue
City, State, Zip: Tualatin, Oregon, 97062
Nearest Cross Street: Siletz Drive

3. Owner Information

Name: Piazza Living Trust
Company: _____
Address: 4330 SW Homesteader Road
City, State, Zip: Wilsonville, Oregon, 97070
Phone/Fax: 503-201-3006/503-692-4459
E-Mail: stevepiazza@willametteemfg.com

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 _____

5. Applicant Information

Name: Piazza Living Trust - Steve Piazza
Company: _____
Address: PO Box 156
City, State, Zip: Tualatin, Oregon, 97062
Phone/Fax: 503-201-3006/503-692-4459
E-Mail: stevepiazza@willametteemfg.com

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 _____

Attached drawings show intent prior to Scoping/Pre-Application with City of Tualatin. Changes required not yet made

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 Piazza Living Trust - Steve Piazza Print/Type Title _____

ONLINE SUBMITTAL

Date 2/4/2019

FOR DISTRICT USE ONLY

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- This Service Provider Letter is not valid unless _____ 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 Date 2/6/19



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

April 5, 2021

Anna Wantz

Re: Trash / Recycle Enclosure Review
Willamette Mfg. Supply Co., Inc
20865 SW 105th Ave.
Tualatin, OR 97062

Dear Anna,

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

My Company: 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

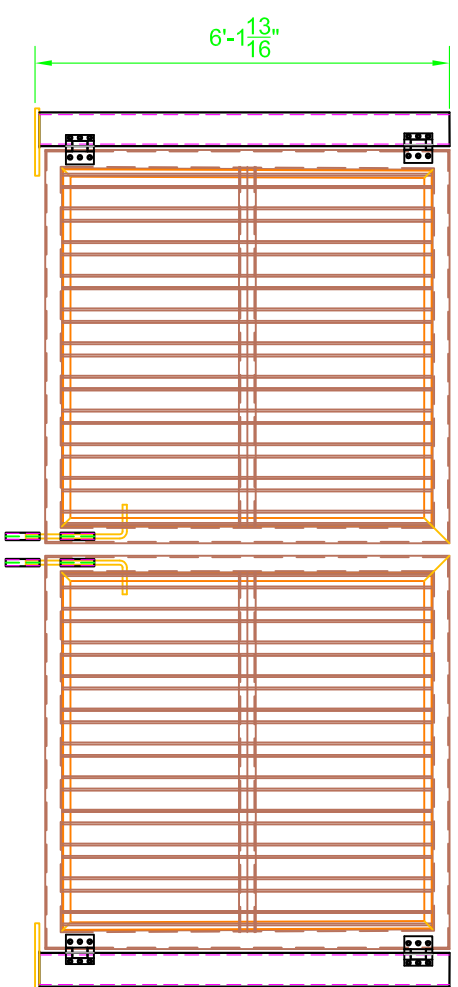
We have reviewed your revised design plans sent 4/1/2021 and confirmed the following. We will require adequate clearance for our trucks onto the site and dedicated turn-around space as specified in the Traffic Flow Pattern diagram (sent 11/25/2020) for safe entry and exiting of the property. Minimum overhead clearance of 25'Ft. is required for our trucks to safely dump containers. The front-load trash and recycle container storage dimension of 10' x 12' ID is adequate for our equipment. The two primary service gate width dimensions of 5'-10"each, and a swing radius of 180 degrees is adequate. Both gates will require stop pins that function in the open and closed position.

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

Sincerely,

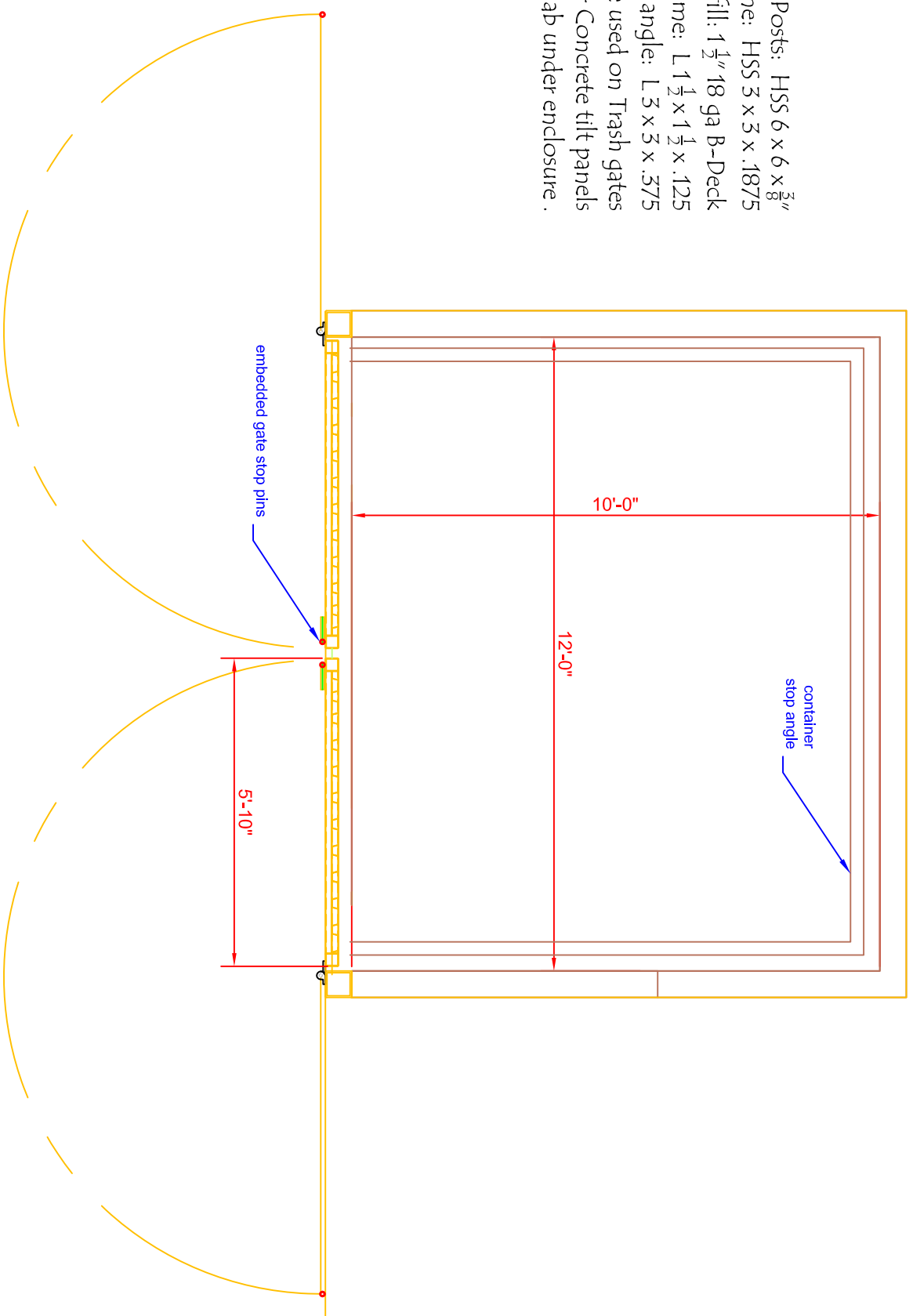
A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.



ELEVATION VIEW

Gate Posts: HSS 6 x 6 x 3/8"
 Gate Frame: HSS 3 x 3 x .1875
 Gate Infill: 1 1/2" 18 ga B-Deck
 Infill Frame: L 1 1/2 x 1 1/2 x .125
 Container stop angle: L 3 x 3 x .375
 Padlock to be used on Trash gates
 Enclosure walls to be CMU block or Concrete tilt panels
 Concrete slab under enclosure .



PLAN VIEW

COMMERCIAL TRASH ENCLOSURE

March 2021

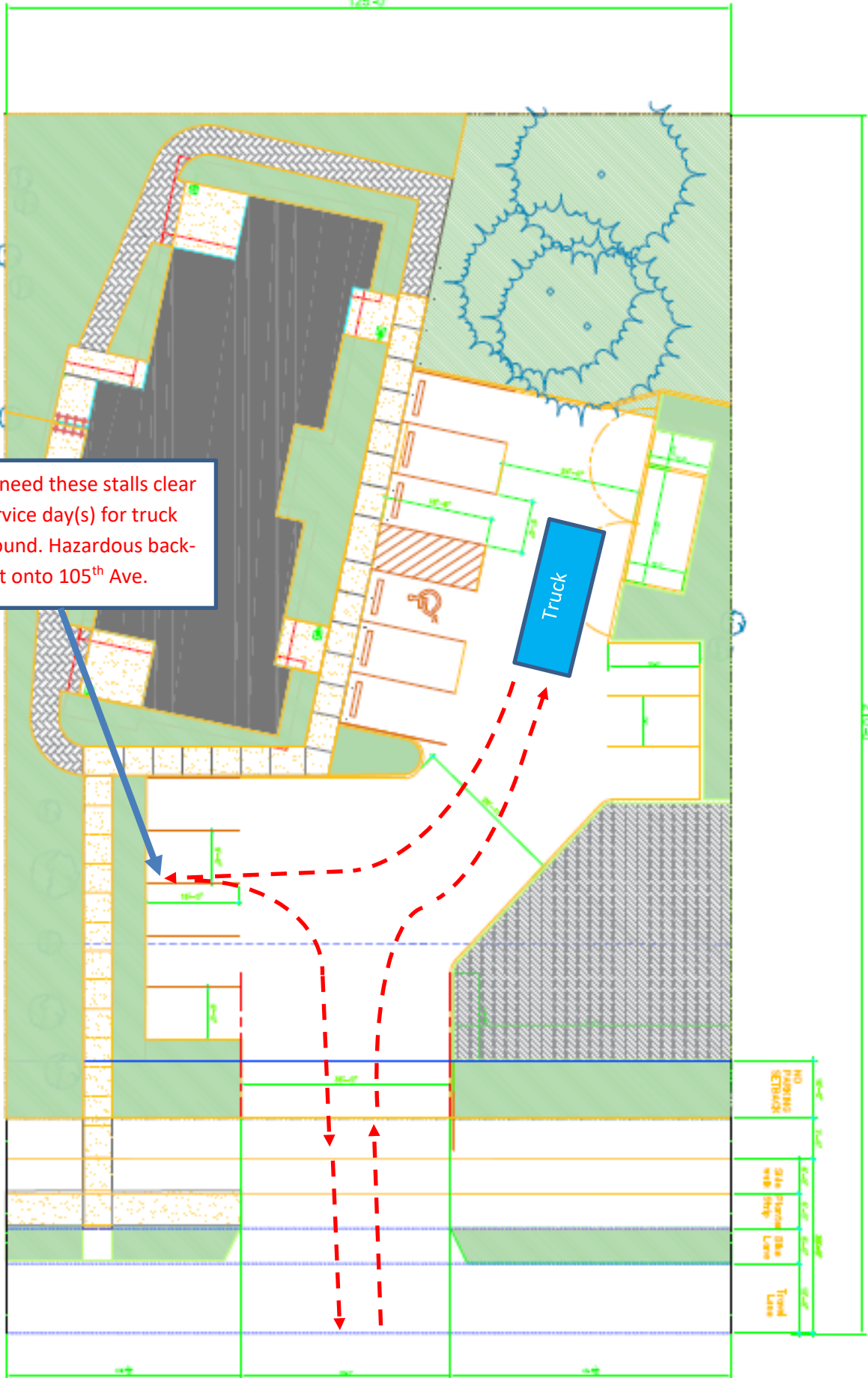
20865 SW 105TH

TUALATIN, OREGON 97062

125'-0"

210'-0"

We will need these stalls clear on service day(s) for truck turn-around. Hazardous back-out onto 105th Ave.



Nicki King

From: annawantz@willamettefg.com
Sent: Wednesday, September 30, 2020 9:52 AM
To: Nicki King
Cc: 'Tom Sisul'
Subject: FW: Traffic Survey - Moore Project

Hi Nicki,

Here's the info regarding the need for a traffic survey.
Please review and let me know if you need more information.

Thank you
Anna

Anna Wantz
Projects/Estimating/Detailing
WIMSCO – Willamette Mfg. & Supply Co., Inc.
Office: 503-692-4994
Cell: 503-380-3277
Email: annawantz@willamettefg.com
Website: www.willamettefg.com

Structural Steel Detailing
and Fabricated Structural/Miscellaneous metals

From: annawantz@willamettefg.com <annawantz@willamettefg.com>
Sent: Wednesday, August 26, 2020 10:55 AM
To: 'Tom Sisul' <tomsisul@sisulengineering.com>; 'Terry J Novak' <tnovak@novakarchitecture.com>
Cc: 'Steve Piazza' <stevepiazza@willamettefg.com>; mattwantz@willamettefg.com
Subject: Traffic Survey - Moore Project

Good Morning Tom and Terry,

I spoke with Mike Ard, Ard Engineering this morning regarding the traffic survey.

According to the ITE Trip Generation Manual, a professional office, approx 2300 sq ft would generate:

- ... Three (3) trips during AM peak traffic
- ... Three (3) trips during Evening peak traffic
- ... 22 daily trips.

Per Mike, these results are below any analysis threshold. He suggested we share this information with the City.

Based on the information provided he feels a traffic survey should not be required for this project.

Thanks
Anna

Anna Wantz
Projects/Estimating/Detailing
WIMSCO – Willamette Mfg. & Supply Co., Inc.
Office: 503-692-4994
Cell: 503-380-3277
Email: annawantz@willamettemfg.com
Website: www.willamettemfg.com

Structural Steel Detailing
and Fabricated Structural/Miscellaneous metals



June 3rd, 2021

Project: WIMSCO Office Building
20865 SW 105th Ave.

Tax Map: 2S127A Lot(s) 501, 503 & 504

STATE OF OREGON

Washington County

NOTICE MAILING AFFIDAVIT

I, Terry Novak, authorized applicant and representative for the WIMSCO Office Building project do hereby certify that the attached notice to the adjacent property owners and recognized neighborhood organizations that are within 1,000 ft of the subject property, was placed in a U.S. Postal receptacle on October 13th, 2020. Neighborhood Meeting held on October 30th, 2020.

Authorized Applicant Signature:  _____

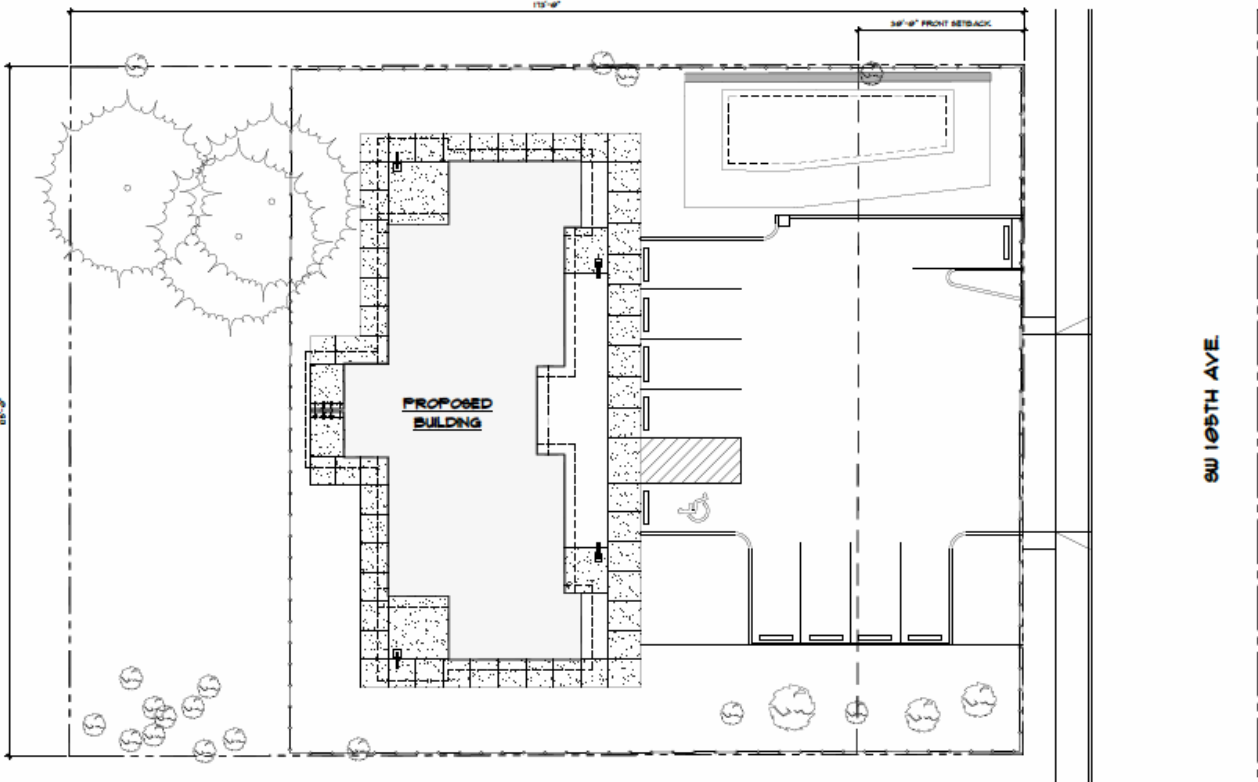
Authorized Applicant Name: Terry J Novak
President

Name of the Organization: Novak Architecture Inc.

NOTICE OF NEIGHBORHOOD MEETING

A virtual neighborhood meeting will be held on October 30, 2020 using the digital platform Zoom to inform the community and neighbors about a proposed project at 20865 SW 105th Avenue in Tualatin, Oregon. Interested community members and neighbors are encouraged to attend this virtual meeting.

PROJECT PROPOSAL: The applicant is proposing to construct an approximately 3,994 square foot two story office building. The site will be developed with parking and landscaping, per Tualatin zoning code requirements.

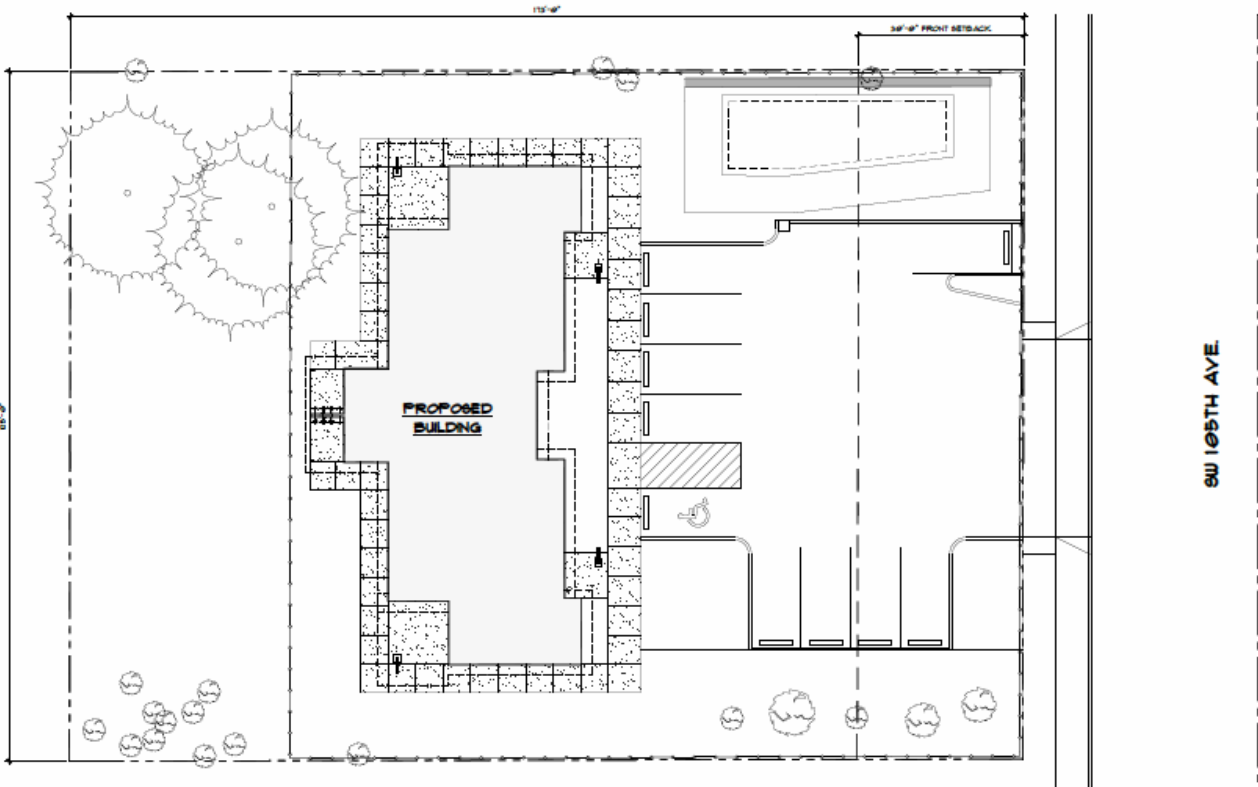


PROPOSED PRELIMINARY SITE PLAN (subject to change)

NOTICE OF NEIGHBORHOOD MEETING

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PROJECT PROPOSAL: The applicant is proposing to construct an approximately 3,994 square foot two story office building. The site will be developed with parking and landscaping, per Tualatin zoning code requirements.



PROPOSED PRELIMINARY SITE PLAN (subject to change)

VIRTUAL MEETING INFORMATION

DATE : October 30, 2020

Topic : 20865 SW 105th Avenue Neighborhood Meeting

Time : Oct 30, 2020 06:00 PM Pacific Time (US and Canada)

ZOOM MEETING INFORMATION:

This meeting will be held using the free zoom meeting platform available to the public. Please type the following Zoom Meeting link below to join the neighborhood meeting or use the Meeting ID and Passcode listed below to join :

<https://zoom.us/j/91948595895?pwd=Sk93TVowNIY5eDJwaFIMclpiVFI6dz09>

Meeting ID: 919 4859 5895

Passcode: pL4eRs

Additional information on how to join a Zoom meeting can be found online at the following link :

<https://support.zoom.us/hc/en-us/articles/201362193>

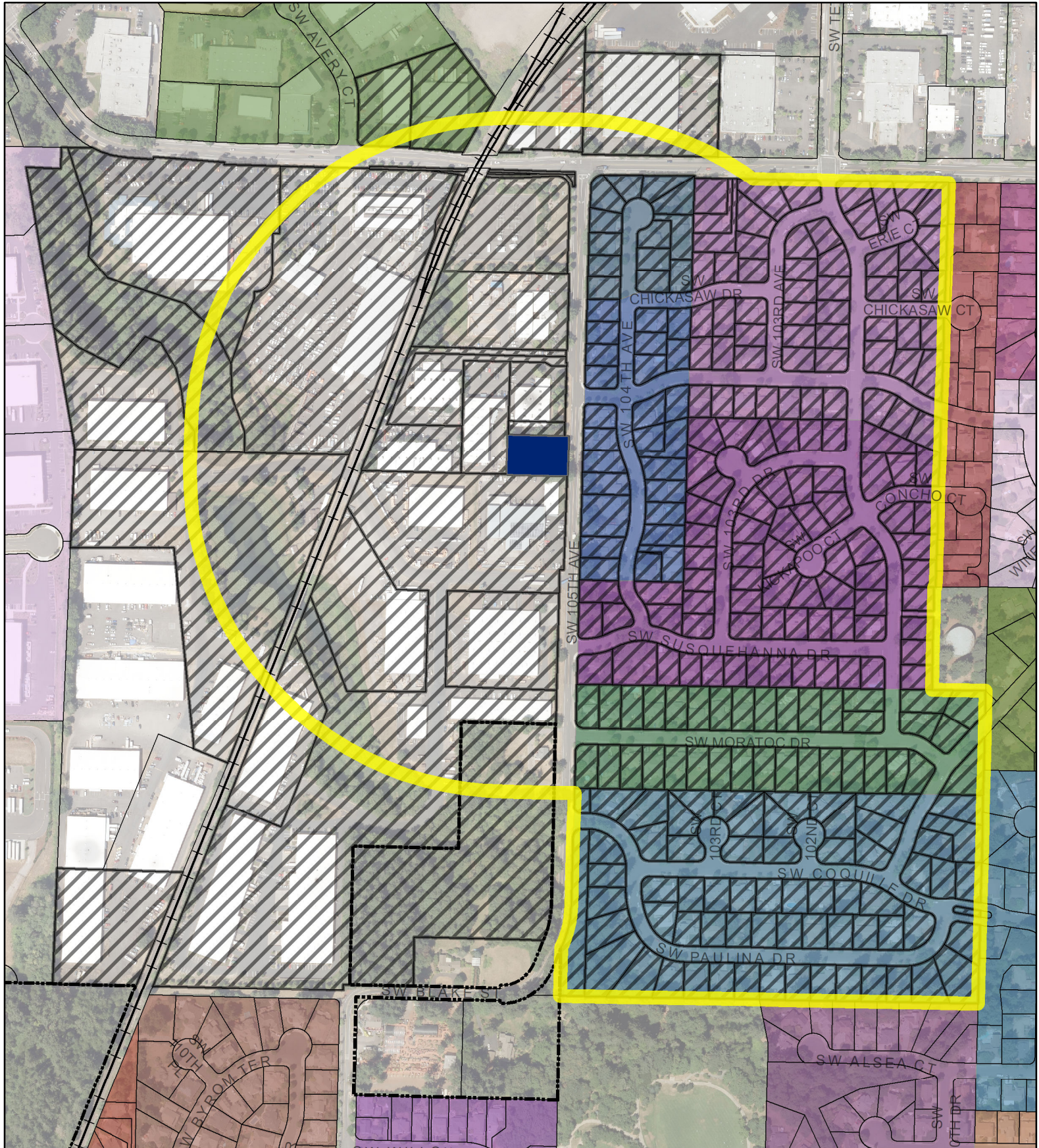
PROJECT FILES

The following Dropbox website address will direct you to the project files associated with this meeting :


https://www.dropbox.com/sh/0ca1ep80j0jfvwk/AACY_Sf_oRueFWF2cgQw6CP5a?dl=0

CONTACT :

For all inquiries or comments related to this project please contact Terry Novak or Nicki King, Novak Architecture, Inc. at 503-352-4987.



 1000' Buffer

 1000' Buffer with Subdivisions

 Selected Taxlots




CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>

In addition to the requirements of TDC 32.150, 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**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the WIMSCO Office Building project, I hereby certify that on this day, 1 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: Terry Novak
(Please Print)

Applicant's Signature: 

Date: 06.02.21

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

10/30/20 at 6:00 p.m.

Virtual Zoom Meeting ID : 919 4859 5895

Passcode : pL4eRs

503-352-4987

NOTICE
NEIGHBORHOOD /
DEVELOPER MEETING
10:00 AM to 6:00 PM
Village of ...
...
20330-4987

NOTICE

**NEIGHBORHOOD /
DEVELOPER MEETING**

10/30/20 at 6:00 p.m.

Virtual Zoom Meeting ID : 919 4859 5895

Passcode : pL4eRs

503-352-4987

SHEET NOTES

TYPE II LAND USE APPLICATION

20845 SW 105TH AVENUE
 TUALATIN, OREGON 97062

PIAZZA LIVING TRUST

PO BOX 156
 TUALATIN, OREGON 97062

project number	20-21
date	09/16/20
revisions	

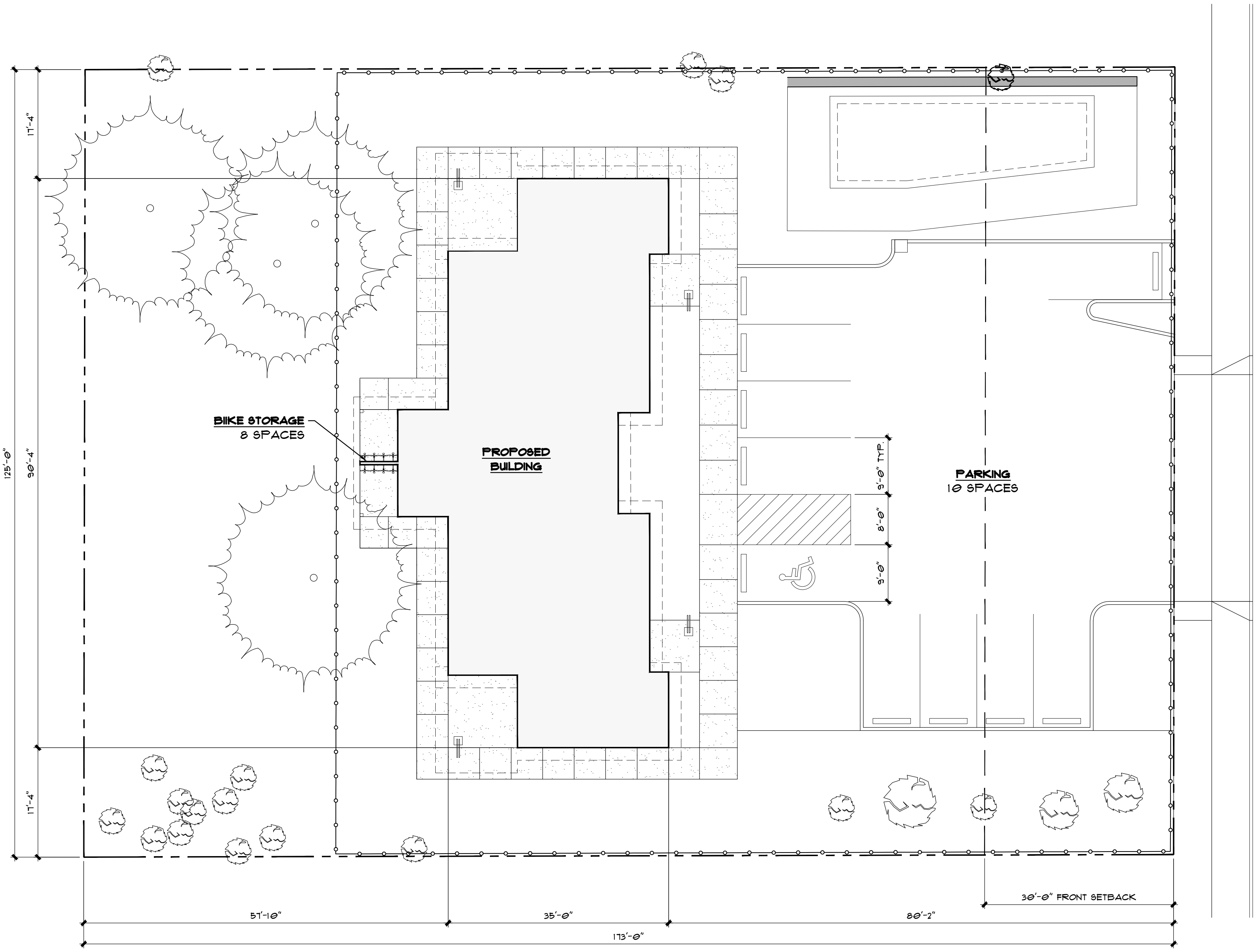
KEY NOTES 1

SITE PLAN

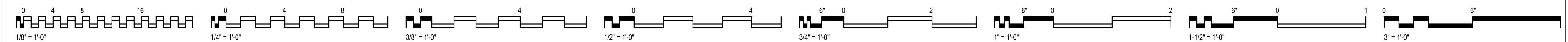
sheet number

A101

A
B
C
D
E



E1 SITE PLAN
 SCALE: 3/32" = 1'-0"



1 2 3 4 5 6

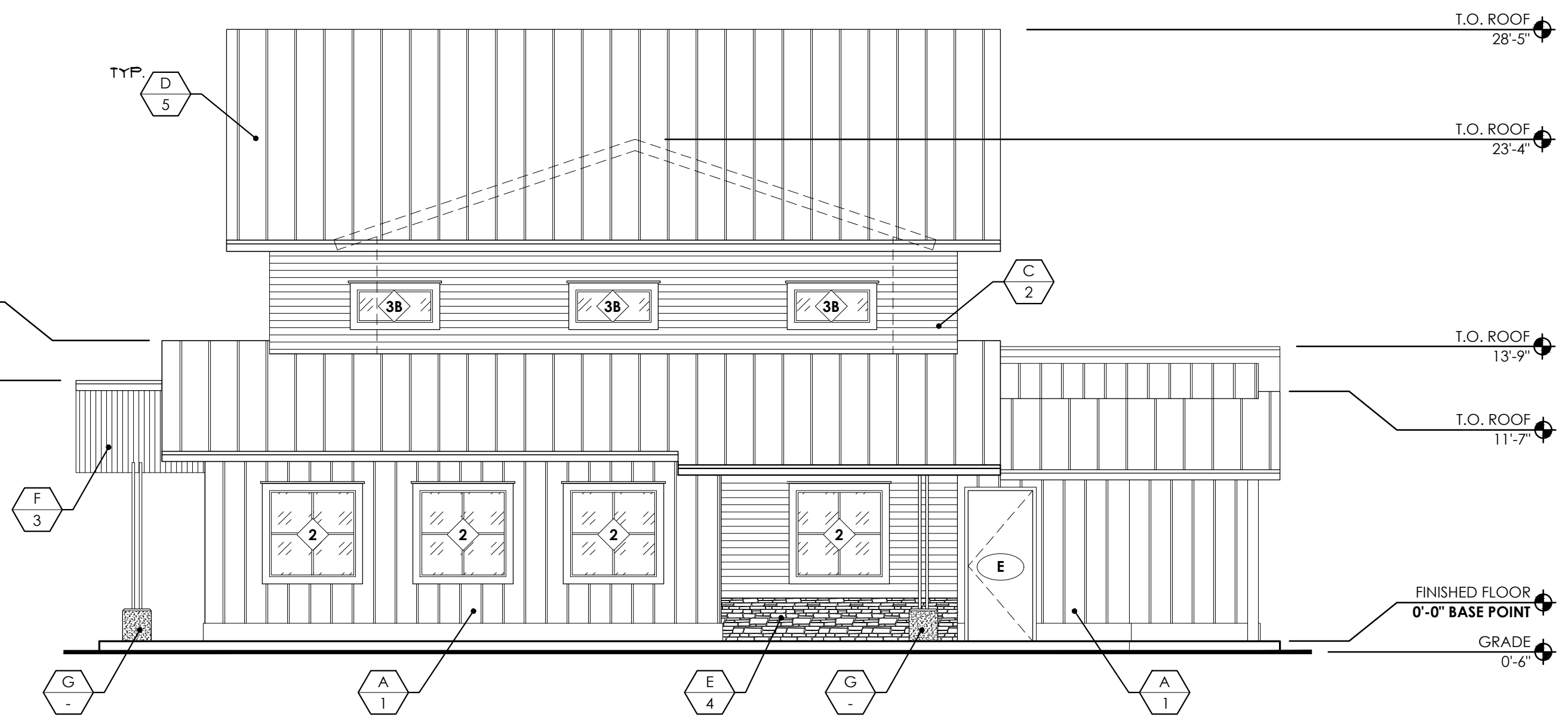
A

B

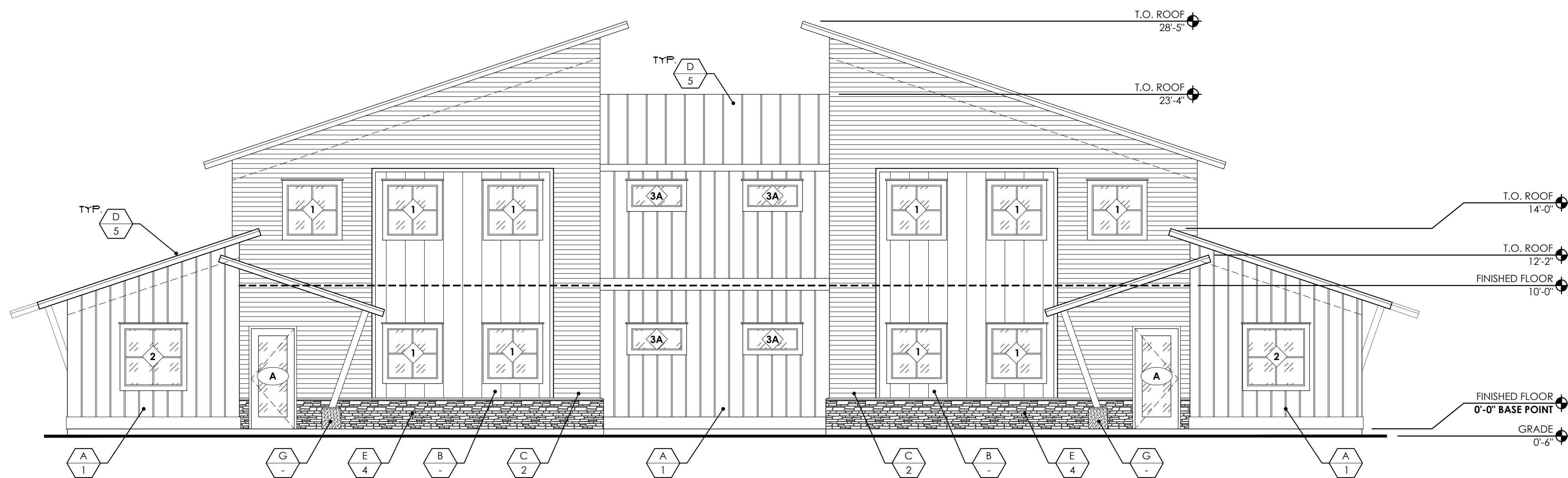
C

D

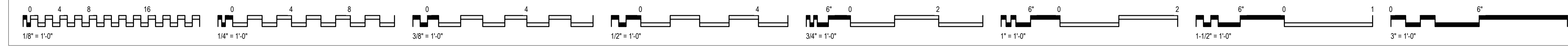
E



C1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



E1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



SHEET NOTES

FINISH SCHEDULE

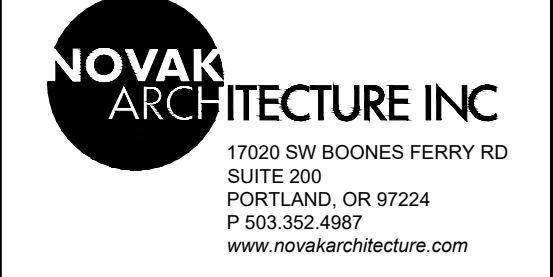
MATERIAL

- BOARD AND BATTEN
- CORTEN PANELS
- LAP SIDING
- CORRUGATED METAL ROOFING
- 24" LEDGESTONE SKIRT
- TONGUE AND GROOVE
- EXPOSED CONCRETE

COLOR

- LIGHTHOUSE RED
- GRAY
- CEDAR
- BLACK RUNDLE
- PRE-WEATHER GALVALUME

KEY NOTES



WIMSCO OFFICE BUILDING
20865 SW 105TH AVENUE
TUALATIN, OREGON 97062

PIAZZA LIVING TRUST
PO BOX 156
TUALATIN, OREGON 97062

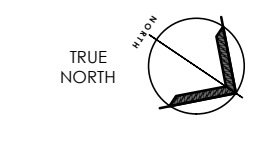
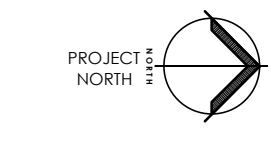
project number 20-21
date 09/16/20

revisions

BUILDING ELEVATIONS

sheet number

A301



1 2 3 4 5 6

A
B
C
D
E



STANDING BEAM METAL ROOF - PRE-WEATHER GALVALUME



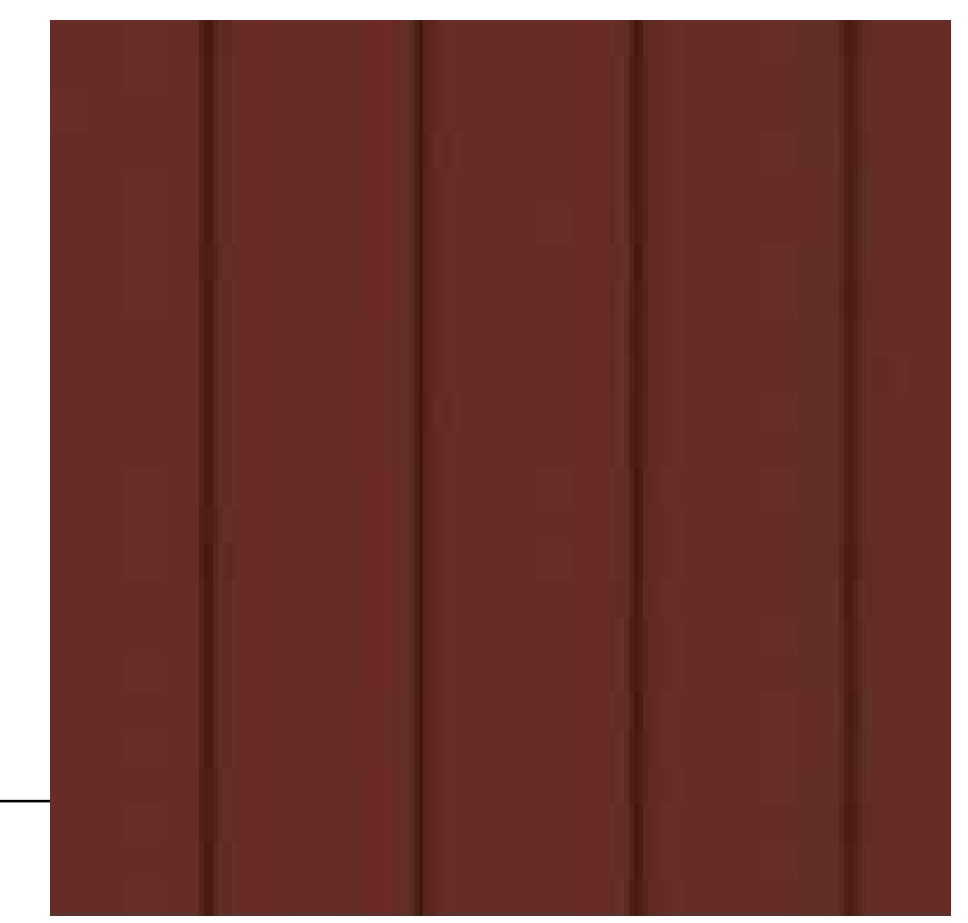
TONGUE & GROOVE - CEDAR



LAP SIDING - STAINED GRAY



CORTEN PANELS

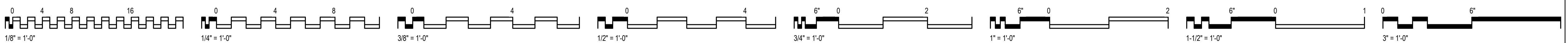


BOARD AND BATTEN - LIGHTHOUSE RED



LEDGESTONE - BLACK RUNDLE

OPTION 4 - RENDERING



SHEET NOTES



WIMSCO OFFICE BUILDING
20845 SW 105TH AVENUE
TUALATIN, OREGON 97062

PIAZZA LIVING TRUST
PO BOX 156
TUALATIN, OREGON 97062

project number 20-21
date 09/16/20
revisions

KEY NOTES 1

OPTION 4 - MATERIALS & FINISHES

sheet number

A104

