



AFFIDAVIT OF MAILING

I, Lindsey Hagerman, being first duly sworn, depose and say:

That on the ~~10~~ day of 20, 2021, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Application 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 at Tualatin, Oregon, with postage fully prepared thereon.

Dated this 20 of October, 2021

Lindsey Hagerman
Signature

RE: AR21-0012 project sw Manhasset
LOCATED AT 10500 sw manhasset nr.

2S122DD00600	ZAMPELL TUALATIN LLC	3 STANLEY TUCKER DR	NEWBURYPORT	MA	01950
2S122DA00200	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S122DA00300	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00400	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00600	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00601	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00800	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB01600	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB02100	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CC01000	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S122D000550	WALGRAEVE GARY & WALGRAEVE RICKY	11345 SW HERMAN RD	TUALATIN	OR	97062
2S126B000103	VERSUM MATERIALS US LLC	7201 HAMILTON BLVD	ALLEN TOWN	PA	18195
2S122DA90021	TUALATIN INDUSTRIAL VENTURES LLC	1101 SE TECH CENTER DR #160	VANCOUVER	WA	98683
2S122DA90041	TUALATIN INDUSTRIAL VENTURES LLC	1101 SE TECH CENTER DR #160	VANCOUVER	WA	98683
2S123CB00900	TUALATIN INDUSTRIAL INVESTORS LLC	1211 SW 5TH AVE STE 2185	PORTLAND	OR	97204
2S123CB00401	TETON PROPERTY LLC	PO BOX 40	CLACKAMAS	OR	97015
2S123CB02000	TETON INDUSTRIAL PARK LLC	PO BOX 2510	TUALATIN	OR	97062
2S123CC01400	TETON RB LLC	PO BOX 1069	TUALATIN	OR	97062
2S123CC01200	TAYLOR CORP	1725 ROE CREST DR	NORTH MANKATO	MN	56003
2S123CB01400	SW TETON PROPERTIES LLC	19500 SW TETON AVE	TUALATIN	OR	97062
2S123CC00500	SW TETON PROPERTIES LLC	19500 SW TETON AVE	TUALATIN	OR	97062
2S122DD00400	SIDIEL LLC	PO BOX 1696	BEAVERTON	OR	97075
2S123CC00600	SHOCAT INC	PO BOX 1696	BEAVERTON	OR	97075
2S123CC00700	SHOCAT INC	PO BOX 1696	BEAVERTON	OR	97075
2S123CC00800	SHOCAT INC	PO BOX 1696	BEAVERTON	OR	97075
2S123CC00900	SHOCAT INC	PO BOX 1696	BEAVERTON	OR	97075
2S122DA00500	SEASONAL PRODUCTS LLC	4112 NW SANDPIPER DR	WOODLAND	WA	98674
2S122DA00700	S BENNER HEATHERBRAE LLC & M BENNER HEATHERBRAE LLC	3329 WINTERCREEK CT	EUGENE	OR	97405
2S123CC01500	PRAXAIR DISTRIBUTION INC	10 RIVERVIEW DR	DANBURY	CT	06810
2S122DA00900	PACIFIC METAL COMPANY	10700 SW MANHASSET DR	TUALATIN	OR	97062
2S123CB00100	PACIFIC NUTRITIONAL FOODS	9960 SW POTANO	TUALATIN	OR	97062
2S122DD00300	NDH LLC & HOLMES THOMAS L	PO BOX 111	CANBY	OR	97013
2S127AA02100	MUTUAL MATERIALS CO	7414 S 206TH ST	KENT	WA	98032
2S122DA00100	METRO	600 NE GRAND AVE	PORTLAND	OR	97232
2S122DA01000	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01100	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01200	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01300	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01400	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01500	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01600	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01700	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01800	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA01900	MANHASSET BUSINESS CENTER OWNERS ASSOC	1498 SE TECH CENTER PL #150	VANCOUVER	WA	98683
2S122DA90000	MANHASSET DRIVE INDUSTRIAL CONDO OWNERS OF ALL UNITS			OR	00000
2S123CB01200	LP 560 LLC	19495 SW TETON AVE	TUALATIN	OR	97062
2S122DA90011	LIC LLC	7650 SW VILLAGE GREEN CIR	WILSONVILLE	OR	97070
2S127AA02000	LAKESIDE LUMBER INC	10600 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
2S123CB01001	IDEAL PROPERTY INVESTMENTS LLC	2732 GRAND AVE STE 122	EVERETT	WA	98201
2S123CC01100	HFF TUAL LLC	1590 W 2ND AVE	EUGENE	OR	97402
2S123CB01700	GNT LEASING LLC	PO BOX 2687	TUALATIN	OR	97062
2S123CB01100	FULBRIGHT DEVELOPMENT LLC	PO BOX 13	POST	OR	97752
2S122DA00600	EVE LAND INVESTMENTS LLC	PO BOX 19856	PORTLAND	OR	97280
2S123CC01401	D&J PROPERTY INVESTMENT LLC	19723 SW TETON AVE	TUALATIN	OR	97062
2S122DA90031	CJO PROPERTIES LLC	14859 SW 162ND TER	TIGARD	OR	97224
2S123CB00200	CJD HOLDINGS LLC	19200 SW TETON AVE	TUALATIN	OR	97062
2S122DD00100	BT PROPERTY LLC	55 GLENLAKE PKWY NE	ATLANTA	GA	30328
2S122DA00400	BC CALKIN LLC	PO BOX 3450	TUALATIN	OR	97062
2S123CB01500	BAKER GROUP NORTHWEST LLC	9650 SW REGAL DR	PORTLAND	OR	97225
2S122DD00200	AXIOM INDUSTRIES INC	PO BOX 1147	TUALATIN	OR	97062
2S127AA90000	ARLINGTON COMMONS AT TUALATIN OWNER OF ALL LOTS			OR	00000
2S126B000105	AIRGAS USA LLC	3737 WORSHAM AVE	LONG BEACH	CA	90808
2S123CB01000	19305 SW TETON LLC	15172 SE SPANISH BAY DR	HAPPY VALLEY	OR	97086
2S122DD00500	1701 NW 14TH LLC	3 MOUNTAINVIEW RD 3RD FLOOR	WARREN	NJ	07059
2S122D000600	112TH & MYSLONY JPMJD/USICV LLC	450 NEWPORT CENTER DR STE 405	NEWPORT BEACH	CA	92660
2S122D000900	112TH & MYSLONY JPMJD/USICV LLC	450 NEWPORT CENTER DR STE 405	NEWPORT BEACH	CA	92660



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 21-0012— Manhasset Industrial

NOTICE IS HEREBY GIVEN that on August 23, 2021 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on October 14, 2021 to be known as:

AR 21-0012
Manhasset Industrial

First Forty Feet, on behalf of Manhasset Industrial LLC, is requesting approval to construct an approximately 44,744 square foot building and associated site work in the General Manufacturing (MG) zone.

To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing by 5pm on November 3, 2021 to:

eengman@tualatin.gov

Planning Division
Attn: Erin Engman

The property is located at: 10500 SW Manhasset Dr Tax Lot: 2S122DD00200



- **Criteria:** Development Code Chapters: 32, 33, 61, 63, 73A-D, 74, 75
- **Decision making process:** Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities of the proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.



- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Notice of the Architectural Review Decision** will only be provided to those who submit written comments regarding that application.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:

Erin Engman, Senior Planner, eengman@tualatin.gov and 503-691-3024

ZAMPELL TUALATIN LLC
3 STANLEY TUCKER DR
NEWBURYPORT, MA
01950