

Land Use Application

Project Information

Project Title: COMMERCIAL AUTOMOTIVE REPAIR SHOP

Brief Description:
We are looking to build a commercial automotive repair shop on a concrete slab that equavalates to about 1050sqft.

Property Information

Address: 17835 SW PACIFIC HWY

Assessor's Map Number and Tax Lots:

Applicant/Primary Contact

Name: RAMIN SABETI

Company Name: MARVELOUS MOTORS

Address: 17835 SW PACIFIC HWY

City: TUALATIN

State: OR

ZIP: 97062

Phone: 971-227-8746

Email: MARVELOUS_MOTORS@YAHOO.COM

Property Owner

Name: RAMIN SABETI

Address: 17835 SW PACIFIC HWY

City: TUALATIN

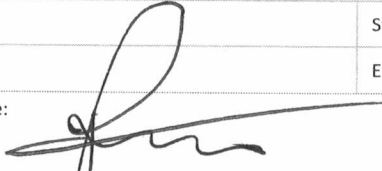
State: OR

ZIP: 97062

Phone: 971-227-8746

Email: MARVELOUS_MOTORS@YAHOO.COM

Property Owner's Signature:

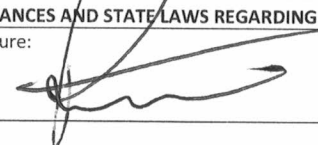


Date: 11/17/2020

(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: 11/17/2020

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:



Stewart Title Company
1000 SW Broadway, Ste 1720
Portland, OR 97205
Phone: (503) 290-5500
Fax: (866) 605-8314

Date: May 27, 2021

File No.: 1166161-2
Your Escrow Number:

Fee: \$350.00

LOT BOOK SERVICE

We have searched our Tract indices as to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

and as of 21st day of May, 2021 at 8:00 A.M. the last Deed of Record runs to:

[Ramin Sabeti](#)

We also find the following unpaid taxes and city liens, encumbrances, judgments, and state and federal tax liens:

1. Current and/or advance personal property taxes for 2021 may become due upon transfer or sale of the premises herein described. Please contact the Washington County Treasurer's office for further information.
2. City liens, if any of the City of Tualatin. No search was made at this time.
3. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment of Clean Water Services.
4. Restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of [Hazelbrook Farm on Tualatin River](#).
5. Easement, including the terms and provisions thereof:
For: Roadway
Granted to: Effie Duncan
Suit No.: 11645
Affects: Northerly 15 feet of Parcel II
6. Easement granted to Portland General Electric Company, a corporation of Oregon., as more fully set forth in the document recorded as Instrument No. [Book 360, page 618](#).
7. Rights of the public to that portion lying within dedicated roadways.
8. Easement and Agreement, including terms and conditions thereof as recorded in [Book 634, page 379](#).
9. Ordinance No. 1086-01 and the terms and conditions thereof recorded under Instrument No. [2001092127](#).
10. Deed of Trust dated October 24, 2016 and recorded October 25, 2016 as Instrument Number [2016-087420](#) in the original principal amount undisclosed from Reza Lankarani and Farah Pakseresht to Ticor Title Company, as trustee, for The Entrust Group FBO Paul Redmond Connolly IRA #7230014260.

NOTE: We find no release of record for said instrument.

11. Deed of Trust dated October 16, 2017 and recorded October 17, 2017 as Instrument Number [2017-082017](#) in the original principal amount of \$45,000.00 from Reza Lankarani and Farah Pakseresht to Ticor Title, as trustee, for Kristen L. Duus.

NOTE: We find no release of record for said instrument.

12. Deed of Trust dated October 16, 2017 and recorded October 17, 2017 as Instrument Number [2017-082018](#) in the original principal amount of \$220,000.00 from Reza Lankarani and Farah Pakseresht to Ticor Title, as trustee, for Fariborz Pakseresht.

NOTE: We find no release of record for said instrument.

13. Deed of Trust dated September 3, 2020 and recorded September 11, 2020 as Instrument Number [2020-087836](#) in the original principal amount of \$805,000.00 from Ramin Sabeti to First Amercian Title Insurance Company, as trustee, for Columbia State Bank.
14. Assignment of Leases and Rents as Instrument Number [2020-087837](#) , from Ramin Sabeti to Columbia State Bank.
15. Trust Deed dated September 10, 2020 and recorded September 11, 2020 as Instrument Number [2020-087838](#) in the original principal amount of \$70,000.00 from Ramin Sabeti to Fidelity National Title Company of Oregon, as trustee, for Reza Lankarani and Farah Pakseresht, as tenants by the entirety.

Above document was assigned by Instrument No. [2020-096625](#), to The Entrust Group FBO Paul Redmond Connolly IRA #7230014260.

16. Any unrecorded leaseholds, rights of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.

NOTE (a): We find no judgments or Federal Tax Liens against Ramin Sabeti.

NOTE (b): Taxes paid in full for 2020-2021:

Levied Amount: \$3,079.68

Account No.: [R523464](#)

Levy Code: 023.76

Map No.: 2s115c002190

(Affects Parcel I)

NOTE (c): As disclosed by the county tax rolls, the 2020-2021 real market value for said property is:

Land: \$342,250.00

Improvements: \$35,530.00

Total: \$378,100.00

(Affects Parcel I)

NOTE (d): Taxes paid in full for 2020-2021:

Levied Amount: \$6,735.14

Account No.: [R523482](#)

Levy Code: 023.76

Map No.: 2S115C002192

(Affects Parcel II)

NOTE (e): As disclosed by the county tax rolls, the 2020-2021 real market value for said property is:

Land: \$409,360.00

Improvements: \$300,970.00

Total: \$710,330.00

(Affects Parcel II)

NOTE (f): We find the following Deeds of record on the subject property recorded within the last 24 months:

Type of Document: Statutory Warranty Deed

Dated: September 10, 2020

Recorded: September 11, 2020

Instrument No.: [2020-087835](#)

THIS IS NOT A TITLE REPORT, since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore, above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



Authorized Countersignature

Stewart Title Company
210 E 13th Street, Ste 200
Vancouver, WA 98660
Phone: (360) 696-0621
Fax:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

A portion of that tract of land in Lot 42, Hazelbrook Farm (Plat Book 2, Page 0066) in the County of Washington and State of Oregon, conveyed to Arthur J. Poulin, et ux., by deed recorded June 3, 1964 in Book 514, Page 0344, Washington County deed records and more particularly described as follows:

Beginning at the most Easterly corner of said Poulin Tract, said corner being on the Northerly boundary line of the West side Pacific (state) Highway; thence South 51°05' West along said highway boundary line a distance of 119.5 feet to a point which is the true point of beginning of the tract herein described; thence South 51°05' West along said highway boundary line a distance of 119.7 feet to the Southwesterly corner of said Poulin Tract; thence North 39°00' West along the Westerly line of said Poulin Tract a distance of 220.0 feet, more or less, to the Northerly line of said Poulin Tract; thence North 66°15" East, a distance of 121 feet, more or less, to a line bearing North 30° West from the true point of beginning; thence South 39° East a distance of 185.0 feet, more or less, to the true point of beginning.

PARCEL II:

A portion of that tract of land in Lot 42, Hazelbrook Farm (Plat Book 2, Page 0066) in the County of Washington and State of Oregon, conveyed to Arthur J. Poulin, et ux., by deed recorded June 3, 1964 in Book 514, Page 0344, Washington County deed records and more particularly described as follows:

Beginning at the most Easterly corner of said Poulin Tract, said corner being on the Northerly Boundary line of the West side Pacific (state) Highway; thence South 51°05' West along said highway boundary line, a distance of 119.5 feet; thence North 39°00' West a distance of 185 feet, more or less, to the most Southerly Northwesterly line of said Poulin Tract; thence North 66°15' East along said Northwesterly line a distance of 40 feet, more or less, to an angle corner; thence North 39°00' West a distance of 246.1 feet to the most Northerly Northwesterly corner of said Poulin Tract; thence North 61°00' East along the most Northerly Northwesterly line of said Poulin Tract, a distance of 100.8 feet to the most Northerly corner of said Poulin Tract; thence Southeasterly along the Northwesterly line of Poulin Tract, a distance of 220 feet, more or less, to a point on the Northwesterly line of that tract of land conveyed to S.H. Josey, et ux., by deed recorded in Book 143, page 0072, Washington County Deed Records; thence South 51°06' West along the Northwesterly line of said Josey Tract, a distance of 45 feet to the most Westerly corner of said Josey Tract; thence South 39°00' East along the Southwesterly line of said Josey Tract, a distance of 179.3 feet to the point of beginning.

[MAP](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

May 19, 2021

MARVELOUS MOTORS
17835 SW PACIFIC HWY
TUALATIN OR 97062

Re: CWS file 21-001042 (Tax map 2S115C0 Tax lot 02190, 02192); 17835 SW Pacific Hwy

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

If you have any questions, please feel free to call me at (503) 681-3667.

Sincerely,

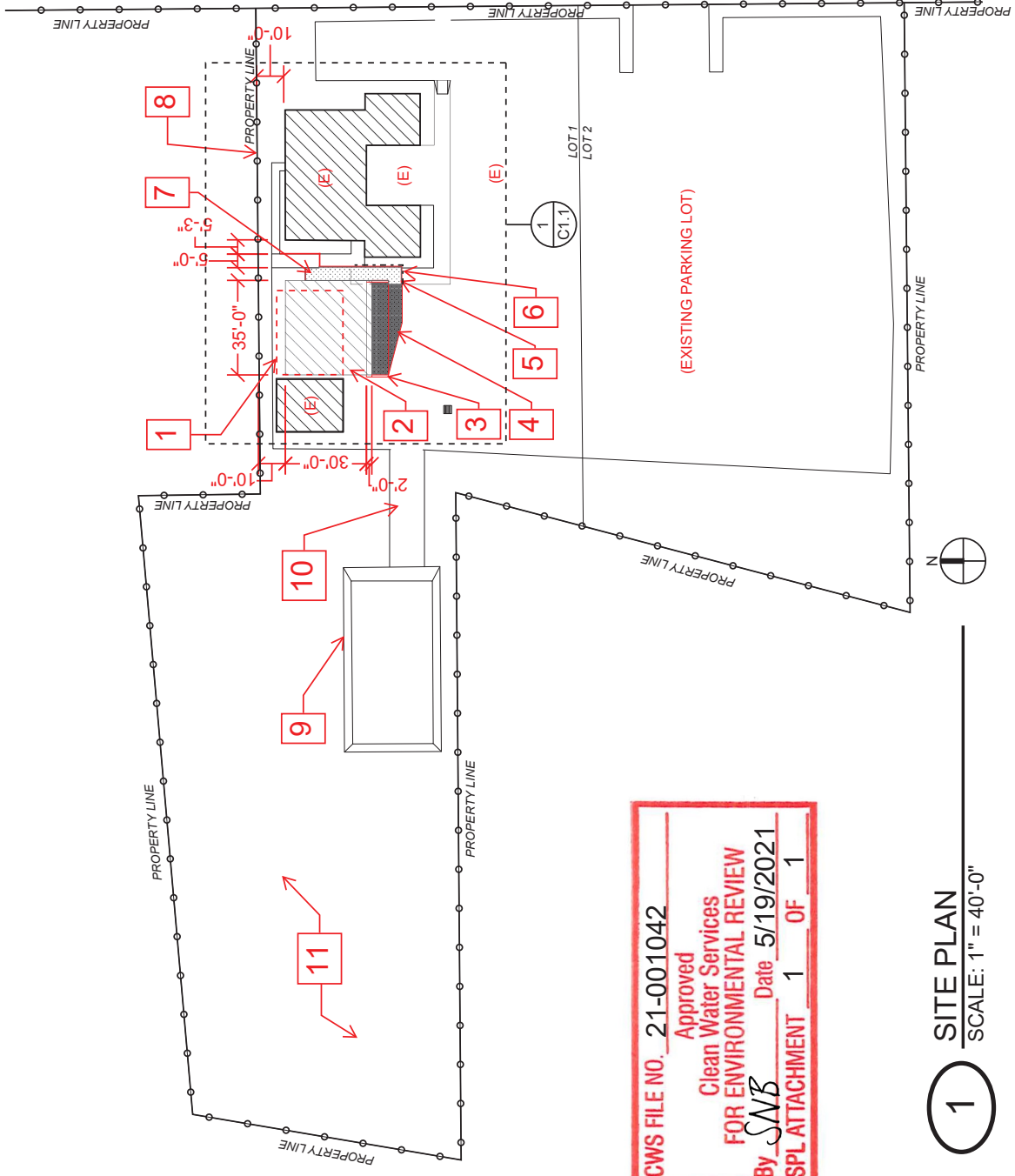


Stacy Benjamin
Environmental Plan Review

Attachment (1)

LEGEND

- 1 EXISTING SHED REMOVED
- 2 35X32" CONCRETE SLAB ON GRADE
- 3 NEW TAPERED CONCRETE RETAINING CURB +6" ABOVE ASPHALT SURFACE
- 4 TAPERED ASPHALT APRON TO CONCRETE SLAB ON GRADE
- 5 CONCRETE RETAINING WALL TO BE FLUSH WITH TOP OF (E) SIDEWALKS APPROXIMATELY 6" TO 11" TALL
- 6 NEW 36" TALL GUARD RAIL AT CONCRETE RETAINING WALL AT HEIGHTS GREATER THAN 6"
- 7 NEW CONCRETE WALK TO MAINTAIN 5' WIDTH FROM (E) SIDEWALK TO TAPERED ASPHALT
- 8 EXISTING PROPERTY LINE AND FENCE
- 9 EXISTING STORM WATER FILTRATION SYSTEM TO BE CLEANED UP AND RE-SEEDED
- 10 EXISTING GRAVEL DRIVE ACCESS TO FILTRATION SYSTEM TO BE RE-ESTABLISHED
- 11 REMOVE EXISTING OVERGROWTH OF EVASIVE SPECIES PLANTS AND MISC SHRUB DEBRIS TO SUPPORT THE PROPER FLOW AND PERFORMANCE OF THE EXISTING STORM WATER FILTRATION SYSTEM



HIGHWAY 99

CWS FILE NO. 21-001042
 Approved
 Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By SAB Date 5/19/2021
 SPL ATTACHMENT 1 OF 1



1 SITE PLAN
 SCALE: 1" = 40'-0"

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 Commercial Automotive Repair Shop project, I hereby certify that on this day, one sign was posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Ramin Sabeti
(Please Print)

Applicant's Signature: *Ramin Sabeti*

Date: December 21, 2020

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

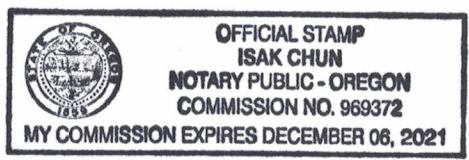
I, Ramin Sabeti being first duly sworn, depose and say:

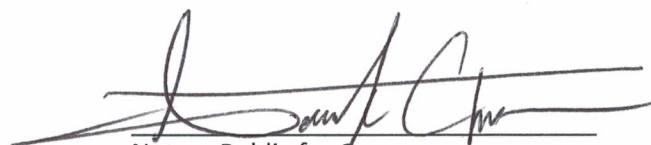
That on the 21st day of December 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by 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 22nd day of December, 20 20.





Notary Public for Oregon
My commission expires: December 06, 2021

RE: _____

TLID	OWNER1	OWNER2	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S115C000901	BRAND-BROADWAY ASSOCIATES		16255 VENTURA BLVD #1200	ENCINO	CA	91436-2320
2S115C001600; 2S115C001700	CR RIVERCREST MEADOWS COMMUNITIE	BY COLRICH	444 W BEECH ST #300	SAN DIEGO	CA	92101-2942
2S115C001800	ROAMER'S REST R V PARK LLC		19541 SW ALDERWOOD CT	ALOHA	OR	97003-2478
2S115C002000	DUE NORTH PROPERTIES LLC		17725 SW PACIFIC HWY	TUALATIN	OR	97062-6955
2S115C002001	PACIFIC PROPERTY MANAGEMENT GROU	BY EXPRESSIONS FUTONS & FURNITURE I	17705 SW PACIFIC HWY	TUALATIN	OR	97062-6955
2S115C002190; 2S115C002192	LANKARANI REZA &	PAKSERESHT FARAH	3944 CROISAN MT DR S	SALEM	OR	97302-3644
2S115C002200	MWIC TUALATIN RETAIL LLC		201 FERRY ST SE STE 400	SALEM	OR	97301-3775
2S115C002202	TUALATIN CITY OF		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
2S115C002203	CASEY SEAN P		456 N STATE ST	LAKE OSWEGO	OR	97034-3113
2S115C002300	MWIC TUALATIN LLC	BY MOUNTAIN WEST INVESTMENT CORP	201 FERRY ST SE #400	SALEM	OR	97301-3775
2S115CB00300	TANNER FAMILY LLC		13500 SW PACIFIC HWY #499	TIGARD	OR	97223-4804
2S115CB00400	BRAND-BROADWAY ASSOCIATES	ATTN: KENNETH L FRIEDMAN	16255 VENTURA BLVD SUITE 1200	ENCINO	CA	91436-2320
2S115CB06000	KERRIGAN KATHRYN ANN		12252 SW POND LN	KING CITY	OR	97224-2483
2S115CB06100	UNDERWOOD CHARLES L &	UNDERWOOD NANTHAPOHN B	12246 SW POND LN	PORTLAND	OR	97224-2483
2S115CB06200	GLASER ANNETTE		12240 SW POND LN	KING CITY	OR	97224-2483
2S115CB06300	WHITE TERENCE E		14291 SW KOVEN CT	TIGARD	OR	97224-1081
2S115CB06400	HALL NATHAN T &	HALL STACY N	12228 SW POND LN	PORTLAND	OR	97224-2483
2S115CB06500	VILLANUEVA SARAH		12220 SW POND LN	KING CITY	OR	97224-2483
2S115CB06600	HERRON REBECCA LYNN		12216 SW POND LN	KING CITY	OR	97224-2483
2S115CB06700	IWICKI MICHAEL &	THOMPSON-IWICKI DANIELLE	12210 SW POND LN	PORTLAND	OR	97224-2483
2S115CB06800	KENNADAY KELLI M		2701 E ST	SACRAMENTO	CA	95816-3221
2S115CB06900	GRAFTON TIMOTHY &	GRAFTON ELIZABETH	17317 SW 122ND AVE	PORTLAND	OR	97224-2486
2S115CB07000	BUSHMAN MARTIN B &	BUSHMAN ERIKA H	15525 SW 145TH TER	PORTLAND	OR	97224-0974
2S115CB07100	RUSSELL HAYDEN &	RUSSELL KANIKA	17309 SW 122ND AVE	KING CITY	OR	97224-2486
2S115CB07200	OMIDVAR MINOO		12194 SW POND LN	PORTLAND	OR	97224-2484
2S115CB07300	KONATHALA JAGDISH		12186 SW POND LN	PORTLAND	OR	97224-2484
2S115CC00100; 2S115CC00200	WOODRIDGE LP		THREE CENTERPOINTE DR #130	LAKE OSWEGO	OR	97035
2S116D000200	CAP COMMUNITIES-ELDORADO ROYAL L		16255 VENTURA BLVD #1200	ENCINO	CA	91436-2320
2S116D001400	OSBORNE ROBERT		PO BOX 687	NEWBERG	OR	97132-0687
2S121A000102	WATSON J DOUGLAS &	WATSON MARILYN J	18081 SW PACIFIC HWY	TUALATIN	OR	97062-6969
2S121A002400	MCCULLOCH GRANT H & SHIRLEY A R		12905 SW WATKINS AVE	TIGARD	OR	97223-3896
2S122B001100	MITTLEMAN PROPERTIES	BY GVA KIDDER MATHEWS	1 SW COLUMBIA ST STE 950	PORTLAND	OR	97258
2S122BA00100	JAE OREGON INC	ATTN: ACCOUNTING DEPT	11555 SW LEVETON DR	TUALATIN	OR	97062-6000
2S122BB00100	QUEST GROUP TRUST VIII	BY UNION BANK OF CALIFORNIA	200 MARKET ST #1860	PORTLAND	OR	97201-5729
2S122BB00200	BLAKESLEE PROPERTIES LLC		PO BOX 1450	SHERWOOD	OR	97140-1450

Notice of Neighborhood Developer Meeting

Ramin Sabeti
17835 SW Pacific Hwy
Tualatin, OR 97062

Automotive Mechanic Shop at 17835 SW Pacific Hwy

Dear Property Owner,

You are cordially invited to attend a meeting on Friday January 8th, 2021 at 10:00pm on ZOOM. Meeting details are on the bottom of the letter. This meeting shall be held to discuss a proposed project located at 17835 SW Pacific Hwy. The proposal is to build a small metal automotive repair shop on our land.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Kind Regards,

Ramin Sabeti
Marvelous Motors LLC
Marvelous_Motors@yahoo.com
971-227-8746

Join Zoom Meeting

<https://us02web.zoom.us/j/5474920560?pwd=TjQyRnFqVlVvekd0ZUtxd0NqSzJpZz09>

Meeting ID: 547 492 0560

Passcode: ijkQF5