


Land Use Application

Project Information		
Project Title: Bridgeport Village Refresh- AR I I hardscape and storm drainage modifications		
Brief Description: This Architectural Review Application II covers the following: New Hardscape and Landscape installations and related storm drainage/utility installations. Also included are revisions to Bldg E, Peets plaza, theatre court, the new play structure and pavement treatments. See attached project Narrative.		
Property Information		
Address: 7455 SW Bridgeport Road Tigard OR. 97224		
Assessor's Map Number and Tax Lots: Plat# 2004-016 # R2125778		
Applicant/Primary Contact		
Name: Dale Pinney	Company Name: First Western Development Advisors	
Address: 21936 NE 85th St		
City: Redmond	State: WA	ZIP: 98053
Phone: 206-571-5629	Email: dpinney@fwdadvisors.com	
Property Owner		
Name: BV Centercal LLC (Dave Gildersleeve)		
Address: 7455 SW Bridgeport Road Suite 215		
City: Tigard	State: OR	ZIP: 97224
Phone: 206-454-9575	Email: dgildersleeve@centercal.com	
Property Owner's Signature: David B Gildersleeve <small>Digitally signed by David B Gildersleeve DN: cn=Dave Gildersleeve, o=Centercal Properties, LLC, ou=Construction, cn=David B Gildersleeve Location: BPR planning mtg 2 Reason: I am approving this document Contact info: 206-454-9575 Date: 2021.11.29 10:20:33-0800</small>		Date:
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
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: 11/29/21

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



AR -21-0017

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.

2 signs were posted ; one at the south entry to the center and another near the entry from the garage.

As the applicant for the Bridgeport Village Refresh project,
I hereby certify that on this day, November 24th 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: Dale Pinney *(Please Print)*

Applicant's Signature: 

Date: 11/24/21

SCHEDULE A

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

File No. 472512500447CE-CT50
Policy No.: 472512500447CE
Amount of Insurance: \$105,000,000.00
Premium: \$122,625.00
Date of Policy: September 10, 2012 at 3:10 PM

1. Name of Insured:

PNC Bank, National Association, its successors and/or assigns as their interests may appear

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

A Fee

3. Title is vested in:

BV CenterCal, LLC, a Delaware limited liability company

4. The Insured Mortgage and its assignments, if any, are described as follows:

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: September 10, 2012
Recording Date: September 10, 2012
Recording No: 2012-075052
Amount: \$105,000,000.00
Grantor: BV CenterCal, LLC, a Delaware limited liability company
Trustee: Chicago Title Company of Oregon
Beneficiary: PNC Bank, National Association

5. The land referred to in this policy is described as follows:

See Schedule C Attached Hereto

SCHEDULE B

File No. 472512500447CE-CT50

Policy No.: 472512500447CE

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B- Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

1. Taxes and Assessments for the year 2012 and subsequent years, a lien not yet due and payable.
2. City Liens, if any, in favor of the Cities of Tigard, Durham and Tualatin.
(No tax, lien, fee or assessments is currently due and payable as of the date of this Policy)
3. Conditions and Restrictions set forth in Deed, including the terms and provisions thereof;
Recording Date: March 18, 2004
Recording No.: 2004-027521
(Affects the Easterly portions of Parcels II and III)

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.
4. Maintenance obligations as provided for in Benefiting Easement Agreement;
Recording Date: April 22, 2004
Recording No.: 2004-042708
(Affects Parcels V)
5. Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions, including the terms and provisions thereof;
Recording Date: June 25, 2004
Recording No.: 2004-073002
(Affects Parcels II, III and IV)

Assignment of Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions and Assumption Agreement, including the terms and provisions thereof;
Recording Date: December 29, 2004
Recording No.: 2004-148211
6. Easement and Declaration of Restrictions, including the terms and provisions thereof;
Recording Date: July 21, 2004
Recording No.: 2004-083669
(Affects Parcels II, III and IV)
7. City of Durham Resolution No. 457-04 Establishing a Reimbursement District for public Improvements Along S.W. Findlay Road, including the terms and provisions thereof;
Recording Date: October 4, 2004
Recording No.: 2004-115312
Original Amount: \$18,208.00 for Lot 3, \$36,285.00 for Lot 4
(Affects Parcel I)

Oregon Title Insurance Rating Organization (OTIRO)
OTIRO No. PL-05
American Land Title Association
ALTA Loan Policy (6-17-2006)

SCHEDULE B
(Continued)

File No. 472512500447CE-CT50

Policy No.: 472512500447CE

8. Declaration of Covenants, Conditions and Restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: October 18, 2004
Recording No: 2004-120175
(Affects Parcels II, III and IV)

9. Sidewalk Maintenance Agreement, including the terms and provisions thereof;

Recording Date: October 22, 2004
Recording No.: 2004-122565
(Affects the Easterly portion of Parcel II)

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.

10. Easements for the purposes shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Tualatin
Purpose: Sanitary sewer and water line
Recording Date: November 4, 2004
Recording No: 2004-127224
Affects: Parcels II, III and IV

As amended by instrument;
Recording Date: July 25, 2005
Recording No.: 2005-086943

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.

11. Grease Interceptors Maintenance Agreement, including the terms and provisions thereof;

Recording Date: November 24, 2004
Recording No.: 2004-134945
(Affects Parcel III)

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.

12. Easements for existing public utilities in vacated Findlay Road and the conditions imposed thereby,

Disclosed by Ordinance No.: 231-06
Recording Date: September 27, 2006
Recording No.: 2006-114876
(Affects Parcels I and III)

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.

13. Easement for the purpose shown below and rights incidental thereto as set forth in a document:

In favor of: Clean Water Services
Purpose: Sanitary sewer
Recording Date: February 28, 2007
Recording No: 2007-022365
Affects: The Southeasterly portion of Parcel I and the Northerly portion of Parcel III

Oregon Title Insurance Rating Organization (OTIRO)

OTIRO No. PL-05

American Land Title Association

ALTA Loan Policy (6-17-2006)

SCHEDULE B
(Continued)

File No. 472512500447CE-CT50

Policy No.: 472512500447CE

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.

14. Easement for the purpose shown below and rights incidental thereto as set forth in a document:
In favor of: Clean Water Services
Purpose: Storm sewer
Recording Date: February 28, 2007
Recording No: 2007-022366
Affects: The Southeasterly portion of Parcel I and the Northerly portion of Parcel III

As shown on survey prepared by K C Development, dated August 23, 2012, as Job No.510.12.

15. The following matters set forth in survey prepared by K C Development, dated August 23, 2012, Job No. 510.12 as follows:

[a.] Pediatric Dental building situated in Parcel I lying up to 0.5 feet into building set-back line along West line.
16. The rights of those tenants set forth on the certified rent roll dated August 20, 2012 provided to Chicago Title Insurance Company at closing and attached hereto as Exhibit "A", as tenants only, under any unrecorded leases or month to month tenancies, with no option to purchase or right of first refusal.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

1. Assignment of Leases and Rents given as additional security to the Trust Deed shown as insured herein:

Recording Date: September 10, 2012
Recording No: 2012-075053
To: PNC Bank, National Association

2. A financing statement as follows:

Debtor: BV CenterCal, LLC
Secured Party: PNC Bank, National Association
Recording Date: September 10, 2012
Recording No: 2012-075054

3. A Memorandum of Lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 29, 2004
Lessor: Bridgeport Village, L.L.C., a Delaware limited liability company
Lessee: The Container Store, Inc., a Texas corporation
Recording Date: December 8, 2004
Recording No: 2004-139644

Oregon Title Insurance Rating Organization (OTIRO)
OTIRO No. PL-05
American Land Title Association
ALTA Loan Policy (6-17-2006)

SCHEDULE B
(Continued)

File No. 472512500447CE-CT50

Policy No.: 472512500447CE

(Affects Parcels II and III)

The lien of the above lease was subordinated to the lien of the Deed of Trust shown as Insured herein, by a subordination, non-disturbance and attornment agreement;

Recording Date: September 10, 2012

Recording No: 2012-075222

4. A Memorandum of Lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: October 6, 2003

Lessor: Bridgeport Village, L.L.C., a Delaware limited liability company

Lessee: Regal Cinemas, Inc., a Tennessee corporation

Recording Date: December 14, 2004

Recording No: 2004-141711

(Affects Parcels II and III)

The lien of the above lease was subordinated to the lien of the Deed of Trust shown as Insured herein, by a subordination, non-disturbance and attornment agreement;

Recording Date: September 10, 2012

Recording No: 2012-075223

5. A Memorandum of Lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: April 14, 2005

Lessor: BV CenterCal, LLC, a Delaware limited liability company

Lessee: Waterloo Restaurant Ventures, Inc., a Delaware corporation

Recording Date: April 28, 2005

Recording No: 2005-047029

(Affects the Easterly portion of Parcel III)

The lien of the above lease was subordinated to the lien of the Deed of Trust shown as Insured herein, by a subordination, non-disturbance and attornment agreement;

Recording Date: September 10, 2012

Recording No: 2012-075224

THE FOLLOWING AFFECTS THE LEASEHOLD INTEREST IN LEASE SHOWN NEXT ABOVE:

A Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,

Amount: \$2,056,600.00

Dated: May 17, 2006

Grantor: Waterloo Restaurant Ventures, Inc., a Delaware corporation

Trustee: Lawyers Title Insurance Corporation

Beneficiary: GE Capital Franchise Finance Corporation, a Delaware corporation

Recording Date: June 1, 2006

Recording No: 2006-065847

Oregon Title Insurance Rating Organization (OTIRO)

OTIRO No. PL-05

American Land Title Association

ALTA Loan Policy (6-17-2006)

SCHEDULE B
(Continued)

File No. 472512500447CE-CT50

Policy No.: 472512500447CE

6. A Memorandum of Lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: April 15, 2010

Lessor: BV CenterCal, LLC, a Delaware limited liability company

Lessee: Saks Fifth Avenue, Inc., a Massachusetts corporation

Recording Date: April 21, 2010

Recording No: 2010-030507

The lien of the above lease was subordinated to the lien of the Deed of Trust shown as Insured herein, by a subordination, non-disturbance and attornment agreement;

Recording Date: September 10, 2012

Recording No: 2012-075225

7. A Memorandum of Lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: June 6, 2012

Lessor: BV CenterCal, LLC, a Delaware limited liability company

Lessee: Barnes & Noble Booksellers, Inc., a Delaware corporation

Recording Date: July 16, 2012

Recording No: 2012-057504

The lien of the above lease was subordinated to the lien of the Deed of Trust shown as Insured herein, by a subordination, non-disturbance and attornment agreement;

Recording Date: September 10, 2012

Recording No: 2012-075226

Oregon Title Insurance Rating Organization (OTIRO)

OTIRO No. PL-05

American Land Title Association

ALTA Loan Policy (6-17-2006)

SCHEDULE C

File No. 472512500447CE-CT50

Policy No. 472512500447CE

PARCEL I:

Lots 3 and 4, COUNCIL VIEW ACRES, in the City of of Durham , County of Washington and State of Oregon.

TOGETHER WITH that portion of vacated S.W. Findlay Road which inured thereto by reason of Vacation Ordinance No. 231-06 and recorded September 27, 2006 as Recorder's Fee No. 2006-114876, Washington County Deed Records.

(Tax Parcel No's R513983 and R513992)

PARCEL II:

Parcel 2, PARTITION PLAT NO. 2004-016, in the City of Tualatin, County of Washington and State of Oregon.

(Tax Parcel No. R2125778)

PARCEL III:

A portion of the Northeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Commencing at the 3/4 inch iron pipe marking the Southwest corner of Lot 19, COUNCIL VIEW ACRES, a plat of record in Washington County; thence along the South line said Lot 19, being also the South line of the Northeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, South 88°50'31" East, 146.84 feet to Southeast corner of said Lot 19 and the true point of beginning; thence along the East line of said Lot 19, North 01°05'30" East, 277.00 feet to the Northeast corner thereof; thence along the North lines of Lots 18 through 11, inclusive, said Plat, South 88°50'31" East 1132.60 feet to a point of non-tangent curvature; thence leaving said line, along the arc of a 369.00 foot radius curve concave to the Northwest, through a central angle of 11°40'40" (chord bears South 10°58'58" West, 75.08 feet) a distance of 75.21 feet to a point of non-tangency; thence South 61°53'33" West, 33.64 feet to a point on non-tangent curvature; thence along the arc of a 346.00 foot radius curve concave to the Northwest, through a central angle of 10°45'51" (chord bears South 26°08'27" West, 64.91 feet) a distance of 65.00 feet to a point of non-tangency; thence South 10°58'55" East, 21.07 feet to a point of curvature; thence along the arc of a 27.00 foot radius curve concave to the Northwest, through a central angle of 48°10'20" (chord bears South 13°06'15" West, 22.04 feet) a distance of 22.70 feet to a point of compound curvature; thence along the arc of a 369.00 foot radius curve concave to the Northwest, through a central angle of 03°04'03" (chord bears South 38°43'27" West, 19.75 feet) a distance of 19.76 feet to a point of tangency; thence South 40°15'29" West, 51.41 feet; thence North 49°44'31" West, 7.00 feet; thence South 40°15'29" West, 15.00 feet; thence South 49°44'31" East, 7.00 feet; thence South 40°15'29" West, 23.70 feet the South line of the Northeast one-quarter corner of said Section 13; thence along said line, North 88°50'31" West, 993.71 feet to the point of beginning.

TOGETHER WITH that portion of vacated S.W. Findlay Road which inured thereto by reason of Vacation Ordinance No. 231-06 and recorded September 27, 2006 as Recorder's Fee No. 2006-114876, Washington County Deed Records.

(Tax Parcel No's R2128660 and R2154940)

Oregon Title Insurance Rating Organization (OTIRO)

OTIRO No. PL-05

American Land Title Association

ALTA Loan Policy (6-17-2006)

SCHEDULE C

(Continued)

File No. 472512500447CE-CT50
Policy No. 472512500447CE

(continued - next page)

PARCEL IV:

Parcel 1, PARTITION PLAT NO. 2004-016, in the City of Tualatin, County of Washington and State of Oregon.

(Tax Parcel No. R2125777)

PARCEL V:

Those easement rights set forth in that certain Easement Agreement between Renee Day and Bridgeport Village, L.L.C., a Delaware limited liability company, recorded April 22, 2004 as Fee No. 2004-042708.

PARCEL VI:

Those easement rights set forth in that certain Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded June 25, 2004 as Fee No. 2004-073002 and modified by instrument recorded December 29, 2004 as Fee No. 2004-148211.

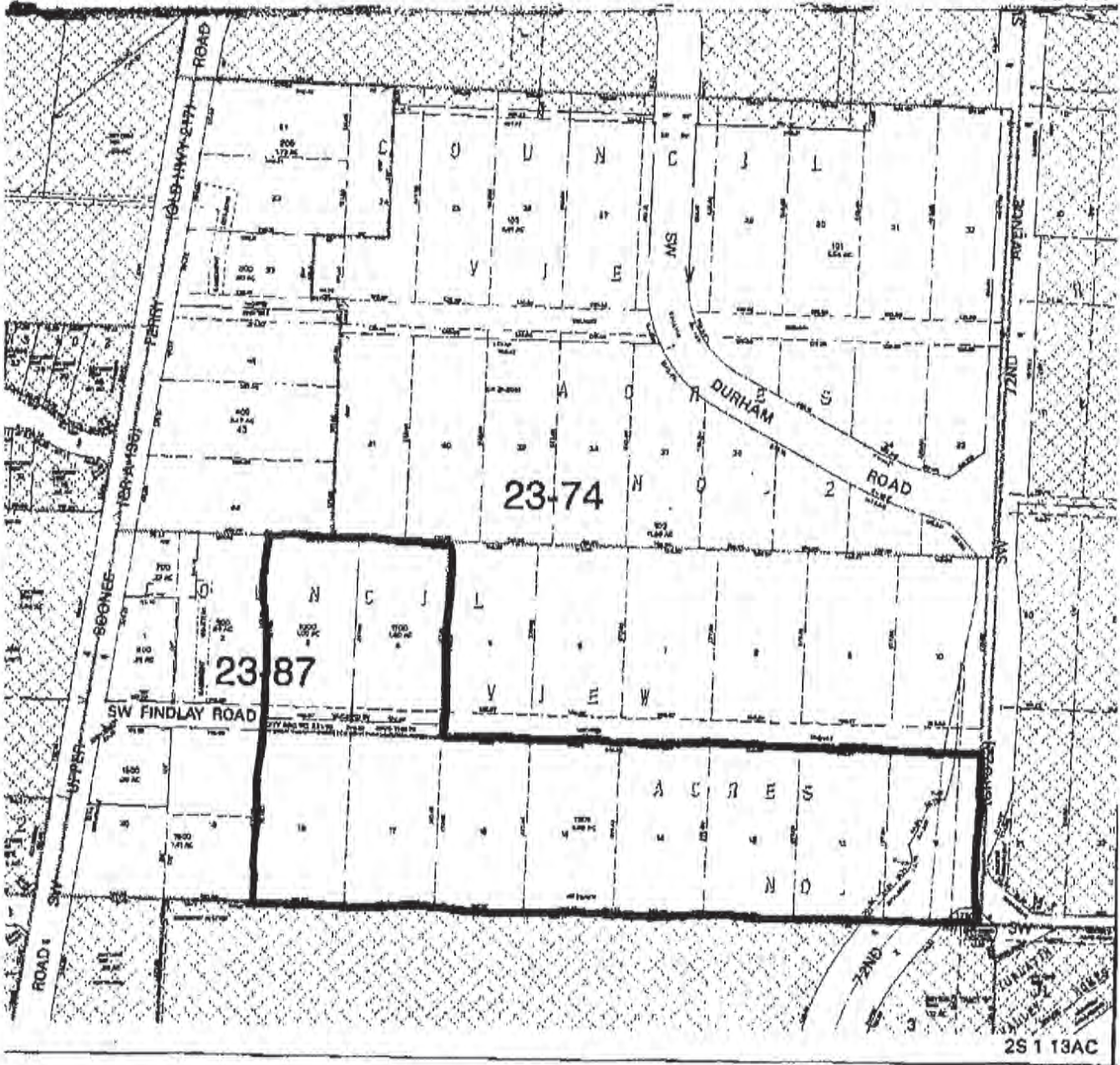
Map #

This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for omissions, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Map #

This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.





Reference: 472512500447CE-CT50

ENDORSEMENT

Zoning – Improved Land Endorsement

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 1,000.00

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone CG – General Commercial (City of Tualatin) and Mixed Use Commercial (City of Tigard) and OP – Office Park (City of Durham);
 - b. the following use or uses are not allowed under that classification:
Retail Shopping Center
 - c. There shall be no liability under paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.

2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b. or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the structure
 - b. Floor space area of the structure
 - c. Setback of the structure from the property lines of the Land
 - d. Height of the structure, or
 - e. Number of parking spaces.

3. There shall be no liability under this endorsement based on:
 - a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy

This endorsement is made a part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

CHICAGO TITLE INSURANCE COMPANY

By: _____

Norman Lee

OTIRO Endorsement No. 203.1-06
Zoning – Improved Land Endorsement

ALTA Endorsement Form 3.1-06 (10/22/09)

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Reference: 472512500447CE-CT50

ENDORSEMENT

Commercial Environmental Protection Lien Endorsement

Attached to

Policy Number 472512500447CE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 1,000.00

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: 472512500447CE-CT50

Chicago Title Insurance Company

By: _____

Maria Trivelpiece

Authorized Signature



Reference: 472512500447CE-CT50

ENDORSEMENT

Restrictions, Encroachments, Minerals - Loan Policy Endorsement

Attached to Policy Number 472512500447CE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 100.00

1. Covenants, Conditions, or Restrictions.

a. The Company insures against loss or damage sustained by reason of:

- i. The existence, at Date of Policy, of covenants, conditions, or restrictions if a present or future violation:
 - (1) divests, subordinates, or extinguishes the lien of the Insured Mortgage,
 - (2) impairs its validity, enforceability or priority, or
 - (3) causes a loss of Title if the Insured has acquired Title in satisfaction or partial satisfaction of the Indebtedness secured by the Insured Mortgage.

ii. The existence, at Date of Policy, of:

- (1) Any present violations on the Land of any enforceable covenants, conditions, or restrictions unless the exceptions in Schedule B of the policy identify the document or instrument containing the covenants, conditions, or restrictions, and, in addition, specifically identify the violations;
- (2) Any existing improvements on the Land that violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records, or after Date of Policy, any final court order or judgment that denies the right to maintain any existing improvement on the Land because of a violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records unless the exceptions in Schedule B of the policy identify the plat, document or instrument and, in addition, specifically identify the violations;
- (3) Any instrument affecting the Title that contains covenants, conditions, or restrictions on the Land that, in addition:
 - a. establishes an easement on the Land,
 - b. provides a lien for liquidated damages,
 - c. provides for a private charge or assessment, or
 - d. provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant,unless the exceptions in Schedule B of the policy identify the document or instrument containing the covenants, conditions, or restrictions, and, in addition, state that the document or instrument includes the provision that establishes (a) the easement on the Land, (b) the lien for liquidated damages, (c) the private charge or assessment or (d) the option to purchase, right of first refusal, or the prior approval of a future purchaser or occupant, that caused the loss; or
- (4) Any notice in the Public Records of a violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records unless the exceptions in Schedule B of the policy identify the document or instrument containing the covenants, conditions, or restrictions and, in addition, specifically identify the notice of the violation of the covenants, conditions, or restrictions relating to the environmental protection that caused the loss.

b. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

- i. any covenants, conditions, restrictions or limitations contained in an instrument creating a lease;
- ii. any covenants, conditions, or restrictions relating to obligations of any type to perform maintenance,

ENDORSEMENT**Restrictions, Encroachments, Minerals - Loan Policy Endorsement
(continued)**

repair, or remediation on the Land; or

- iii. except as used in Paragraph 1.a.ii.(4), any covenants, conditions, or restrictions pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

2. Encroachments and Minerals and Other Subsurface Substances.

a. The Company insures against loss or damage sustained by the Insured by reason of:

i. The existence, at Date of Policy, of

- (1) Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land; or
(2) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement;

unless the exceptions in Schedule B of the policy specifically identify the encroachment.

ii. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment excepted in Schedule B.

iii. Damage to any existing improvements, including lawns, shrubbery, or trees that are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;

iv. Damage to improvements, including lawns, shrubbery, or trees located on the Land on or after Date of Policy resulting from the future exercise of any right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.

b. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from contamination, explosion, fire or subsidence.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: 472512500447CE-CT50

Chicago Title Insurance Company

By: _____

Authorized Signature



Reference: 472512500447CE-CT50

ACCESS AND ENTRY ENDORSEMENT
2006 ALTA POLICY

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 125.00

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from SW Bridgeport Road, SW 72nd Avenue and SW Findlay Road (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

CHICAGO TITLE INSURANCE COMPANY

By: *Maie Tirkal*
Authorized Signature



Reference: 472512500447CE-CT50

MULTIPLE TAX PARCEL ENDORSEMENT
2006 ALTA POLICY

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 75.00

The Company insures against loss or damage sustained by the insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel:	Tax Identification Numbers:
I	R513983 & R513992
II	R2125778
III	R2128660 & R2154940
IV	R2125777

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes assessed against the servient estate.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

CHICAGO TITLE INSURANCE COMPANY

By: *Maic Tivick*
Authorized Signature

OTIRO Endorsement No. 218.1-06
Multiple Tax Parcel Endorsement

ALTA Endorsement Form 18.1-06 (6/17/06)

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FDOR0494.rdw



Reference: 472512500447CE-CT50

CONTIGUITY- MULTIPLE PARCELS ENDORSEMENT
2006 ALTA POLICY

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 75.00

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of the common boundary lines between Parcels I, II, III & IV of the Land to be contiguous to each other and the failure of the land described in Paragraph 5, Schedule A of the policy to be one whole and contiguous tract of land with no intervening gaps, strips or gores; or
2. the presence of any gaps, strips or gores separating the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

CHICAGO TITLE INSURANCE COMPANY

By: *Maie Kirkald*
Authorized Signature



Reference: 472512500447CE-CT50

**EASEMENT ENCROACHMENT
ENDORSEMENT**

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 100.00

The Company hereby insures the owner of the Indebtedness secured by the Mortgage referred to in paragraph 4 of Schedule A against loss which the Insured shall sustain in the event that the owner of the easement referred to in paragraph 6 Schedule B shall, for the purpose of exercising the right of use or maintenance of said easement, compel the removal of any portion of the improvements on the land which encroach upon said easement.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsement.

[Order Reference: 472512500447CE-CT50]

CHICAGO TITLE INSURANCE COMPANY

By: *Maitland*
Authorized Signature

OTIRO Endorsement No. 91.2
Easement Encroachment Endorsement
Revised 12/06/2010



Reference: 472512500447CE-CT50

ENDORSEMENT

Location Endorsement

Attached to Policy Number 472512500447CE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: 0.00

The Company insures against loss or damage sustained by the Insured by reason of the failure of a retail shopping center, known as 7493 SW Bridgeport Road, Tigard, OR, 97224, to be located on the Land at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: 472512500447CE-CT50

Chicago Title Insurance Company

By: _____

Authorized Signature



Reference: 472512500447CE-CT50

ENDORSEMENT

Same as Survey Endorsement
Attached to Policy Number 472512500447CE
Issued by
CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 100.00

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by K C Development dated August 23, 2012, and designated Job No. 510.12.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: 472512500447CE-CT50

Chicago Title Insurance Company

By: *Maie Trivelpiece*

Authorized Signature



Reference: 472512500447CE-CT50

**MODIFICATION OF ARBITRATION
ENDORSEMENT**

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 50.00

The arbitration provisions contained in paragraph 13 in the Conditions and Stipulations of the policy are hereby modified as follows:

Said paragraph 13 ("Arbitration") is eliminated.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsement.

[Order Reference: 472512500447CE-CT50]

CHICAGO TITLE INSURANCE COMPANY

By:

Authorized Signature



Reference: 472512500447CE-CT50

**VIOLATION OF EXISTING SETBACK PROVISIONS
ENDORSEMENT**

Attached to Policy No. 472512500447CE
Issued by

CHICAGO TITLE INSURANCE COMPANY

Date: September 10, 2012

Premium: \$ 100.00

The Company hereby insures the Insured owner of the Indebtedness referred to in said policy against loss which said Insured shall sustain by reason of:

Any final decree or judgment enforcing the building set back restrictions referred to in Exception No. 15 of Schedule B based upon a violation thereof by the location of buildings, structures, or improvements on said Land prior to the date of said policy.

The total liability of the Company under said policy and any endorsements therein shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the conditions and stipulations thereof to pay.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsement.

[Order Reference: 472512500447CE-CT50]

CHICAGO TITLE INSURANCE COMPANY

By:

Authorized Signature



KEY MAP

SCALE

NOT FOR CONSTRUCTION

BRIDGEPORT MALL PLAZA RENOVATION

CENTERCAL
7455 SW BRIDGEPORT ROAD
TIGARD, OR 97224

LANDDESIGN PROJ# 3520010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	09/03/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

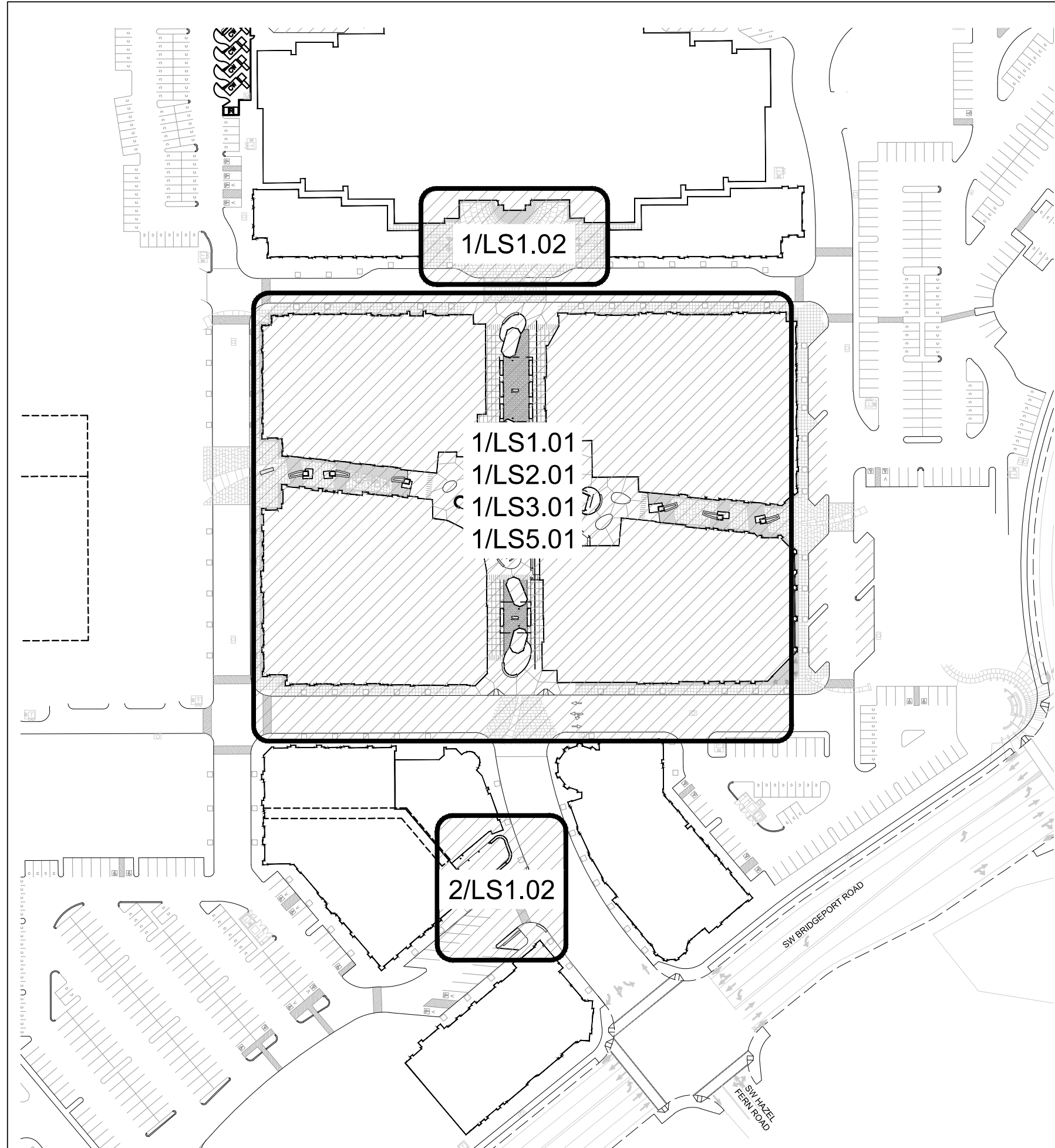
SCALE: VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE

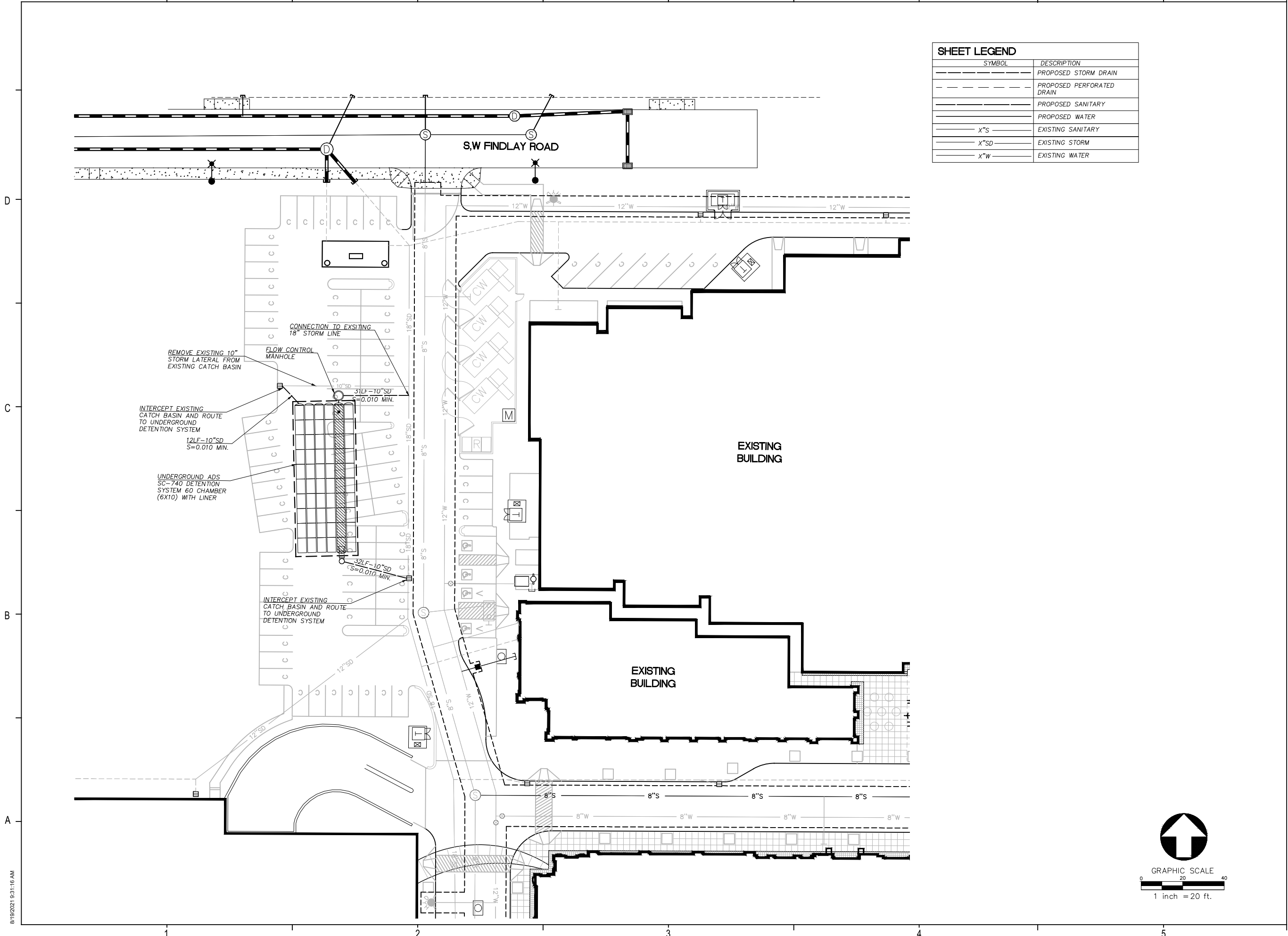
OVERALL SITE PLAN

SHEET NUMBER

LS1.00



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



SHEET LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	PROPOSED PERFORATED DRAIN
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING SANITARY
	EXISTING STORM
	EXISTING WATER

ARCHITECT:

505 DESIGN

505Design Inc.
508 W. 5TH ST.
SUITE 250
CHARLOTTE, NC 28202
704 348 7000

CLIENT:

CenterCal Properties LLC
1600 East Franklin Ave
El Segundo, CA 90245

PROJECT:

BRIDGEPORT VILLAGE

PROJECT ADDRESS:

7455 SW Bridgeport Rd
Tigard, OR 97224

CONSULTANTS:

H Humber Design Group, Inc.
Portland, OR • 503.946.6690 • hdgpd.com

Issued For:

DESIGN DEVELOPMENT

01/30/2020

Professional Seals

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No.	Description	Date

Project No: 1207

Issue Date

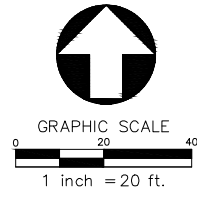
SEPTEMBER 3 2021

Sheet Title

UTILITY PLAN
UNDERGROUND
STORM DETENTION

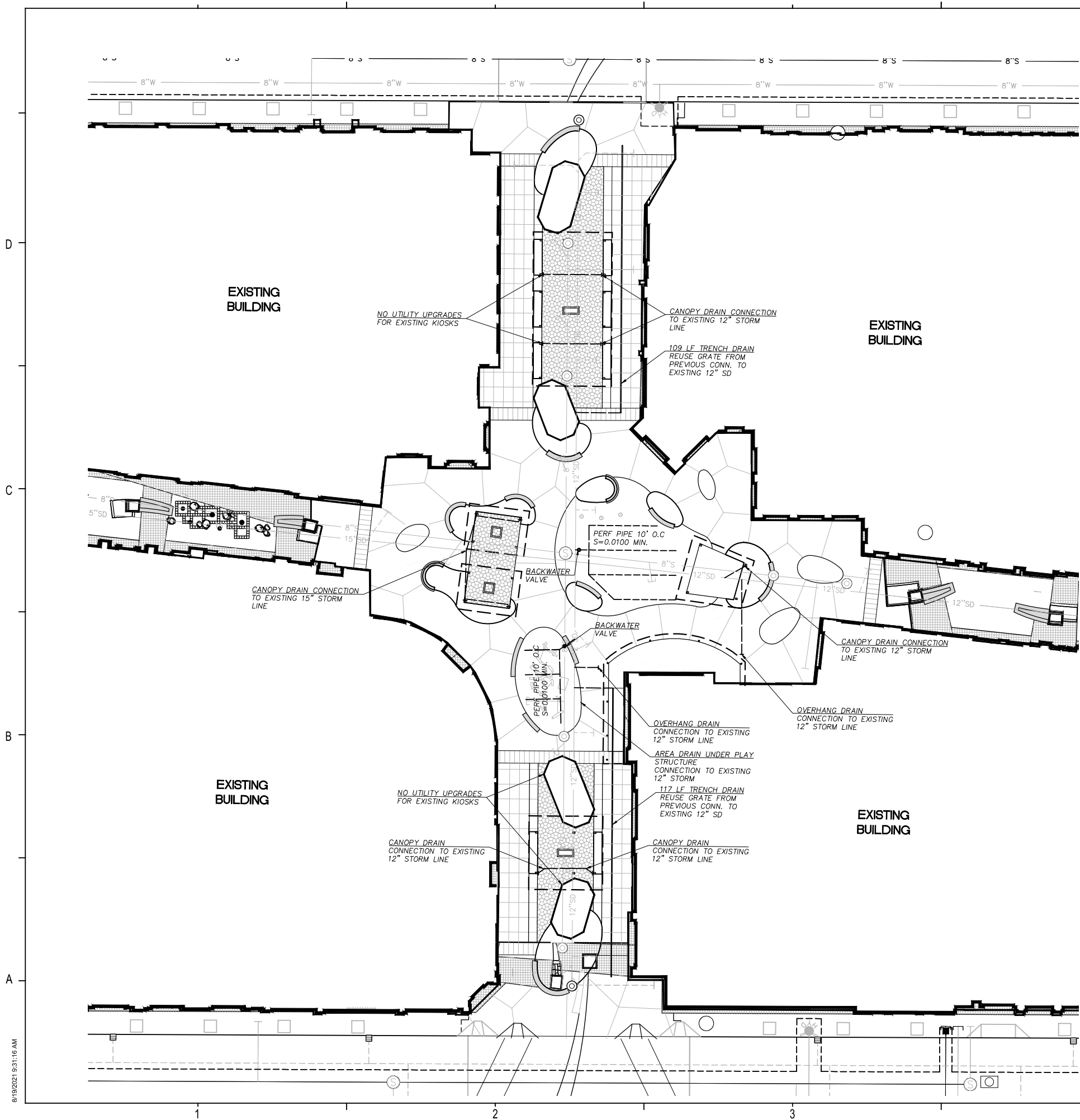
Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number



C100

8/19/2021 9:31:15 AM



SHEET LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	PROPOSED PERFORATED DRAIN
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING SANITARY
	EXISTING STORM
	EXISTING WATER

ARCHITECT:



505Design Inc.
508 W. 5TH ST.
SUITE 250
CHARLOTTE, NC 28202
704 348 7000

CLIENT:

CenterCal Properties LLC
1600 East Franklin Ave
El Segundo, CA 90245

PROJECT:

BRIDGEPORT VILLAGE

PROJECT ADDRESS:

7455 SW Bridgeport Rd
Tigard, OR 97224

CONSULTANTS:



Humber
Design
Group, Inc.

Portland, OR • 503.946.6690 • hdgpd.com

Issued For:

DESIGN DEVELOPMENT

01/30/2020

Professional Seals

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No.	Description	Date

Project No: 1207

Issue Date

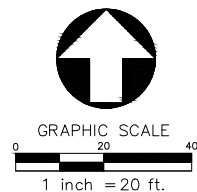
SEPTEMBER 3 2021

Sheet Title

UTILITY PLAN
PLAZA

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number



8/19/2021 9:31:15 AM

C101



July 9, 2020

Erin Engman
Associate Planner
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062

**Re: Bridgeport Village
Tax Lot I.D: 2S113DB01700**

Dear Erin,

Thank you for the opportunity to review the proposed site plan surrounding the above-named development project. These notes are provided regarding pre-application meeting held on July 8, 2020 and are based on the current New Construction Guide. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROADS:** Access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. **Exception:** Approved agricultural and equine structures complying with ORS 455.315 are not required to have fire apparatus access roads (see New Construction Guide Appendix C). Access roads are not required to be modified for commercial buildings that undergo a change in occupancy, change in use, or conversion from agricultural or equine exempt to non-exempt unless there is a change to the structure's square footage or building footprint. (OFC 503.1.1)
2. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)

If the design is to construct a porte cochere, the minimum height from the roadway is 13ft 6in. Plans indicate a travel lane will be removed, ensure that the roadway width will still be a minimum of 20ft wide.

3. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted**Note:** For specific widths and parking allowances, contact the local municipality.

4. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
5. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)

The proposed modification to the roadway has two fire hydrants on it and this section will apply.

6. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

Ensure the turning radius is not changed due to the roadway modifications. Indicate turning radius on plans.

7. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

The current speed bumps will need to meet current traffic calming measures. See link for details on allowed designs.

FIRE HYDRANTS:

8. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)
9. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)

Plans indicate adding additional landscaping to the area, ensure a three-foot clear space is provided for around the fire hydrants.

If you have questions or need further clarification, please feel free to contact me at **503-259-1419**.

Sincerely,

Tom Mooney

Tom Mooney
Deputy Fire Marshal II

Thomas.mooney@tvfr.com

Cc: File
City of Tualatin

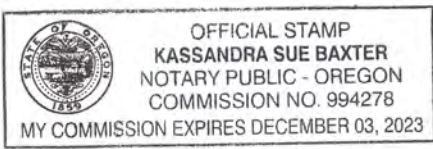
A full copy of the New Construction Fire Code Applications Guide for Commercial and Multi-Family Development is available at <http://www.tvfr.com/DocumentCenter/View/1296>

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Kristen Blackwell being first duly sworn, depose and say:

That on the 24 day of November, 2021, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



[Handwritten Signature]
Signature

SUBSCRIBED AND SWORN to before me this 6th day of January, 2022.

[Handwritten Signature]
Notary Public for Oregon
My commission expires: December 3rd 2023

RE: _____

EXHIBIT A

TLID	OWNER1
2S113DB01000	YE&RUAN CO LLC
2S113CD05500	YATES LAURA MARIE
2S113CA00500	WOODLANDS AT DURHAM LLC
2S113CD05200	WOO CHRISTOPHER D & WOO JOSIE A
2S113CA07800	WINN LONNY & WINN AI
2S113BD04100	WICKERD JAMES CRAIG & WICKERD MELVA J
2S113CA06100	WHITING TERRY J & HOBBS LINDA K
2S113CD04800	WHITE KENNETH WILLIAM REV TRUST
2S113CD04100	WHEELER PATRICK M & WHEELER TINA M
2S113CA07700	WESTIN KENNETH V & WESTIN SOHYUN P
2S113CA07000	WATKO BRIAN & WATKO APRIL
2S113CA07300	WATKINS MARLAINA D & WISLER DAVID J
2S113CA03700	VAHLE JON H & VAHLE MARY ANN
2S113BD05800	UNLA TUBA
2S113CD05000	TURRELL BRIAN J & TURRELL CATHERINE B
2S113DB00900	TUALATIN GROUP LLC
2S113DC00300	TUALATIN GROUP LLC
2S113DC00900	TUALATIN GROUP LLC
2S113CA07500	TRONE OLENA
2S113CA00100	TIBURON BUSINESS PARK LLC
2S113BD06300	THOMPSON FREDERICK & JEAN LIV TRUST
2S113AC01700	T/C INVESTMENTS LLC & MOLA PARTNERS LTD
2S113BD04600	STRICKFADEN STEPHEN
2S113CA02500	STEVENSON CLIFFORD W & STEVENSON KAREN L
2S113BD05000	SORENSEN THEO RAYE
2S113AC00900	SLATER INVESTMENTS LLC
2S113BD06800	SHAYLOR VICTORIA REVOCABLE TRUST
2S113CA02600	SESSIONS/SURTSOSHIN LIVING TRUST THE
2S113DC01300	SE-EDDYLINE LLC
2S113DC01400	SE-EDDYLINE LLC
2S113CA07600	SCHUSTER LIVING TRUST
2S113BD06000	SCHULTZ MARY L
2S113CD04000	SCHUBERT JEREMY C & SCHUBERT ALLISON B
2S113BD06900	SAUL DAVID HARRY & SAUL PATRICIA SUSAN
2S113BD04900	SANDERSON-DOUGHTY SARAH G & SANDERSON-DOUGHTY KEVIN
2S113CA04100	SAHLI RICHARD M & SAHLI CYNTHIA R
2S113BD02100	SAAB PATRICIA DUANE REV TRUST
2S113BD07100	RUBIN FAMILY TRUST
2S113BD04200	ROBERTS PAUL W & BEVERLY A LIV TRUST
2S113BD06200	RICE ROBERTA LIVING TRUST
2S113DB00500	RECREATIONAL EQUIPMENT INC
2S113CA04400	PLATT LIV TRUST
2S113CA08700	PIAZZA MARIALENA
2S113CA02400	PASSAGLIA JOHN F & GRIFFIN-PASSAGLIA DEBORAH
2S113AC00101	PACIFIC REALTY ASSOCIATES
2S113AC00102	PACIFIC REALTY ASSOCIATES
2S113AC00103	PACIFIC REALTY ASSOCIATES
2S113AD01800	PACIFIC REALTY ASSOCIATES
2S113DA00900	ORWA PIONEER LLC
2S113DA01000	OREGON STATE OF DEPT OF TRANSPORTATION
2S113DB01103	OREGON DEPT OF TRANSPORTATION
2S113DB01104	OREGON DEPT OF TRANSPORTATION
2S113DB01500	OREGON STATE OF DEPT OF TRANSPORTATION
2S113DB02000	OREGON STATE OF DEPT OF TRANSPORTATION
2S113CA00400	OLSON FAMILY TRUST
2S113CD05700	NUSSMEIER DONALD K
2S113CA08500	NOHAVEC SARA & HOCKMAN NOEL & HOCKMAN BARBARA
2S113BD05400	NIJSSE LIVING TRUST
2S113CA07400	MYHRA ARNOLD E & MYHRA LYNN A
2S113BD04300	MUIRHEAD JONATHAN J & MUIRHEAD CORINNE A
2S113BD05900	MOCK LARRY & MOCK CATHERINE

EXHIBIT A

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
16113 SW CATTAIL CT	TIGARD	OR	97223
7714 SW REDHAWK CT	TIGARD	OR	97224
4800 SW MACADAM AVE STE 120	PORTLAND	OR	97239
7745 SW REDHAWK CT	DURHAM	OR	97224
17014 SW RIVENDELL DR	DURHAM	OR	97224
17027 SW RIVENDELL DR	TIGARD	OR	97224
17084 SW RIVENDELL DR	DURHAM	OR	97224
19010 SW CHESAPEAKE DR	TUALATIN	OR	97062
7818 SW KINGFISHER WAY	DURHAM	OR	97224
17050 SW BINDALE CT	DURHAM	OR	97224
17022 SW TOOKBANK CT	PORTLAND	OR	97224
17081 SW BINDDALE CT	PORTLAND	OR	97224
1037 NW BAKER CREST CT	MCMINVILLE	OR	97128
16834 SW CAMBRIDGE DR	PORTLAND	OR	97224
8134 SW KINGFISHER WAY	PORTLAND	OR	97224
201 LIBERTY ST SE	SALEM	OR	97301
201 LIBERTY ST SE	SALEM	OR	97301
201 LIBERTY ST SE	SALEM	OR	97301
17104 SW BINDDALE CT	DURHAM	OR	97224
6665 SW HAMPTON ST #200	TIGARD	OR	97223
7668 SW CHAUCER CT	PORTLAND	OR	97224
7881 SW PETERS RD	TIGARD	OR	97224
PO BOX 718	TUALATIN	OR	97062
17376 SW BRANDYSHIRE CT	DURHAM	OR	97224
7679 SW AFTON LN	DURHAM	OR	97224
PO BOX 1469	TUALATIN	OR	97062
16778 SW CAMBRIDGE LN	DURHAM	OR	97224
17398 SW BRANDYSHIRE CT	DURHAM	OR	97224
1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
1777 BOTELHO DR #300	WALNUT CREEK	CA	94596
17080 SW BINDDALE CT	DURHAM	OR	97224
7730 SW CHAUCER CT	DURHAM	OR	97224
7794 SW KINGFISHER WAY	PORTLAND	OR	97224
16763 SW CAMBRIDGE LN	PORTLAND	OR	97224
7693 SW AFTON LN	PORTLAND	OR	97224
29684 N 130TH GLEN	PEORIA	AZ	85383
7550 SW AFTON LN	DURHAM	OR	97224
16817 SW CAMBRIDGE LN	DURHAM	OR	97224
17035 SW RIVENDELL DR	TIGARD	OR	97224
7692 SW CHAUCER CT	DURHAM	OR	97224
PO BOX 1938	SUMNER	WA	98390
819 MILLER ST	PORTLAND	OR	97202
7881 SW WILLOWBOTTOM WAY	DURHAM	OR	97224
17354 SW BRANDYSHIRE CT	DURHAM	OR	97224
15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224
15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224
15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224
15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224
8320 NE HIGHWAY 99	VANCOUVER	WA	98665
9200 SE LAWNSFIELD RD MS #3	CLACKAMAS	OR	97015
4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
2045 S HILLCREST DR	WEST LINN	OR	97068
5651 WINDFIELD LOOP	LAKE OSWEGO	OR	97035
7829 SW WILLOWBOTTOM WAY	DURHAM	OR	97224
7623 SW AFTON LN	DURHAM	OR	97224
17101 SW BINDDALE CT	PORTLAND	OR	97224
17043 SW RIVENDELL DR	PORTLAND	OR	97224
7756 SW CHAUCER CT	DURHAM	OR	97224

EXHIBIT A

2S113CA03100 MITCHELL CRAIG C & MITCHELL MARLENY M
 2S113CA06300 MINGER LAURIE A REV LIV TRUST
 2S113BD03500 MILLESON LINDA ANN
 2S113CA04500 MILLARD-GROSS JOINT TRUST
 2S113BD02500 MENON LINDA A
 2S113BD02900 MEINERT SHERRON & MORRISON ROBERT
 2S113BD06400 MCLEAN CHARLES & BLOOMER WILLIAM
 2S113CA05900 MCGEE JULIE M LIV TRUST
 2S113BD03900 MCCULLOCH ERIN C
 2S113CD05600 MCCARTHY PAIGE E
 2S113CA05000 MATARRESE FAMILY TRUST
 2S113BD07000 MAT NILGUN
 2S113CA08400 MAST ANDREW THOMAS & MAST BRITTNEY JEAN
 2S113BD04400 MARTYN MICHAEL R & MARTYN JENNIFER K
 2S113CA04300 MARSHALL FAMILY TRUST
 2S113CA04000 MARSDEN MICHAEL S & MARSDEN DIANA L
 2S113CA08200 MARCOTTE DENNIS L & MARCOTTE CAROLYN J
 2S113CA01000 MANNING TERRANCE F II & MANNING VALERIA D
 2S113BD05100 LOGAN GARLENE O
 2S113BD06600 LODL LARRY & LODL BARBARA
 2S113CA06000 LOCKWOOD DEE & JANET LIV TRUST
 2S113BD02701 LAVALLA BARBARA TRUST
 2S113BD02600 LASHBROOK DURWOOD E
 2S113CA06900 LAPHAM ELBRIDGE J & LAPHAM DAWN E
 2S113CD05400 LAFFERTY PATRICK D & LAFFERTY ISAE
 2S113BD04000 KREIK RANIA ABI HAIDAR
 2S113CA04700 KOONING MARY ANN REV LIV TRUST
 2S113CA02300 KING SCOTT G TRUST
 2S113AC00400 KALBERER CO
 2S113CA01300 JOHNSON KATHRYN L & JOHNSON TRACEY E
 2S113CA02200 JOHNSON GILBERT & JOHNSON CAROLYN
 2S113CD05300 JOHNSON THOMAS A & JOHNSON JANIE F
 2S113CD05100 JACOBS HARVEY & JACOBS PATRICIA
 2S113DB01800 IN-N-OUT BURGERS
 2S113CA07200 ICHIKAWA FAMILY TRUST
 2S113CA01100 HUTCHENS SHIRLEY A
 2S113CA06400 HUTCHINS-STORZ MARION I & HUTCHINS MARKUS
 2S113BD00500 HUDSON RONALD R & HUDSON MARILYN L
 2S113CA06800 HESS REV LIV TRUST
 2S113CA04600 HENRY BRADLEY J
 2S113CA01400 HENNIG LIVING TRUST
 2S113CA05100 HENDERSON RALPH J & HENDERSON MICHEL D
 2S113CA03000 HANSON H GARY CREDIT SHELTER TRUST
 2S113BD04500 GUYLER IAN A & GUYLER JENNIFER A
 2S113BD07200 GUAN LEONARD & CHANG SHIAN WAI
 2S113BD03300 GREGOIRE MARGUERITE MARY
 2S113BD06500 GRECO KATHARINE D LIV TRUST
 2S113BD05600 GRAY BRANDON K
 2S113CD04900 GRAY LINDA D TRUST
 2S113BD07300 GONZALES VICTORIA
 2S113CA04800 GONDEK CORY
 2S113CD04700 GODDARD BRIAN THOMAS & GODDARD TRUDI
 2S113CA07900 GLEASON RICHARD M & GLEASON CAROL J
 2S113CA01200 GILLESPIE CONNIE E REV TRUST
 2S113CA03200 GILES SUSAN
 2S113CA08300 GIFFORD ROSS W & GIFFORD LESLIE J
 2S113CA03800 GENY DENISE E
 2S113CA08800 GASTON STEPHANIE J & GASTON BRENT E
 2S113DA01100 G6 HOSPITALITY PROPERTY LLC
 2S113DB00600 G&S WHOLE FOODS TUALATIN LLC
 2S113DC00200 G&S INTERNATIONAL LLC
 2S113CA03300 FULLER SUSAN J

EXHIBIT A

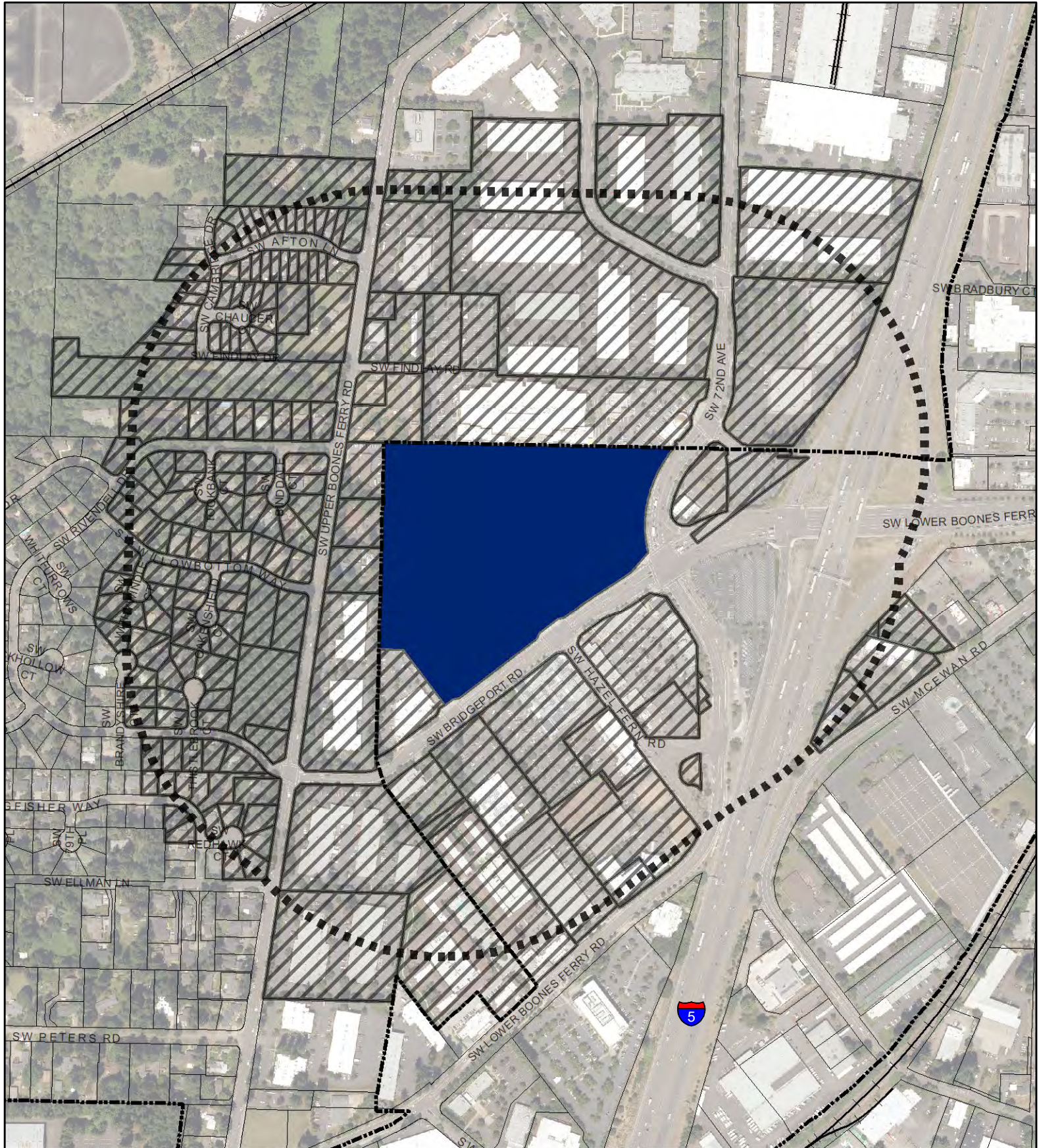
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17019 SW TOOKBANK CT	DURHAM	OR	97224
16935 SW UPPER BOONES FERRY RD	TIGARD	OR	97224
17202 SW WITHYWINDLE CT	DURHAM	OR	97224
PO BOX 3085	SARATOGA	CA	95070
7724 SW AFTON LN	PORTLAND	OR	97224
7665 SW CHAUCER CT	DURHAM	OR	97224
17015 SW ARKENSTONE DR	PORTLAND	OR	97224
17011 SW RIVENDELL DR	TIGARD	OR	97224
7732 SW RED HAWK CT	DURHAM	OR	97224
17217 SW WITHYWINDLE CT	PORTLAND	OR	97224
371 BRICKMAN RD	HURLEYVILLE	NY	12747
7783 SW WILLOWBOTTOM WAY	DURHAM	OR	97224
17051 SW RIVENDELL DR	TIGARD	OR	97224
17243 SE OAKENSHIELD CT	DURHAM	OR	97224
17280 SW OAKENSHIELD CT	DURHAM	OR	97224
7733 SW WILLOWBOTTOM WAY	TIGARD	OR	97223
17497 SW RIVENDELL DR	DURHAM	OR	97224
2127 MOUSEBIRD NW	SALEM	OR	97304
595 BROOKHURST AVE #26D	HIGHLANDS RANCH	CO	80129
17096 SW RIVENDELL DR	DURHAM	OR	97224
7682 SW AFTON LN	DURHAM	OR	97224
7666 SW AFTON LN	PORTLAND	OR	97224
17042 SW TOOKBANK CT	TIGARD	OR	97224
7709 SW RED HAWK CT	DURHAM	OR	97224
17019 SW RIVENDELL DR	DURHAM	OR	97224
17250 SW WITHYWINDLE CT	DURHAM	OR	97224
17320 SW BRANDYSHIRE CT	PORTLAND	OR	97224
321 SW 4TH AVE #800	PORTLAND	OR	97204
PO BOX 799	SEASIDE	OR	97138
17321 SW BRANDYSHIRE CT	PORTLAND	OR	97224
7727 SW REDHAWK CT	PORTLAND	OR	97224
7799 SW KINGFISHER WAY	DURHAM	OR	97224
13502 HAMBURGER LN	BALDWIN PARK	CA	91706
17053 SW BINDDALE CT	DURHAM	OR	97224
17485 SW RIVENDELL DR	TIGARD	OR	97224
17039 SW TOOKBANK CT	DURHAM	OR	97224
16715 SW CAMBRIDGE LN	DURHAM	OR	97224
17062 SW TOOKBANK CT	PORTLAND	OR	97224
17230 SW WITHYWINDLE CT	DURHAM	OR	97224
17459 SW RIVENDELL DR	TIGARD	OR	97224
7876 SW WILLOWBOTTOM WAY	DURHAM	OR	97224
17365 SW THISTLEBROOK CT	PORTLAND	OR	97224
17059 SW RIVENDELL DR	PORTLAND	OR	97224
16845 SW CAMBRIDGE LN	DURHAM	OR	97224
16785 SW UPPER BOONES FERRY RD	PORTLAND	OR	97224
6 CAMP LANE	FAIRFIELD	NJ	07004
15857 SE HEIDI LN	DAMASCUS	OR	97089
7823 SW KINGFISHER WAY	PORTLAND	OR	97224
16873 SW CAMBRIDGE LN	DURHAM	OR	97224
17261 SW WITHYWINDLE CT	DURHAM	OR	97224
7847 SW KINGFISHER WAY	DURHAM	OR	97224
7631 SW WILLOWBOTTOM WAY	TIGARD	OR	97223
17473 SW RIVENDELL DR	PORTLAND	OR	97224
17340 SW THISTLEBROOK CT	DURHAM	OR	97224
7751 SW WILLOWBOTTOM WAY	DURHAM	OR	97224
17240 SW OAKENSHIELD CT	DURHAM	OR	97224
17108 SW RIVENDELL DR	DURHAM	OR	97224
PO BOX 741328	DALLAS	TX	75374
16083 SW UPPER BOONES FERRY RD #120	TIGARD	OR	97224
16083 SW UPPER BOONES FERRY RD #120	TIGARD	OR	97224
17360 SW THISTLEBROOK CT	PORTLAND	OR	97224

EXHIBIT A

2S113CA06200 FULLER MALLORY & FULLER ADAM
 2S113DB00401 FRONTIER COMMUNICATIONS NORTHWEST INC
 2S113BD05500 FROMM ANDREW RICHARD & FROMM KIMBERLY CHRISTINE
 2S113BD04800 FRAME RONALD & CARLA LIV TRUST
 2S113CA03900 FOWLER FAWNTIA S & HANSEN KEVIN HUYEN
 2S113CA02700 FINLAYSON RICHARD L & FINLAYSON CINDY M
 2S113BD05700 FEWLESS DAVID E & FEWLESS CARMEN R
 2S113BD02800 FEIG JASON CHRISTOPHER & CHENG YA HUI
 2S113CA08100 ENGEL TOD M & ENGEL JACQUELINE F
 2S113CA07100 ELGEE MYRNA R & ELGEE GEORGE
 2S113BD05300 EISENBERG THERESA L
 2S113CA02900 DURST JOHN W & DURST CHRISTINE ANN
 2S113AC00700 DURHAM DENTAL LLC
 2S113AC00800 DURHAM PROFESSIONAL BUILDING CORP
 2S113BD07500 DURHAM CITY OF
 2S113CA08900 DURHAM CITY OF
 2S113CA08901 DURHAM CITY OF
 2S113CA09201 DURHAM CITY OF
 2S113CA09202 DURHAM CITY OF
 2S113CD05900 DURHAM CITY OF
 2S113CA04900 DUNNINGTON SARDIS TRUST
 2S113BD00800 DEVAULT MARILYN
 2S113BD06700 DEEMING SUSAN B & DEEMING WILLIAM
 2S113BD03400 DAY RENEE
 2S113DA01400 CST LLC
 2S113BD03100 CROSBY CATHERINE
 2S113BD00400 CROOK GRANT & CROOK LAURIE
 2S113CA06700 CLARK ANDREW N & CLARK ANN T
 2S113AC01500 CHURCH JAMES S & MASCALL DEANNA L
 2S113AC01600 CHURCH JAMES S & MASCALL DEANNA L
 2S113BD04700 CHU THAO M
 2S113CA08600 CHANG NANCY ANN
 2S113DB01100 CH REALTY VII/R TUALATIN BRIDGEPORT LLC
 2S113AC01000 BV CENTERCAL LLC
 2S113AC01100 BV CENTERCAL LLC
 2S113AC01201 BV CENTERCAL LLC
 2S113DB01600 BV CENTERCAL LLC
 2S113DB01700 BV CENTERCAL LLC
 2S113BD03700 BURKLEY FAMILY TRUST
 2S113BD05200 BURDIC MARY JOANNE
 2S113CA02800 BROWN JAMES & MCAULIFFE MARK
 2S113BD02400 BROKAW LYNN & JUDITH JOINT REV LIV TRUST
 2S113CA04200 BRODERICK NOEL C & BRODERICK JOYCE L
 2S113AD01700 BRIDGEPORT LAND LLC
 2S113CD00100 BRIDGEPORT WOODS BUSINESS PARK LLC
 2S113BD02200 BRADY KATHLEEN A
 2S113BD00100 BEHBOODI BAHRAM
 2S113CA03400 BALSIGER KIMBERLY C & BALSIGER STEVEN J
 2S113CA08000 ATWOOD JULIANA REV LIV TRUST & ATWOOD BRET WILLIAM REV LIV TRUST
 2S113AC00300 ARGONAUT DURHAM LLC
 2S113BD03000 ARCHIBALD PATRICK
 2S113CD01200 APPLIED MATERIALS INC
 2S113BD06100 ANDERSON JEFFREY C & ANDERSON KAREN W
 2S113DC01000 AMERICAN SAVINGS & LOAN ASSOC
 2S113CA06500 ALEXANDER WILLIAM & ALEXANDER JENNIFER
 2S113BD02300 AGHA VIRGINIA ANN & AGHA ZIAD J
 2S113CA00200 ACORN TUALATIN LLC
 2S113CA06600 ABBOTT RYAN & ABBOTT SAMANTHA
 2S113DB00400 7420 BRIDGEPORT LLC
 2S113CA03500 17400 SW THISTLEBROOK COURT LLC

EXHIBIT A

17070 SW RIVENDELL DR	DURHAM	OR	97224
PO BOX 619015	DALLAS	TX	75261
7609 SW AFTON LN	PORTLAND	OR	97224
7707 SW AFTON LN	PORTLAND	OR	97224
17260 SW OAKENSHIELD CT	DURHAM	OR	97224
17412 SW BRANDYSHIRE CT	DURHAM	OR	97224
2518 GALLEON PL	SAN LEANDRO	CA	94577
7700 SW AFTON LN	PORTLAND	OR	97224
7671 SW WILLOWBOTTOM WAY	PORTLAND	OR	97224
15885 GLACIER HWY	JUNEAU	AK	99801
7637 SW AFTON LN	DURHAM	OR	97224
17385 SW THISTLEBROOK CT	PORTLAND	OR	97224
16780 SW UPPER BOONES FERRY RD	DURHAM	OR	97224
7501 SW FINDLAY RD	DURHAM	OR	97224
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17243 SW WITHYWINDLE CT	DURHAM	OR	97224
4110 VIRGINIA WAY	LAKE OSWEGO	OR	97035
7743 SW CHAUCER CT	DURHAM	OR	97224
16805 SW UPPER BOONES FERRY RD	PORTLAND	OR	97224
1815 SW HIGH ST	PORTLAND	OR	97201
7754 SW AFTON LN	PORTLAND	OR	97224
16745 SW CAMBRIDGE LN	PORTLAND	OR	97224
17082 SW TOOKBANK CT	DURHAM	OR	97224
PO BOX 68241	PORTLAND	OR	97268
PO BOX 43	WEST LINN	OR	97068
7721 SW AFTON LN	DURHAM	OR	97224
7853 SW WILLOWBOTTOM WAY	DURHAM	OR	97224
3819 MAPLE AVE	DALLAS	TX	75219
1600 E FRANKLIN AVE	EL SEGUNDO	CA	90245
1600 E FRANKLIN AVE	EL SEGUNDO	CA	90245
1600 E FRANKLIN AVE	EL SEGUNDO	CA	90245
1600 E FRANKLIN AVE	EL SEGUNDO	CA	90245
1600 E FRANKLIN AVE	EL SEGUNDO	CA	90245
17065 SW RIVENDELL DR	DURHAM	OR	97224
7651 SW AFTON LN	DURHAM	OR	97224
17405 SW THISTLEBROOK CT	DURHAM	OR	97224
5015 PARKHILL ST	LAKE OSWEGO	OR	97035
17265 SW OAKENSHIELD CT	DURHAM	OR	97224
3939 NW ST HELENS RD	PORTLAND	OR	97210
PO BOX 1696	BEAVERTON	OR	97075
7600 SW AFTON LANE	DURHAM	OR	97224
6 HIDALGO ST	LAKE OSWEGO	OR	97035
17380 SW THISTLEBROOK CT	DURHAM	OR	97224
7651 SW WILLOWBOTTOM WAY	PORTLAND	OR	97224
4343 SW FAIRVIEW BLVD	PORTLAND	OR	97221
7740 SW AFTON LN	PORTLAND	OR	97224
9700 E HWY 290 BLDG 34 MS 3400	AUSTIN	TX	78724
7712 SW CHAUCER CT	PORTLAND	OR	97224
343 E MAIN ST #711	STOCKTON	CA	95202
17059 SW TOOKBANK CT	DURHAM	OR	97224
7616 SW AFTON LN	DURHAM	OR	97224
6950 NE CAMPUS WAY	HILLSBORO	OR	97124
17079 SW TOOKBANK CT	DURHAM	OR	97224
7420 SW BRIDGEPORT RD #105	PORTLAND	OR	97224
27999 SW LADD HILL RD	SHERWOOD	OR	97140



1000' Buffer



Selected Taxlots



PUBLIC NOTICE

The Applicant for the reconstruction of the Bridgeport Village Common Areas, (aka The Bridgeport Refresh)
City of Tualatin Architectural Review # AR21-0017,

Will hold a public meeting on December 8, 2021 at 6:00PM

Location: 7455 SW Bridgeport Road, Tigard OR. 977224

The meeting location is at the Bridgeport Village Corporate offices, at Bridgeport Village, on the second floor at the above address. Signs will be posted.

Scope of Project:

The Owner of the Bridgeport Village has determined that the common areas of the center need to be remodeled. This remodel will include new outdoor seating areas; new landscaping, new playground, new casual seating areas, some remodeled building facades, remodeled canopies, along with the replacement of a large portion of the cast in place concrete walkways. The project will also include the repainting of a large portion of the project buildings.

The requirement for this Public Meeting is triggered by the replacement of the concrete walkways, as this work triggers upgraded storm drainage improvements. At the Public Meeting the Applicant will review the concrete work along with all the other proposed improvements.

Application materials are available at the City of Tualatin.

CERTIFICATION OF SIGN POSTING



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 Bridgeport Village Refresh project, I hereby certify that on this day, 11/24/21 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: Dale Pinney

Applicant's Signature:  (Print)

Date: 1/6/22

BRIDGEPORT VILLAGE SIGN-IN

DATE: 12/8/21 - CPM/PUBLIC MEETING

Patricia Snabo
Susan Deeming

Meeting Notes

12/13/21

Bridgeport Village Refresh Public Meeting

Wed. December 8th, 2021 @ 6pm

Project; AR21-0017

Per City of Tualatin code, for a Type II Architectural Review, the applicant held a public meeting to review and discuss the project. The site was posted and a public notice was mailed out to addresses within 1000 feet of the site (list provided by city). The meeting was held on Dec. 8th at 6 pm, at Bridgeport Village, meeting signs were posted at the address.

The applicant had 10 images of the project mounted on 24x36 boards, seating for 20 and refreshments. The various images showed site plans, elevations, rendering images of the canopies and building remodel areas. Representing the applicant was Dale Pinney of FWDA LLC and Sandra Rollins of BV Centercal LLC.

The meeting was started at 6:05pm, there were two members of the public in attendance; Patricia Snalo and Susan Deening. The sign in sheet is attached. The two ladies were reluctant to provide any other personal information and the applicant did not push them to do so.

The applicant reviewed the overall project discussing the following:

1. Building C remodel.
2. Site plan and playground changes.
3. Building D and E canopy remodels.
4. The 4 new free standing canopies.
5. Hardscape changes and new site furnishings, along with the related requirement to add additional storm drainage facilities.
6. Landscaping modifications.

The public response was overwhelmingly favorable, and they provided no real input on the project design. They were interested in the play area, so we spent some time on the natural log play features.

They were specifically concern (the reason they attended) about any storm drainage impacts from this project on the neighborhood to the west. The applicant explained that the project would not create anymore storm water than it does today. We discussed that the major change would be that the project will add extra detention, to meet current storm drainage codes. The project will actually reduce its storm drainage output. This discussion addressed their concerns.

No other members of the public arrived during the meeting, and the meeting ended at about 6:30pm.

Dale Pinney
First Western Development Advisors
Owner Representative
206-571-5629