

CITY OF TUALATIN
Planning Division

Land Use Application

Project Information		
Project Title: Powder Tech		
Brief Description: New 150' x 50' uninsulated PEMB shed to provide protection of finished/production products.		
Property Information		
Address: 9900 SW Herman Rd Tualatin, OR 97062		
Assessor's Map Number and Tax Lots: 25123BD-0100		
Applicant/Primary Contact		
Name: Eric Lanciault	Company Name: Eric Lanciault, Architect	
Address: 3200 SE 164th Ave Suite 302		
City: Vancouver	State: WA	ZIP: 98683
Phone: 360.798.3801	Email: eric@elaoca.com	
Property Owner		
Name: Powder Tech Inc. - Dave Finzer		
Address: 9900 SW Herman Rd		
City: Tualatin	State: OR	ZIP: 97062
Phone: 503.612.6800	Email: dave@powdertech.net	
Property Owner's Signature: 		Date: 9-28-21

(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: 9.28.21
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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:	



Parcel Information		Assessment Information	
Parcel #:	R2106406	Market Value Land:	\$0.00
Tax Lot:	2S123BD01100	Market Value Impr:	\$428,260.00
Site Address:		Market Value Special:	\$0.00
	Tualatin OR 97062	Market Value Total:	\$428,260.00
Owner:	Powder Tech Inc	Assessment Year:	2021
Owner2:		Assessed Value:	\$428,260.00
Owner Address:	PO Box 3221	Tax Information	
	Tualatin OR 97062	Levy Code:	23.76
Twn/Range/Section:	02S / 01W / 23 / NW	Levy Rate:	17.3895
Parcel Size:	2.98 Acres (129,852 SqFt)	Tax Year:	2020
Plat/Subdivision:		Annual Tax:	\$6,836.60
Lot:	2	Exemption:	\$0.00
Block:		Legal	
Map Page/Grid:	685-D3	2002-005 PARTITION PLAT, LOT 2	
Census Tract/Block:	032003 / 1007		

Land	
Cnty Land Use:	3010 - Industrial Improved
Land Use Std:	CMSC - Commercial Miscellaneous
Neighborhood:	Cpo 5 Sherwood-Tualatin S1
Watershed:	Fanno Creek-Tualatin River
Primary School:	Tualatin Elementary School
High School:	Tualatin High School
Cnty Bldg Use:	
Zoning:	Tualatin-MG - General Manufacturing
Recreation:	
School District:	23J - Tigard-Tualatin
Middle School:	Hazelbrook Middle School

Improvement					
Year Built:	0	Bedrooms:	0	Bathrooms:	0
1st Floor:	0 SqFt	2nd Floor:	0 SqFt	Building Total:	0 SqFt
Garage:	0 SqFt	Attic Fin/Unfin:	0 SqFt / 0 SqFt	Building Fin:	0 SqFt
A/C:	Yes	Basement Fin. SqFt:	0 SqFt	Basement Unfin:	
Heat:		Exterior Walls:		Roof Covering:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Parcel Information

Parcel #:	R2110354
Tax Lot:	2S123BD01100
Site Address:	9900 SW Herman Rd
	Tualatin OR 97062 - 6007
Owner:	Calypso Partners LLC
Owner2:	
Owner Address:	PO Box 3221
	Tualatin OR 97062
Twn/Range/Section:	02S / 01W / 23 / NW
Parcel Size:	2.98 Acres (129,809 SqFt)
Plat/Subdivision:	
Lot:	2
Block:	
Map Page/Grid:	685-D3
Census Tract/Block:	032003 / 1007

Assessment Information

Market Value Land:	\$367,890.00
Market Value Impr:	\$2,884,380.00
Market Value Special:	\$0.00
Market Value Total:	\$3,252,270.00
Assessment Year:	2021
Assessed Value:	\$2,753,210.00

Tax Information

Levy Code:	23.76
Levy Rate:	17.3895
Tax Year:	2020
Annual Tax:	\$46,446.72
Exemption:	\$0.00

Legal

2002-005 PARTITION PLAT, LOT 2, ACRES 2.98

Land

Cnty Land Use:	2310 - Commercial In Industrial Zone Improved	Cnty Bldg Use:	I1 - Warehouse
Land Use Std:	IWAR - Warehouse, Storage	Zoning:	Tualatin-MG - General Manufacturing
Neighborhood:	Cpo 5 Sherwood-Tualatin S1	Recreation:	
Watershed:	Fanno Creek-Tualatin River	School District:	23J - Tigard-Tualatin
Primary School:	Tualatin Elementary School	Middle School:	Hazelbrook Middle School
High School:	Tualatin High School		

Improvement

Year Built:	0	Bedrooms:	0	Bathrooms:	0
1st Floor:	0 SqFt	2nd Floor:	0 SqFt	Building Total:	0 SqFt
Garage:	0 SqFt	Attic Fin/Unfin:	0 SqFt / 0 SqFt	Building Fin:	0 SqFt
A/C:	Yes	Basement Fin. SqFt:	0 SqFt	Basement Unfin:	
Heat:		Exterior Walls:		Roof Covering:	

Transfer Information

Rec. Date:	02/09/2004	Sale Price:		Doc Num:	0000012441	Doc Type:	Deed
Owner:				Grantor:			
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

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Preliminary Report

Lawyers Title - Oregon
1455 SW Broadway, Ste 1400, Portland, OR 97201

File No.: 322100497

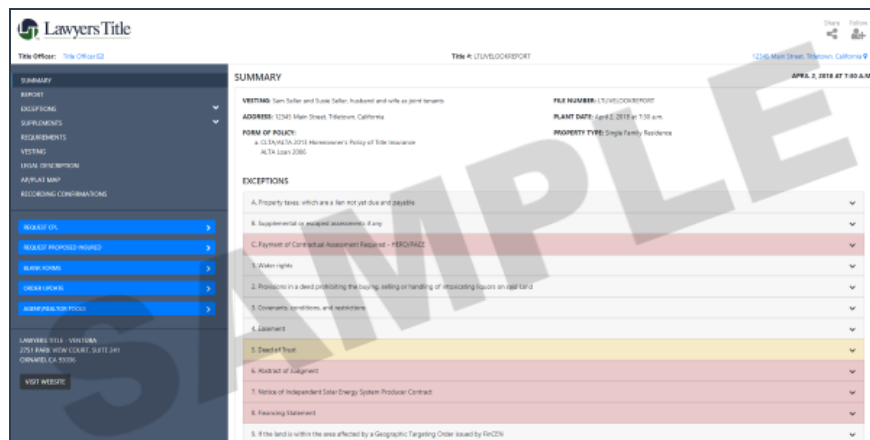
Property Address: 9900 SW Herman Road, Tualatin, OR 97062

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

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The screenshot displays the Lawyers Title LiveLOOK report interface. On the left is a dark sidebar with navigation options: SUMMARY, REPORT, EXCEPTIONS, REQUIREMENTS, VESTING, LEGAL DESCRIPTION, APPLICABLE MAP, and RECORDING CONFIRMATION. Below these are sections for RELATED TOOLS (RECORDING, RECORD PROGRESS REPORT, REPLY CODES, CHECK LOGS, ADMINISTRATION TOOLS) and LAWYERS TITLE - VENDOR information. The main content area is titled 'SUMMARY' and includes: VENDOR (Sam Seller and Tracie Seller, husband and wife as joint tenants), ADDRESS (12345 Main Street, Tiburon, California), FILE NUMBER (LIVELOOKREPORT), PLANT DATE (April 2, 2018 at 1:01 a.m.), FORM OF POLICY (a CLS 1000.00 2013 Homeowner's Policy of Title Insurance), and PROPERTY TYPE (Single Family Residence). A date stamp 'APR 2, 2018 AT 1:01 A.M.' is visible. Below the summary is an 'EXCEPTIONS' section with a list of items, each with a dropdown arrow: A. Property taxes which are a lien not yet due and payable; B. Supplemental or unpaid assessments, if any; C. Payment of Contract Assessment Fee - NERC/INCE; D. Water rights; E. Provisions in a deed prohibiting the buying, selling or handling of adjoining tracts on said land; F. Covenants, conditions and restrictions; G. Easement; H. Deed of Trust; I. Holdback of Judgment; J. Notice of Independent Solar Energy System Producer Contract; K. Financing Statement; L. If the land is within the area affected by a Geographic Targeting Order issued by the CFT.

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PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Lawyers Title of Oregon, LLC hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

A handwritten signature in black ink, appearing to read 'ASME', written over a horizontal line.



1455 SW Broadway, Ste 1400, Portland, OR 97201
(503)220-0015 FAX (503)222-3019

PRELIMINARY REPORT

TITLE OFFICER: Bob Brandon
bob.brandon@ltic.com
(503)553-5690

ORDER NO.: 322100497

TO: Powder Tech Inc
Lanita Issah Armstrong
9900 SW Herman Road
Tualatin, OR 97062

BUYER/BORROWER: Calypso Partners LLC

PROPERTY ADDRESS: 9900 SW Herman Road, Tualatin, OR 97062

EFFECTIVE DATE: October 6, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Loan Policy 2006	\$ TBD	\$ TBD
Proposed Insured:		
Government Lien Search		\$ 30.00
Other Title Fees		\$ 350.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Calypso Partners, LLC, an Oregon limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Parcel 2, PARTITION PLAT NO. 2002-005, in the City of Tualatin, County of Washington and State of Oregon.

TOGETHER WITH an undivided interest in Tract "A" (Private Drive), PACIFIC STATES INDUSTRIAL PARK, in the City of Tualatin, County of Washington and State of Oregon.

TOGETHER WITH a license for private railroad crossing over the property of Southern Pacific Transportation Company at milepost P-761.28 in the location illustrated on the print drawing No. A-14897 dated December 10, 1993 as referenced in Amendment to Road Maintenance Agreement for Private Roadway recorded November 11, 1996 as Recorder's Fee No. 96102500 and subject to the terms and provisions of license agreement.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

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

SPECIFIC ITEMS AND EXCEPTIONS:

6. Unpaid Property Taxes are as follows:

Fiscal Year: 2021-2022
Amount: \$47,519.78, plus interest, if any
Levy Code: 023.76
Account No.: [R2110354](#)
Map No.: 2S123BD01100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. City Liens, if any, in favor of the City of Tualatin. None found as of October 8, 2021.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin, Oregon
Purpose: Water line
Recording Date: April 7, 1976
Recording No: [Book 1077, Page 550](#)
Affects: Northerly potion of Parcel as delineated on the recorded Partition Plat

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tualatin
Purpose: Sanitary sewer
Recording Date: July 27, 1979
Recording No: [79-029914](#)
Affects: Southerly portion as delineated on the recorded plat

10. Wetlands Mitigation Agreement, including the terms and provisions thereof,

By and Between: City of Tualatin, an Oregon municipal corporation, the Oregon Division of State Lands, and property owners
Recording Date: April 7, 1992
[Recording No.:](#) [92-022692](#)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Correction Deed
Purpose: Ingress and egress for roadway and bicycle path
Recording Date: January 4, 1994
[Recording No.:](#) [94-000732](#)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Ingress and egress
Recording Date: May 2, 1995
[Recording No.:](#) [95-030547](#) and as recited on the recorded plat

13. Restrictions, but omitting restrictions, if any, 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 restriction is permitted by applicable law, as shown on that certain plat

[Name of Plat:](#) [Pacific States Industrial Park](#)
Recording Date: April 17, 1996
Recording No: 96-034122

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

By and Between: C.A.P. Investors, L.L.C., an Oregon Limited Liability Company, Oregon Sandblasting & Coating, Inc., an Oregon corporation, and Rodda Paint Co., an Oregon corporation
Purpose: Private roadway
Recording Date: April 17, 1996
[Recording No.:](#) [96-034126](#)
Affects: Reference is hereby made to said document for full particulars

Note: Said agreement contains terms and provisions for maintenance.

Amendment to Road Maintenance Agreement for Private Roadway, including the terms and provisions thereof,

Recording Date: November 15, 1996
[Recording No.:](#) [96-102500](#)

15. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Private Roadway Agreement

Disclosed in: Statutory Warranty Deed
Recording Date: June 30, 2000
[Recording No.:](#) [2000-053004](#)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Ingress and egress
Recording Date: March 27, 2001
[Recording No: 2001-024855](#)

Amendment to Easement for Ingress and Egress, including the terms and provisions thereof,

Recording Date: November 16, 2004
[Recording No.: 2004-131688](#)

17. Restrictions, but omitting restrictions, if any, 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 restriction is permitted by applicable law, as shown on that certain plat

[Name of Plat: Partition Plat No. 2002-005](#)
Recording Date: February 1, 2002
Recording No: 2002-012923

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: Private storm drainage for the benefit of Parcel 1
Affects: Reference is hereby made to said document for full particulars

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said [tract/plat](#);

Purpose: Private access and utility for the benefit of Parcel 1
Affects: Reference is hereby made to said document for full particulars

20. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Street improvement
Recording Date: April 3, 2002
[Recording No.: 2002-038775](#)

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clean Water Services
Purpose: Sanitary sewer
Recording Date: June 12, 2007
[Recording No: 2007-065418](#)
Affects: Southerly portion of property

22. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

23. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Calypso Partners, LLC, an Oregon limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

24. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

ADDITIONAL REQUIREMENTS/NOTES:

- A. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- B. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Calypso Partners, LLC, an Oregon limited liability company

- D. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- E. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- F. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

G. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Washington	\$81.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document which is recorded electronically.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1433 SW 6th Ave.
Portland, OR 97201

H. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

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

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



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Eric Lanciault
Address: 3200 SE 164th Ave Suite 302 Vancouver, WA 98683
Phone: 360.798.3801
Email: eric@elaooa.com
Site Address: 9900 SW Herman Rd
City: Tualatin
Map & Tax Lot #: 2S123BD-01100
Business Name: Powder Tech
Land Use/Building Jurisdiction: _____
Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, **Tualatin**, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Architectural Review for a new 150' x 50' uninsulated PEMB shed to provide protection of finished/ production products.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit**
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # _____
Permit Type: _____
Submittal Date: _____
Assigned To: _____
Due Date: _____
Fees Due: _____
Fees Paid: _____

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

Fire Marshal or Designee _____ Date _____

Conditions:

See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____



10295 Southwest Ridder Road, Wilsonville, OR 97070
p 503 570 0626 f 503 532 9567 republicservices.com

September 24, 2021

Luke Orem
JH Kelly Construction

Re: Powder Tech
9900 SW Herman Rd.
Tualatin, OR 97062

Dear Luke,

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

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

We have reviewed the proposed footprint for an additional building located on the East side of the existing building. We have no equipment around the area of construction, and we do not foresee any conflict with the new construction and our ability to safely provide continued service at this location.

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

Sincerely,

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

Kelly Herrod
Operations Supervisor
Republic Services Inc.

March 29, 2022

POWDER TECH INC
9900 SW HERMAN RD
TUALATIN OR 97062

RE: 9900 SW Herman Road 50 X 150 Shed; CWS file 21-003115 (Tax map 2S123BD Tax lot 01100)

Clean Water Services has received your Sensitive Area Certification for the above referenced site. District staff has reviewed the submitted materials including site conditions and the description of your project. Staff concurs that the above referenced project will not significantly impact the existing Sensitive Areas found near the site. 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 letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

Sincerely,

Stacy Benjamin
Stacy Benjamin
Environmental Plan Review

Attachment (1)

EL,A

City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

Re: Powder Tech Inc, New Pre-Engineered Metal Building for
Storage located at 9900 SW Herman Rd Tualatin, OR 97062

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Dear Property Owner:

You are cordially invited to attend a meeting via Zoom on September 9th, 2021 at 6:00 PM. This meeting shall be held to discuss the proposed project located at 9900 SW Herman Rd.

The proposed project is the construction of a new 150' by 50' uninsulated single sloped roof PEMB shed in the same location that a previous tarp shelter of similar geometry existed. The purpose of the shed is to provide protection of finished/production products/materials from the elements. Eave heights on the single sloped roof will be 20' AFF and 24'2" AFF. The Shed will not disturb any existing landscaping. The shed will not increase the number of employees working on the site. The shed is nested towards the back of the property and will be obscured by existing buildings from a site line to SW Herman Road. The color scheme of the shed will be consistent with that of the existing buildings in the surrounding property.

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

Sincerely,



Eric Lanciault
Principal, EL,Architects, PS

Join Zoom Meeting

<https://us02web.zoom.us/j/84174284623?pwd=bFoyMHNLVGxpMVREZGtYWXRBMkpVQT09>

Meeting ID: 841 7428 4623
Passcode: 498464

Dial by your location

+1 253 215 8782 US (Tacoma)
+1 669 900 6833 US (San Jose)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)

Eric Lanciault, Architect

3200 se 164th avenue suite 302
vancouver, washington 98683

360.798.3801
eric@elaooa.com

CERTIFICATION OF SIGN POSTING

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

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain orange composed of the RGB color values Red 254, Green 127, and Blue 0. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the Powdertech PEMB project, I hereby certify that on this day, August 26th 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: Luke Ornam
(Please Print)

Applicant's Signature: 

Date: Aug 30, 2021

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S123BD00800	WSM MANUFACTURING	9500 SW TUALATIN RD	TUALATIN	OR	97062
2S123BD00900	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00100	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CA00300	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00101	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00600	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00601	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00700	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB00800	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123CB02100	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239
2S123BB01100	WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
2S123BD00400	VALMONT COATINGS & PACIFIC STATES GALVANIZING	ONE VALMONT PLZ-5TH FLOOR	OMAHA	NE	68154
2S123BC00900	UNITED STATES POSTAL SERVICE	160 INVERNESS DR W STE 400	ENGLEWOOD	CO	80112
2S123AB00400	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S123CA01500	TUALATIN INDUSTRIAL INVESTORS LLC	1211 SW 5TH AVE STE 2185	PORTLAND	OR	97204
2S123CA01600	TUALATIN LAND INVESTORS LLC	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123CA01700	TUALATIN LAND INVESTORS LLC	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123CA02000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S123CA90000	TUALATIN-SHERWOOD INDUSTRIAL CONDO HOA			OR	00000
2S123D003000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S123BC01400	TRUMBO INVESTMENTS LLC	14365 SW 144TH AVE	TIGARD	OR	97224
2S123B000800	TOTE 'N STOW INC COM SITE	PO BOX 1447	PORTLAND	OR	97207
2S123BB00300	TOTE 'N STOW INC	PO BOX 1447	PORTLAND	OR	97207
2S123BA70005	TOLAR STREET PROPERTIES LLC	13455 SW 22ND ST	BEAVERTON	OR	97008
2S123BA70006	TOLAR STREET PROPERTIES LLC	13455 SW 22ND ST	BEAVERTON	OR	97008
2S123CB01800	TETON PARK LLC	19602 DERBY CT	WEST LINN	OR	97068
2S123CB01900	TETON PARK LLC	19602 DERBY CT	WEST LINN	OR	97068
2S123CB02000	TETON INDUSTRIAL PARK LLC	PO BOX 2510	TUALATIN	OR	97062
2S123B000702	ROSEDALE PROPERTIES LLC	PO BOX 151	WEST LINN	OR	97068
2S123BB00200	ROLLING FRITO-LAY SALES LP	3131 S VAUGHN WAY #301	AURORA	CO	80014
2S123BC01200	PZHERMAN LLC	12600 SW 68TH AVE	PORTLAND	OR	97223
2S123BA70003	PRO LINES PROPERTIES LLC	19702 BELLEVUE WAY	WEST LINN	OR	97068
2S123BA70004	PRO LINES PROPERTIES LLC	19702 BELLEVUE WAY	WEST LINN	OR	97068
2S123B000900	POWIN QBF LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA02900	POWIN QBF LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA03100	POWIN QBF LLC	PO BOX 483	TUALATIN	OR	97062
2S123BD01100	POWDER TECH INC	PO BOX 3221	TUALATIN	OR	97062
2S123CB00102	PASCUZZI INVESTMENT LLC	10230 SW SPOKANE CT	TUALATIN	OR	97062
2S123BC00800	PACIFIC NW PROPERTIES LP	6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
2S123BD00600	PACIFIC STATES INDUSTRIAL PARK OWNERS OF ALL LOTS			OR	00000
2S123CB00100	PACIFIC NUTRITIONAL FOODS	9960 SW POTANO	TUALATIN	OR	97062

2S123BD01000	OREGON SANDBLASTING & COATING INC	PO BOX 1171	TUALATIN	OR	97062
2S123BA70000	ONE HUNDREDTH COURT INDUSTRIAL CONDO UNIT OWNERS			OR	00000
2S123BC00200	NORTHWEST TECH CENTER LLC	10 SEA TERRACE DR	NEWPORT COAST	CA	92657
2S123BD00300	NIEMEYER JOHN E & MEADER JEFFREY W	15 82ND DR STE 210	GLADSTONE	OR	97027
2S123BC00100	MS JONES HOLDINGS LLC	10360 SW SPOKANE CT	TUALATIN	OR	97062
2S123BC00300	MJMARK LLC & MARK PROPERTIES LP	111 SW COLUMBIA ST STE 1380	PORTLAND	OR	97201
2S123CA00801	MCLELLAN ESTATE CO	707 OLD COUNTY RD	BELMONT	CA	94002
2S123BB00600	MARKS 18200 LCC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01000	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123BB01101	MARKS 18400 LLC	18200 SW TETON AVE	TUALATIN	OR	97062
2S123B000901	LU QBF LLC	PO BOX 483	TUALATIN	OR	97062
2S123BA02800	LONDON POINTE LLC	7831 SE LAKE RD	PORTLAND	OR	97267
2S123BA03200	LIFE FRONT 2 LLC	3015 NE 44th AVE	PORTLAND	OR	97213
2S123B000701	KAI USA LTD	18600 SW TETON AVE	TUALATIN	OR	97062
2S123BC01100	JUBITZ CORPORATION	33 NE MIDDLEFIELD RD	PORTLAND	OR	97211
2S123BC00600	JKLM INVESTMENT COMPANY LLC	18880 SW TETON AVE	TUALATIN	OR	97062
2S123BD00700	ICHOR SYSTEMS INC	9660 SW HERMAN RD	TUALATIN	OR	97062
2S123CB01700	GNT LEASING LLC	PO BOX 2687	TUALATIN	OR	97062
2S123BC00700	FUENTE ROSE LLC	33120 NE LESLEY RD	NEWBERG	OR	97132
2S123CA00800	FARWEST FIBERS INC	PO BOX 20669	PORTLAND	OR	97294
2S123CB00900	ELSINORE DEVELOPMENT GROUP LLC	19480 SW 97TH AVE	TUALATIN	OR	97062
2S123BA70001	EASTBOUND PROPERTIES LLC	32019 NE CORRAL CREEK RD	NEWBERG	OR	97132
2S123BA70002	EASTBOUND PROPERTIES LLC	32019 NE CORRAL CREEK RD	NEWBERG	OR	97132
2S123BC01300	DUGGAL WEST HOLDINGS LLC	10 W 24TH ST	NEW YORK	NY	10010
2S123BC01500	CROWLEY AARON J & CROWLEY HEATHER J	30891 S KAUFMAN RD	CANBY	OR	97013
2S123CB00200	CJD HOLDINGS LLC	19200 SW TETON AVE	TUALATIN	OR	97062
2S123BD00200	BOWLSBY/MCCORD ENTERPRISES LLC	9730 SW HERMAN RD	TUALATIN	OR	97062
2S123BC01600	BARR FAMILY IX LLC	3455 W FIRST AVE	EUGENE	OR	97402
2S123BC01700	BARR FAMILY IX LLC	3455 W FIRST AVE	EUGENE	OR	97402
2S123CB01500	BAKER GROUP NORTHWEST LLC	9650 SW REGAL DR	PORTLAND	OR	97225
2S123CA90150	ANDRUS MICHAEL R & ANDRUS NANCY A	15821 SW HIGHPOINT DR	SHERWOOD	OR	97140
2S123CA90151	ANDRUS MICHAEL R & ANDRUS NANCY A	15821 SW HIGHPOINT DR	SHERWOOD	OR	97140
2S123CA90211	ANDRUS MICHAEL R & ANDRUS NANCY A	15821 SW HIGHPOINT DR	SHERWOOD	OR	97140
2S123BD00500	9620 HERMAN ROAD LLC	5611 NE COLUMBIA BLVD	PORTLAND	OR	97218
2S123CA00200	2010 WA HOLDINGS LLC 2010 WA HOLDINGS LLC				
2S123BA05001	100TH COURT LLC	5611 NE COLUMBIA BLVD	PORTLAND	OR	97218

AFFIDAVIT OF MAILING NOTICE

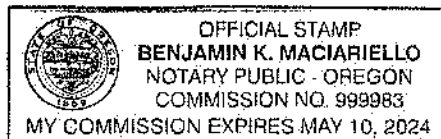
STATE OF OREGON)
 multnomah) SS
COUNTY OF WASHINGTON)

I, *Melinda Robinson* being first duly sworn, depose and say:

That on the ~~20~~ *25* day of *August*, 20 *21*, 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.

Melinda Robinson
Signature

SUBSCRIBED AND SWORN to before me this *25th* day of *August*, 20 *21*.



Benjamin K. Maciariello
Notary Public for Oregon
My commission expires: *May 10, 2024*

RE: _____

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

Date: 9/9/2021 Time: 6:00pm

Via Zoom:

(360) 423-5510 (Luke)

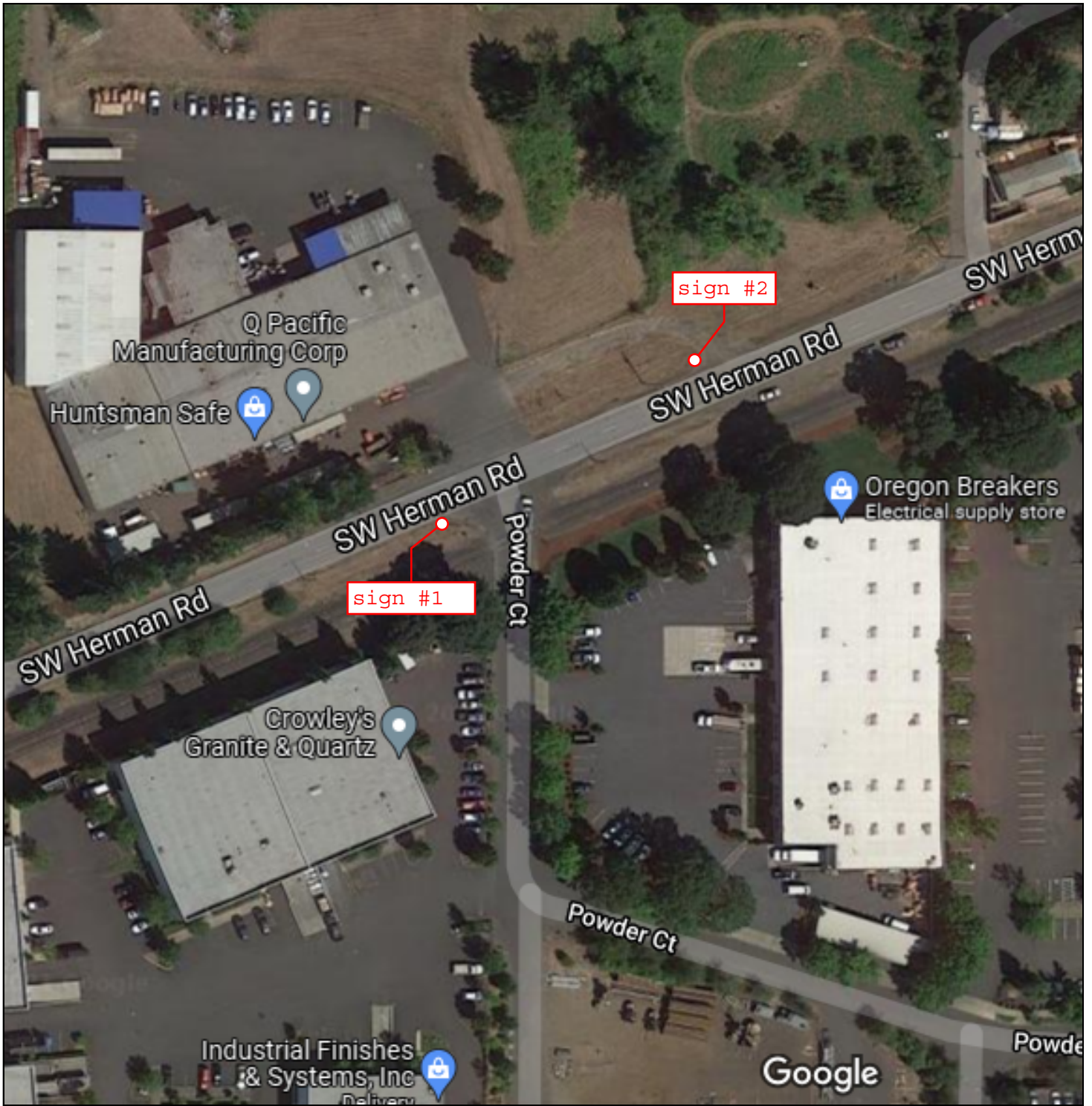


sign #1



sign #2





sign #2

sign #1

Q Pacific
Manufacturing Corp

Huntsman Safe

Crowley's
Granite & Quartz

Oregon Breakers
Electrical supply store

Industrial Finishes
& Systems, Inc

Google

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 PowderTech PEMB project,
I hereby certify that on this day, 1.21.22 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: Luke Orem (Please Print)

Applicant's Signature: 

Date: 1.24.22

