

February 4, 2022

ERIN ENGMAN

City of Tualatin, Planning
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Re: 2nd Request to extend the 120-day Review period and request to schedule the AR Hearing
Project: Tualatin Logistics Park: AR21-0011

Erin:

Specht Development, VLMK Engineering + Design and Lancaster-Mobley are continuing to engage with City of Tualatin Staff to resolve outstanding issues related to Site Access, Traffic Impact Assessment and Stormwater disposal. We have made progress on the Site Access issue and feel that we are close to a resolution on this issue. We have yet to receive input from Washington County regarding their review of the revised Traffic Impact Analysis that we provided back in Dec. 2021. We are also looking at other alternatives for stormwater disposal from the site to satisfy Tualatin and CWS requirements.

Thank you for reviewing the possibility of now scheduling the AR Hearing for this project. The entire team feels that we can reach agreement on many of the issues or have Staff write Conditions of Approval that will allow this project to complete the AR process. We are asking that you schedule the AR Hearing for Wednesday, March 9th, 2022.

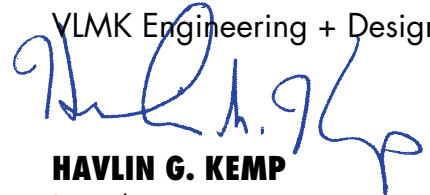
The initial 120-review period (set by ORS 227.178(5)) was previously extended by 21 days to February 12, 2021. We agree to extend the Review Period by another 30-days to March 14, 2022.

As noted in previous correspondence, we are wanting to begin Construction as soon as possible, preferably in July, 2022. We will continue to work with Staff to reach agreement on the outstanding issues as quickly as possible.

We look forward to reaching agreement on the outstanding issues resulting in a TLP Project that City of Tualatin Staff can support in their report to the Architectural Review board. Please give me a call if you have any question at 503-222-4453.

Sincerely,

VLMK Engineering + Design



HAVLIN G. KEMP

Principal

November 10, 2021

ERIN ENGMAN

City of Tualatin, Planning
18880 SW Martinazzi Avenue
Tualatin, OR 97062

Re: Request to cancel scheduled AR Hearing and extend the 120-day Review period
Project: Tualatin Logistics Park: AR21-0011

Erin:

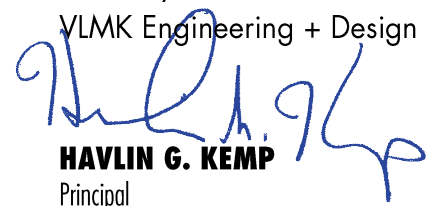
Specht Development, VLMK Engineering + Design and Lancaster-Mobley are all actively engaging with City of Tualatin Staff to resolve outstanding issues related to Site Access, Traffic Impact Assessment and Stormwater disposal. These issues are taking longer than hoped to resolve and therefore, we are requesting that the planned AR Hearing date be cancelled and the 120-Review period be extended.

We are requesting that the 120-review period (set by ORS 227.178(5)) be extended by 21 days. This will result in a 141-day review period ending 21 days after Jan. 22, 2022 and will now be ending on February 12, 2021.

We are requesting the current Hearing date of Nov. 17, 2021 be cancelled. As noted, we are working with Tualatin Staff to resolve the outstanding issues as quickly as possible. Time is of the essence and we are wanting to begin Construction as soon as possible, preferably in July, 2022. We will continue to work with Staff to reach agreement on the outstanding issues as quickly as possible. We ask that a new AR Hearing date be scheduled as soon as possible.

We look forward to reaching agreement on the outstanding issues and ending up with a TLP Project that City of Tualatin Staff can support in their report to the Architectural Review board. Please give me a call if you have any question at 503-222-4453.

Sincerely,
VLMK Engineering + Design



HAVLIN G. KEMP
Principal

September 24, 2021

ERIN ENGMAN

City of Tualatin
10699 SW Herman Road
Tualatin, Oregon 97062

Re: Completeness Review Response
Project: Tualatin Logistics Park

Dear Erin:

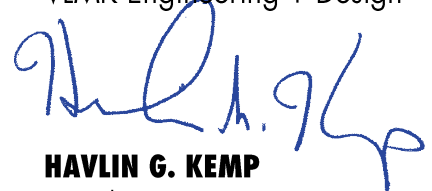
The following are in response to your August 27, 2021 Incompleteness Letter for the Tualatin Logistics Park:

1. The proposed driveway at the southeast corner of the site has been removed from the project, thus eliminating development on Tax lot 300. No private access easement nor any tree removal are being proposed on the lot to the south of this development. This driveway was going to be very steep due to the grade difference between SW 124th at the intersection of SW Cimino and the new grade of the proposed site. This grade difference did not allow for a common access driveway for this proposed site and the property to the south. Consequently, this driveway has been removed from the proposed project. The Site drawings have been updated for this change and the Traffic Study has also been modified for this change.
2. Service Provider Letter from Clean Water Services: The Service Provider Letter has been issued by CWS and is included with the resubmitted documents with this letter.

We are providing you with the required documents in response to the two Incompleteness Items and ask that you deem this application COMPLETE and move forward with your review of the Architectural Review documents. Our team will continue to work with you, Mike McCarthy and Hayden Ausland during the City of Tualatin review period to get to an approvable project with a minimum of Conditions of Approval.

Thank you for your assistance on this project and we look forward to working with you toward completion of the project. If you have any questions please call me at 503-222-4453 or at havlin@vlmk.com.

Sincerely,
VLMK Engineering + Design



HAVLIN G. KEMP
Principal

Attachments:

1. Revised AR Drawings Set 9-24-21
2. Revised Project Narrative 9-24-21
3. Revised TIS Letter
4. CWS SPL 21-002052



CITY OF TUALATIN
Planning Division

Land Use Application

Project Information

Project Title: Tualatin Logistics Park (TLP)
 Brief Description:
 Proposed development of a multi-tenant distribution warehouse of approximately 455,000sft and associated site work.

Property Information

Address: SW 124th Ave and SW Cimino Street
 Assessor's Map Number and Tax Lots: 2S128A 000100

Applicant/Primary Contact

Name: Amy Tallent Company Name: VLMK Engineering + Design
 Address: 3933 S Kelly Ave
 City: Portland State: OR ZIP: 97239
 Phone: 503-222-4453 Email: amyt@vlmk.com

Property Owner

Name: Fore-Sight Balboa, L.L.C. - Charlie Johnson
 Address: 22691 SW 55th Avenue
 City: Tualatin State: OR ZIP: 97062
 Phone: 503-799-4458 Email: cjl@sterling.net

Property Owner's Signature: *Charlie Johnson* Date: 7-30-21
 (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: *Amy Tallent* Date: 7/30/21

Land Use Application Type:

- Annexation (ANN)
- Architectural Review (AR)
- Architectural Review—Single Family (ARSF)
- Architectural Review—ADU (ARADU)
- Conditional Use (CUP)
- Historic Landmark (HIST)
- Industrial Master Plan (IMP)
- Plan Map Amendment (PMA)
- Plan Text Amendment (PTA)
- Tree Removal/Review (TCP)
- Minor Architectural Review (MAR)
- Minor Variance (MVAR)
- Sign Variance (SVAR)
- Variance (VAR)

Office Use

Case No: Date Received: Received by:
 Fee: Receipt No:



Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:

Project Type	Criteria	Permit Fee
Commercial or Industrial Building	Building floor area greater than 48,300 square feet or Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
Residential development	More than 49 dwelling units	\$ 1,000
Multi-family development	More than 49 dwelling units or a combined building floor area greater than 48,300 square feet	\$ 300 per building

Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).

Commercial or Industrial Development

- Building floor area _____ square feet
- Anticipated water demand (if known) _____ gallons per day
- Described planned building use _____

Residential Development

- Number of dwelling units or single family home lots _____

Multi-Family Residential Development

- Number of dwelling units _____
- Building floor area (sum of all building) _____
- Number of multi-family buildings _____

Permit fee required based on the information provided above \$ _____

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system

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 Tualatin Logistic Park project,
I hereby certify that on this day, August 6th 2021 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: Amy Tallent (Please Print)

Applicant's Signature: 

Date: 8-6-21

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction: City of Tualatin Review Type: Tier 2 Analysis

Site Address / Location: 20400 SW Cipole RD
Tualatin, OR 97062 SPL Issue Date: August 31, 2021
SPL Expiration Date: August 31, 2023

Applicant Information:

Name JACK DALTON
Company ENVIRONMENTAL SCIENCE & ASSESSMENT
Address 4831 NE FREMONT ST SUITE 2B
PORTLAND OR 97213
Phone/Fax (503) 478-0424
E-mail: jack@esapdx.com

Owner Information:

Name PETER SKEI
Company SPECHT DEVELOPMENT INC
Address 10260 SW GREENBURG RD SUITE 170
PORTLAND OR 97223
Phone/Fax (503) 320-9201
E-mail: pskei@spechtprop.com

Tax lot ID

2S128A000100

Development Activity

Tualatin Logistics Park Industrial Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 25
Vegetated Corridor Condition: Marginal/Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 0

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: _____

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment: Building, Parking (Permanent Encroachment; Mitigation Required) Square Footage: 51,609

Mitigation Requirements:

Type/Location Per R&O 13-12, VC Mitigation Requirement met Through Wetland Mitigation Bank Credit Purchase Sq. Ft./Ratio/Cost 51,609

Conditions Attached Development Figures Attached (2) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

- 1. Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
- 2. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.**
- 3. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
- 4. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.**
- 5. Removal of native, woody vegetation shall be limited to the greatest extent practicable.**
- 6. Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3667 with any questions.

Stacy Benjamin

**Stacy Benjamin
Environmental Plan Review**

Attachments (2)

Figure 3b

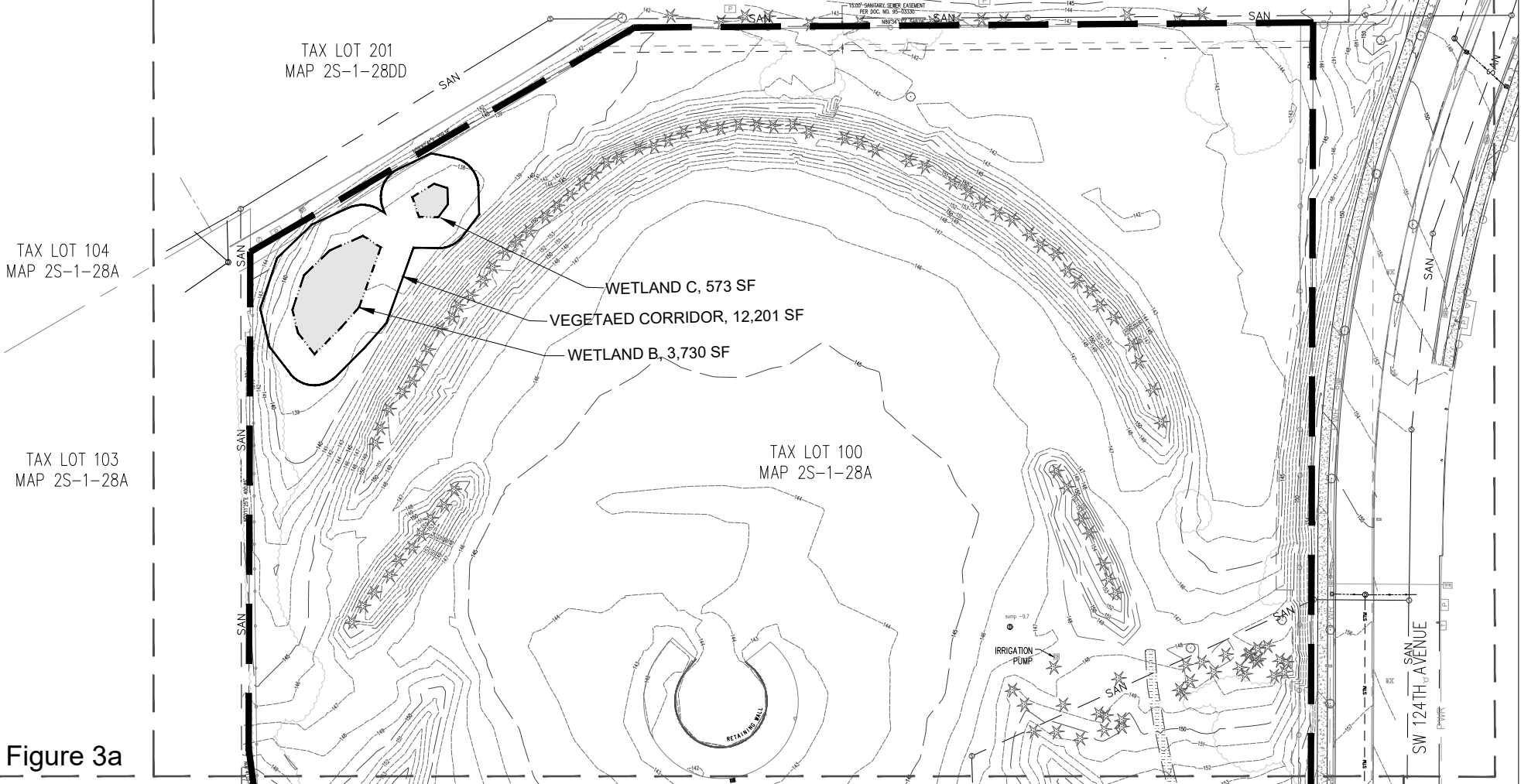
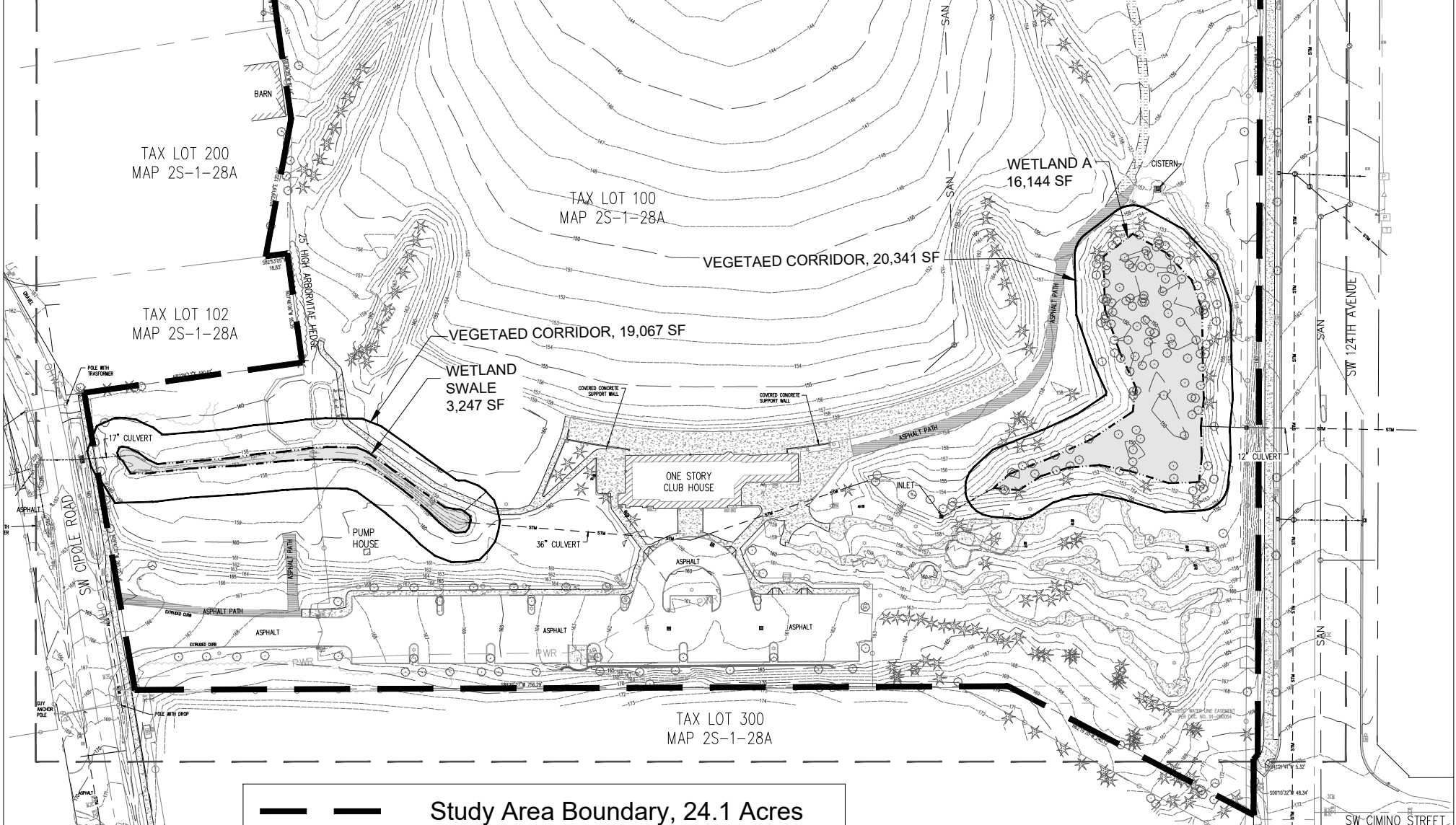


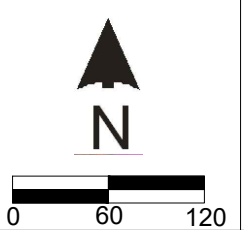
Figure 3a



	Study Area Boundary, 24.1 Acres
	Vegetated Corridor Area: 51,609 SF Marginal: 20,341 SF Degraded: 31,268 SF
	Total Wetland Area: 23,694 SF

Fig. 3

Base Map Source:
 Northwest
 Surveying, Inc.
 Mod. By: KR
 Date: 5/21
 Job: 21016
 Rev: 00/00



Existing Conditions Map
 Tualatin Logistics Park
 Tualatin, Oregon



4831 NE Fremont St.,
 Suite 2B
 Portland, OR 97213
 Phone: 503.478.0424
 www.esapdx.com

SW 124th AVENUE

TRAILER PARKING

WETLAND A,
16,144 SF

26 DOCK DOORS

VEGETATED CORRIDOR, 20,341 SF

OFFICE

26 DOCK DOORS

7 DOCK DOORS

WETLAND B, 3,730 SF

VEGETATED CORRIDOR, 19,067 SF

VEGETATED CORRIDOR, 12,201 SF
WETLAND C, 573 SF
19 DOCK DOORS

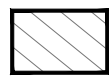
26 DOCK DOORS

WETLAND
SWALE
3,247 SF

OFFICE

TRAILER PARKING

SW CIPOLE ROAD

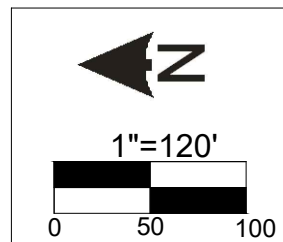


Vegetated Corridor Permanent Impacts: 51,609 SF



Wetland Area Permanent Impacts: 23,694 SF

CWS FILE NO. 21-002052
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 8/31/2021
SPL ATTACHMENT 2 OF 2



4831 NE Fremont St.,
Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com



Environmental
Science &
Assessment, LLC

Site Plan Map Tualatin Logistics Park Tualatin, Oregon

Base Map Source:
VLMK
Engineering &
Design

Mod. By: KR

Date: 7/21

Job: 21016

Rev: 00/00

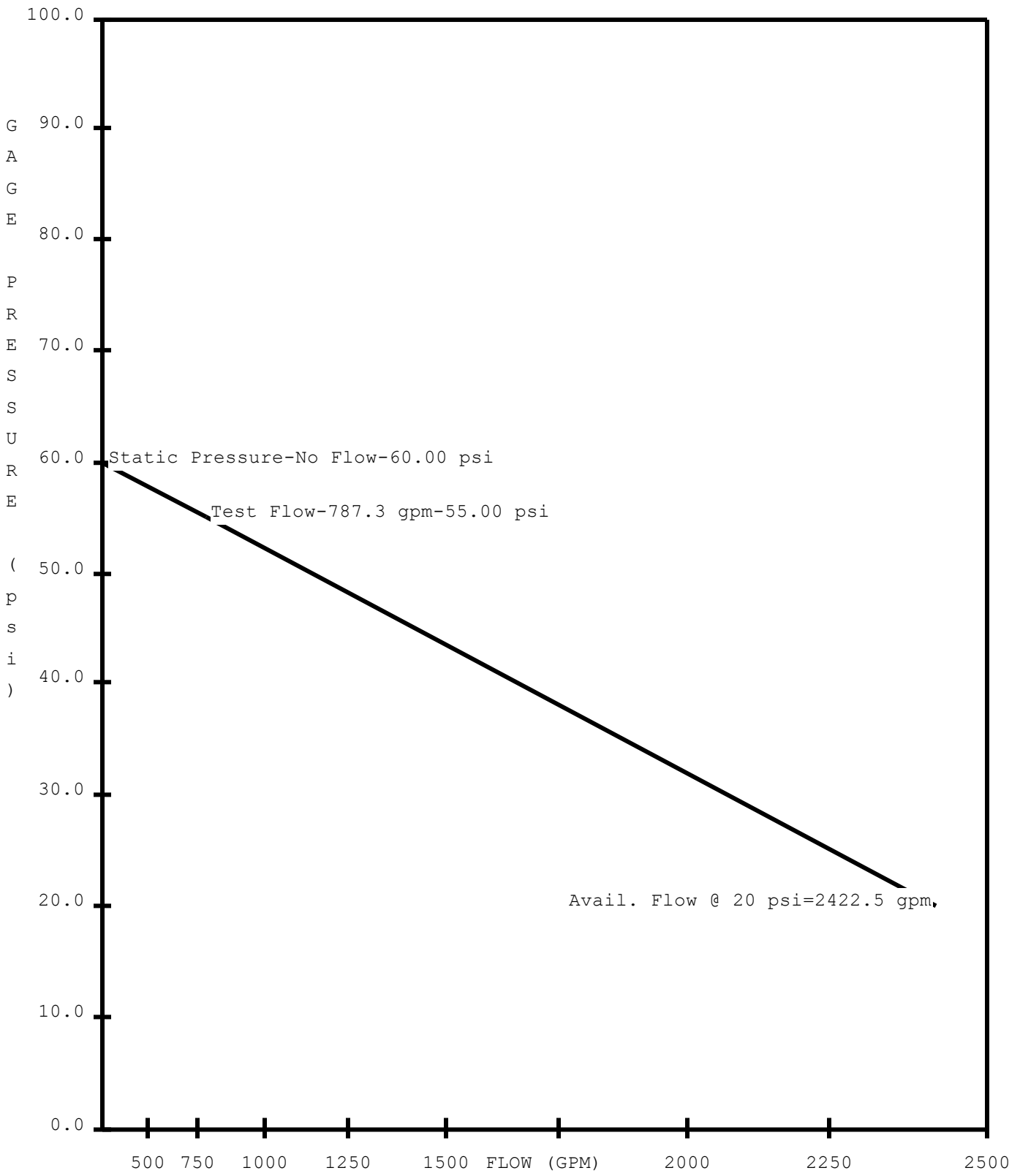
Fig. 4

FLOW TEST SUMMARY REPORT

LOCATION:20400 SW Cipole Rd.
Tualatin, OR 97062

DATE: 8.19.2021
TIME: 6:00 am

Static Hydrant Number:	1	Flowing Hydrant Number:	2
Elevation:	3	Elevation:	3
Dist. Between Hydrants:	250		
Diameter of Main:	8		
Outlet Diameter:	2.50 in	Number flowing: 1	Coeff.: 0.90
Static pressure:	60.00 psi	Residual pressure:	55.00 psi
Pitot Reading:	N/A	Flow:	787.3 gpm
Flow at 20 psi:	2422.5 gpm		

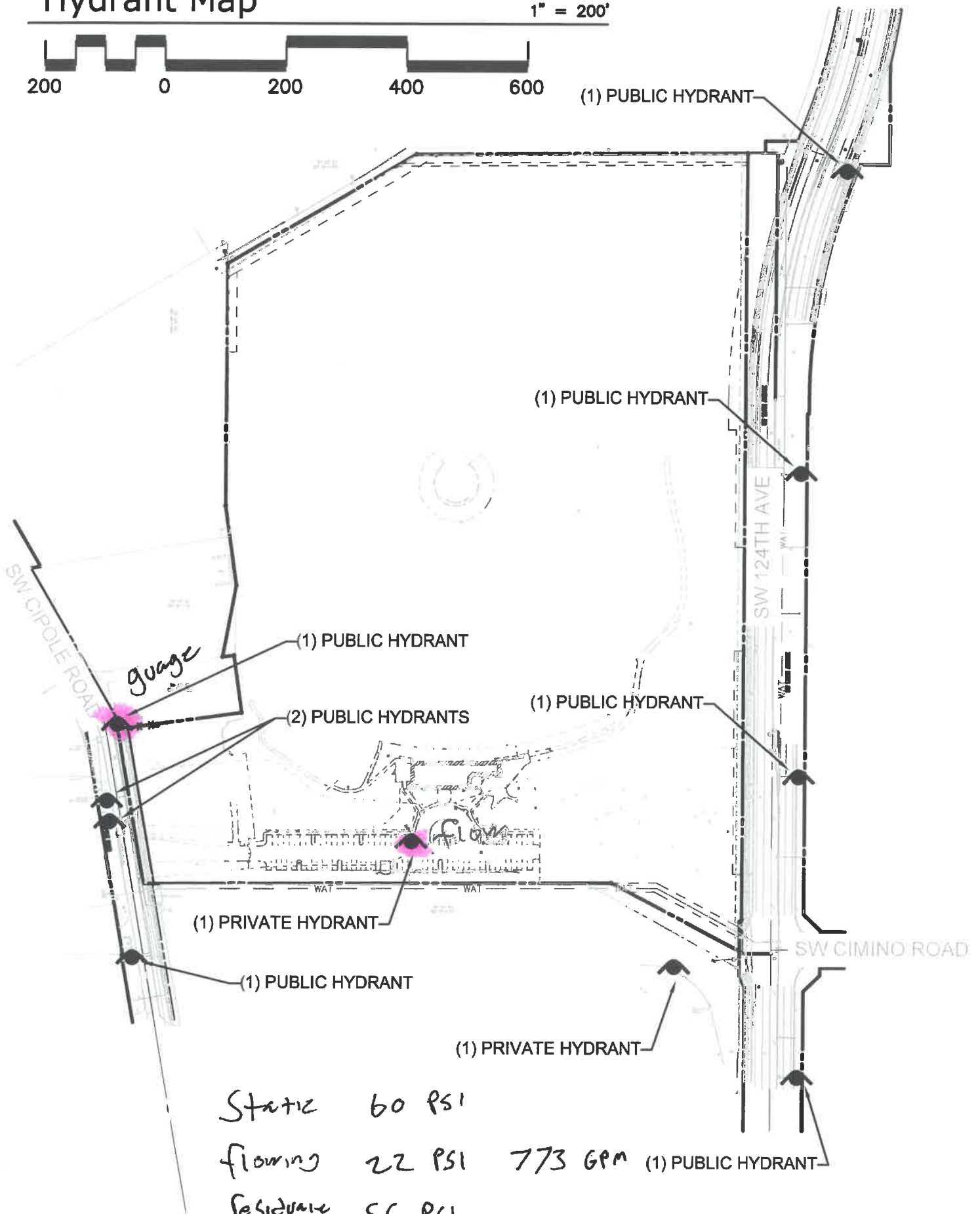
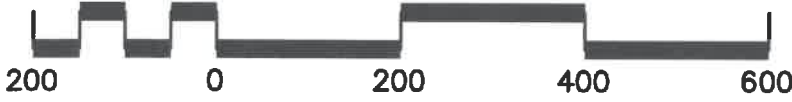


NOTES:

- (1) Flowing hydrant is assumed to be on a circulating main or downstream of the pressure test hydrant on a dead-end system.
- (2) Flow analysis assumes a gravity flow system with no distribution pumps and having no demand, other than the test flow.
- (3) Distance between hydrants, elevations & main diameter are for information only.
- (4) Dashed lines on flow curves represent extrapolated values not confirmed by flow test.

Hydrant Map

1" = 200'



Static 60 PSI

Flowing 22 PSI 773 GPM

Residual 55 PSI

250 feet apart

(1) PUBLIC HYDRANT



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

Date August 10, 2021

Amy Tallent

Re: Tualatin Logistics Park
20400 SW Cipole Rd.
Tualatin, OR 97062

Dear Amy,

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

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

Review of the site access and traffic flow pattern for our vehicles is satisfactory. Dimensions of the trash and recycle enclosures or 20' x 12' will provide room for our equipment. Double gates with NO center post that open 180 degrees and are equipped with wind pins that are operational in the open and closed position is adequate. The truck approach to the enclosures for pull-out service is satisfactory. A straight on truck approach as shown in the traffic pattern design plan appears satisfactory but is contingent on facility traffic and facility equipment storage and parking.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Herrod". The signature is stylized with several loops and a long horizontal stroke at the end.

Kelly Herrod
Operations Supervisor
Republic Services Inc.



**First American Title Insurance Company
National Commercial Services
200 SW Market Street, Suite 250
Portland, Oregon 97201**

Escrow Officer: **Connie Haan**
Phone: **(503)790-7852**
Fax: **(866)678-0591**
E-mail **chaan@firstam.com**

File No: **NCS-961894-OR1**

Title Officer: **Steve Manome**
Phone: **(503)219-8742**
Fax: **(866)678-0591**
E-mail **smanome@firstam.com**

File No: **NCS-961894-OR1**

**REPORT NO. 2
PRELIMINARY TITLE REPORT**

ALTA Owners Standard Coverage	Liability	\$	Premium	\$
ALTA Owners Extended Coverage	Liability	\$	Premium	\$
ALTA Lenders Standard Coverage	Liability	\$	Premium	\$
ALTA Lenders Extended Coverage	Liability	\$	Premium	\$
ALTA Leasehold Standard Coverage	Liability	\$	Premium	\$
ALTA Leasehold Extended Coverage	Liability	\$	Premium	\$
Endorsements	Liability	\$	Premium	\$
Govt Service Charge			Cost	\$
Other				\$

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit "A" attached hereto.

and as of 04/01/2021 at 8:00 a.m., [title to the fee simple estate is vested in:](#)

Fore-Sight Balboa, LLC, an Oregon limited liability company

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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. 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, 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 subject 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.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. City liens, if any, for the city of Tualatin.

Note: An inquiry has NOT been made concerning the actual status of such liens. A fee of \$25.00 will be charged per tax account each time an inquiry request is made.

7. These premises are within the boundaries of the Clean Water District and are subject to the levies and assessments thereof.
8. An easement created by instrument, including the terms and provisions thereof; Recorded : September 10, 1991 as Fee No. [91050054](#)
Favor of : City of Tualatin, Oregon, an Oregon municipal corporation
For : A water line
Affects : As described therein
9. Easement Agreement, including the terms and provisions thereof, Recorded : March 8, 1994 as Fee No. [94022216](#)
Affects: As described therein

10. An easement reserved in a deed, including the terms and provisions thereof;
Recorded : March 8, 1994 as Fee No. [94022535](#)
For : utilities
Affects : As described therein
11. The terms and provisions contained in the document entitled "Street Improvement Agreement"
recorded June 27, 1994 as Fee No. [94061206](#) of Official Records.
12. Restrictive Covenant, pertaining to Non-Access Reserve Strip, including the terms and provisions
thereof
Recorded : August 29, 1994 as Fee No. [94079309](#)
13. Restrictive Covenant to Waive Remonstrance, pertaining to Street Improvement, including the terms
and provisions thereof
Recorded : August 29, 1994 as Fee No. [94079310](#)
14. An easement for slopes and incidental purposes, recorded April 6, 1995 as Fee No. [95023329](#) of
Official Records.
In Favor of: City of Tualatin
Affects: as described therein
15. An easement for sanitary sewer and incidental purposes, recorded April 6, 1995 as Fee No.
[95023330](#) of Official Records.
In Favor of: City of Tualatin
Affects: as described therein
16. An easement for storm drain and incidental purposes, recorded April 6, 1995 as Fee No. [95023331](#) of
Official Records.
In Favor of: City of Tualatin
Affects: as described therein
17. An easement for storm drain and incidental purposes, recorded April 6, 1995 as Fee No. [95023332](#) of
Official Records.
In Favor of: City of Tualatin
Affects: as described therein
18. An easement for sanitary sewer line and water line and incidental purposes, recorded July 9, 1996 as
Fee No. [96061519](#) of Official Records.
In Favor of: City of Tualatin
Affects: as described therein
19. An easement for slopes and utilities and incidental purposes, recorded December 29, 2006 as Fee No.
[2006-152665](#) and Fee No. [2006-152666](#) of Official Records.
In Favor of: City of Tualatin
Affects: as described therein
20. This item has been intentionally deleted.
21. Evidence of the authority of the individual(s) to execute the forthcoming document for Fore-Sight
Balboa, LLC, an Oregon limited liability company, copies of the current operating agreement should
be submitted prior to closing.

22. Title to vest in an incoming owner whose name is not disclosed. Such name must be furnished to us so that a name search may be made.
23. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

-END OF EXCEPTIONS-

INFORMATIONAL NOTES

NOTE: This report does not include a search for Financing Statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and book.

NOTE: Washington County Ordinance No. 267, filed August 5, 1982 in Washington County, Oregon, imposes a tax of \$1.00 per thousand or fraction thereof on the transfer of real property located within Washington County.

NOTE: Taxes for the year 2020-2021, paid in full.

Tax Amount:	\$69,373.16
Code No.:	88.15
Map & Tax Lot No.	2S128A-00100
Property ID/Key No.	R547153

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE
WE KNOW YOU HAVE A CHOICE!**



First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 2006 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:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) 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.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) 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;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) 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
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. 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.
6. 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) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. 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).

2. American Land Title Association OWNER POLICY - 2006 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:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) 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.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) 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;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. 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.

Exhibit "A"

Real property in the County of Washington , State of Oregon, described as follows:

A parcel of land in the Northeast one-quarter of Section 28, Township 1 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 28; thence along the East line of Section 28, South 00°43'01" West, 1324.56 feet; thence North 89°45'27" West, 45.01 feet to a 5/8" iron rod with yellow plastic cap inscribed "OTAK, INC."; thence North 61°46'30" West, 248.52 feet to a 5/8" iron rod with yellow plastic cap inscribed "OTAK, INC."; thence North 89°45'27" West, 772.36 feet to a 5/8" iron rod with yellow plastic cap inscribed "OTAK, INC.", said iron rod being 20.00 feet Easterly when measured perpendicular to the centerline of County Road No. 505; thence parallel with the centerline of said County Road and 20.00 feet Easterly therefrom North 09°08'30" West, 259.07 feet to a 5/8" iron rod marking the Southwesterly corner of that certain parcel as described in Document Number [7840849](#) Washington County Deed Records; thence leaving said parallel line and along the Southerly line of said parcel North 82°26'32" East, 205.84 feet to a 5/8" iron rod marking the Southeasterly corner thereof; thence along the Easterly line of said parcel North 06°47'00" West, 95.35 feet to a 5/8" iron rod marking the Northeasterly corner thereof; thence along the Northerly line of said parcel South 83°27'36" West, 18.78 feet to a 1-1/2" iron pipe marking the Southeasterly corner of that certain parcel as described in [Book 161, page 200](#) Washington County Deed Records; thence along the Easterly line of said parcel North 11°01'08" East, 120.86 feet to a 5/8" iron rod with yellow plastic cap inscribed "Kampe And Assoc., Inc."; thence continuing on said Westerly line North 07°36'03" West, 81.48 feet to a 5/8" iron rod marking the Northeasterly corner thereof; thence North 07°13'19" West, 51.29 feet to a 5/8" iron rod with yellow plastic cap inscribed "OTAK, INC."; thence North 00°43'01" East parallel with the East line of said Section 28, 400.74 feet to a 5/8" iron rod with yellow plastic cap inscribed "OTAK, INC." on the Southeasterly line of that certain 60.00 foot wide access easement as described in Document No. [9012954](#) Washington County Deed Records; thence along said Southerly line North 60°14'34" East, 359.19 feet to a 5/8" iron rod with yellow plastic cap inscribed "OTAK, INC." in the North line of said Section 28; thence along said North line South 89°52'59" East, 597.08 feet to the point of beginning.

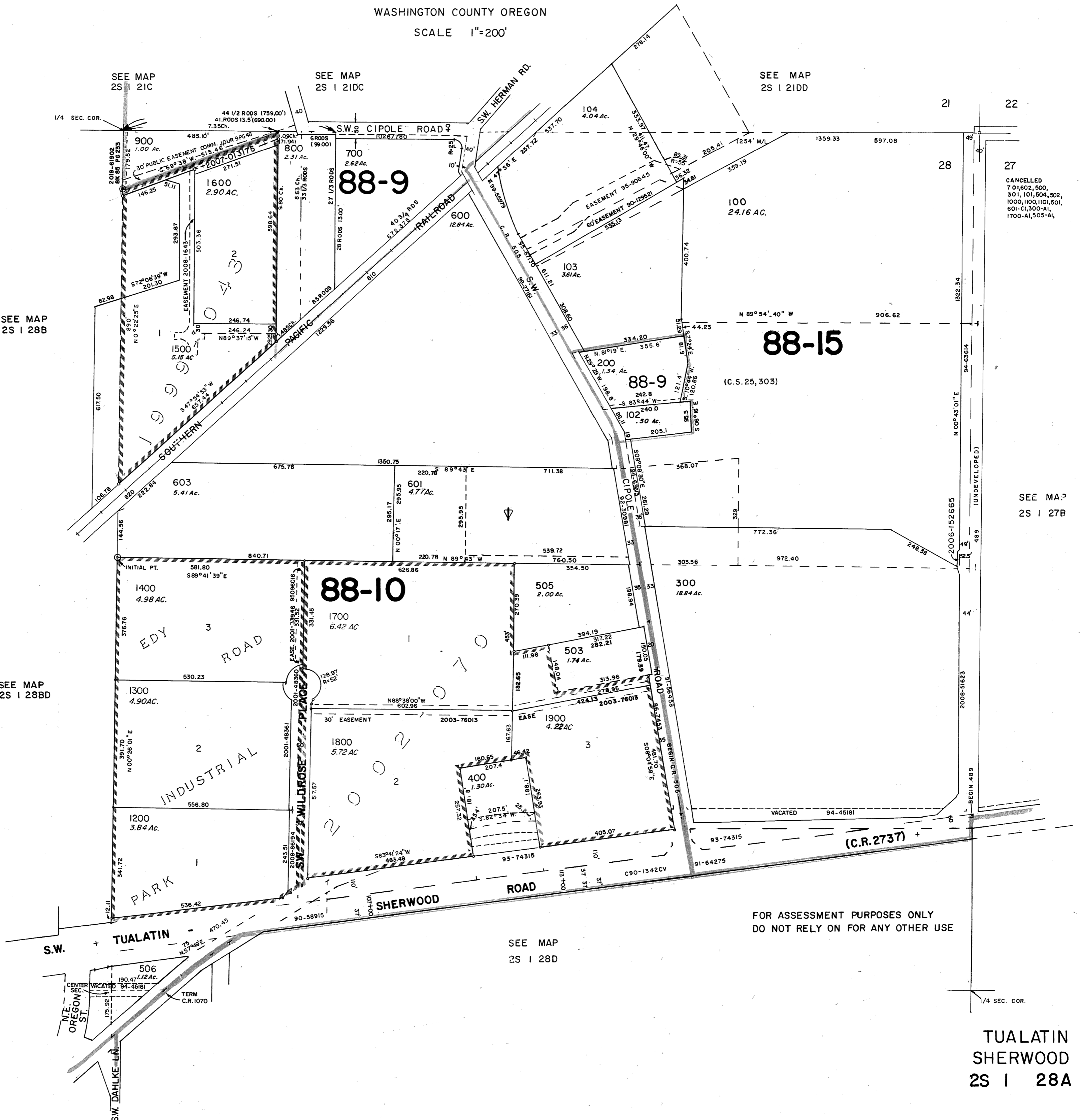
EXCEPTING THEREFROM that portion thereof as described in deeds to the City of Tualatin, recorded July 1, 1994 as Fee No. [94063613](#) and Fee No. [94063614](#), also by Deed recorded August 29, 1994 as Fee No. 94079308, also by Deed recorded December 29, 2006, as Fee No. [2006-152665](#).

NE 1/4 SECTION 28 T S R1W WM.

2S 1 28A

WASHINGTON COUNTY OREGON

SCALE 1"=200'



CANCELLED
 701,602,500,
 301,101,504,502,
 1000,100,1101,501,
 601-C1,300-A1,
 1700-A1,505-A1,

SEE MAP
 2S 1 27B

FOR ASSESSMENT PURPOSES ONLY
 DO NOT RELY ON FOR ANY OTHER USE

SEE MAP
 2S 1 28D

TUALATIN
 SHERWOOD
 2S 1 28A

TRACED DB
 9/11/59

Neighborhood Meeting Notes

Tualatin Logistics Park

20400 SW Cipole Road

A Neighborhood Meeting was held remotely, via TEAMS, for the proposed Tualatin Logistics Park development at 20400 SW Cipole Road. The meeting started at 6:00pm. The following people were in attendance and their contact information is shown on the attached Sign In Sheet:

1. Havlin G Kemp PE, VLMK Engineering + Design. Meeting Presenter.
2. Amy Tallent, VLMK Engineering + Design
3. Charlie Johnson, Tualatin Island Greens
4. Peter Skei, Specht Development
5. Tyler Reeves, Specht Development
6. John Hagg, Neighbor

Introductions of all attendees were made.

Havlin Kemp noted the Mr. Hagg was attending the meeting by telephone and did not have access to a screen to see the presentation. Mr. Hagg did have a copy of the Proposed Site Plan and was able to follow along with the discussion of the proposed project.

Mr. Kemp noted the new building was to be an approximately 450,000 sft warehouse with driveways to SW 124th at the NE and SE corners of the site. The SE driveway would connect to the intersection of SW 124th and Cimino Street. Another driveway will connect to SW Cipole Road at the SW corner of the site.

The building is being constructed as a multi-tenant building with up to 4 tenants possible.

The Building will have exterior wall heights of 38'-42' in height. However, since the building site is so much lower than the adjacent roads, the top of the wall will only be approx. 14-feet above eye height at the Cimino Street intersection, 27-feet above the NE drive intersection with SW 124th and 22-feet above the SW drive intersection with SW Cipole Road.

Mr. Hagg noted that his property is between SW Cipole Road and this site and noted that he has a large Maple tree and a fence close to the property line. Mr. Kemp noted that the tree and fence should be on the Topographic survey for this project and he will determine if they appear on the project site or if they are, in fact, on Mr. Hagg's property.

Mr. Hagg also noted he has a well approximately 30-feet from the fence. He asked if significant excavation was anticipated near the property line that might affect his well. Mr. Kemp said there may be 4 or 5-feet of excavation near the SE corner of Mr. Hagg's property but not to any depths that might affect the well.

The meeting was then opened for questions:

1. Mr. Hagg if the project had any tenants yet. Mr. Kemp noted that no tenants were known yet but that during the development, permitting and construction of the building shell, it was possible that a tenant or tenants would be identified for the building.
2. Mr. Hagg asked if the building would be in operation 24 hours a day. Mr. Kemp noted that Distribution Centers typically load trucks at night with trucks leaving for deliveries early in the morning and trucks arriving for drop-offs during the day. While trucks may leave early and arrive late in the day, it is not anticipated that there will be truck traffic at night. The truck loading would be contained within the building at night.

Questions Received during the Notice Period:

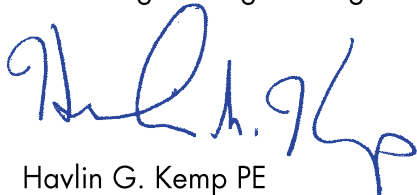
Only one question was received by VLMK during the notice/posting period:

1. A question was asked by email whether Tualatin Island Greens would exist after this development was completed. Mr. Kemp responded to the email by noting that the entire Tualatin Island Greens site is required for this development and no, Tualatin Island Greens would not exist if this development moves forward to completion.

Mr. Kemp concluded the meeting by noting that the neighbors to this site would receive notices from the City of Tualatin of pending Land Use action on this project when the project has been submitted for Architectural Review.

The meeting concluded at 6:43pm.

Submitted by:
VLMK Engineering + Design



Havlin G. Kemp PE
Principal

Enclosures:

1. Proposed Site Plan
2. Sign In Sheet

Neighborhood Meeting Roster for Tualatin Logistics Park

Virtual Meeting June 10, 2021 @ 6:00pm

Name:	Address:	Phone #:	Email address:
Tyler Reeves	10260 SW Greenburg Rd #170 Portland, OR 97223	503-646-2202	treeves@spechtprop.com
Peter Skei Specht Properties	10260 SW Greenburg Rd #170 Portland, OR 97223	503-646-2202	pskei@spechtprop.com
Charlie Johnson	2400 SW Cipole Rd Tualatin, OR 97062	503-691-8400	cjl@sterling.net
Havlin Kemp VLMK Engineers	3933 S Kelly Ave Portland, OR 97239	503-222-4453	havlin@vlmk.com
Amy Tallent VLMK Engineers	3933 S Kelly Ave Portland, OR 97239	503-222-4453	amyt@vlmk.com
John Hagg	20340 SW Cipole Rd Tualatin, OR 97062	503-936-7515	wildgreykitty@gmail.com

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Amy Tallent being first duly sworn, depose and say:

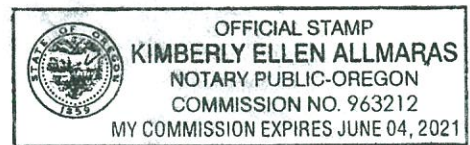
That on the 26th day of May, 2021, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing 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.

Amy Tallent
Signature

SUBSCRIBED AND SWORN to before me this 27th day of May, 2021.

Kerr
Notary Public for Oregon
My commission expires: 6/4/2021

RE: _____



May 24, 2021

TUALATIN LOGISTICS PARK

Re: Virtual Neighborhood Meeting Notice

Dear Property Owner:

You are cordially invited to attend a Virtual meeting on June 10th, 2021 at 6:00pm.

This meeting shall be held to discuss a proposed project located at 20400 SW Cipole Rd Tualatin, Oregon 97062, Tax Lot ID 2S128A000100.

The proposal is to develop a large, multi-tenant distribution warehouse on the property west of SW 124th and northwest of the intersection of SW 124th Ave. and SW Cimino Street, Tualatin. The warehouse will be approximately 455,800 sft and will house up to four tenants with office areas located at the corners of the building.

The building will have a clear height of 36-feet resulting in an exterior wall height of approximately 38 to 42-feet. The building will have truck loading bays at the east and west sides with trailer parking areas opposite the loading docks. The building will be sited approximately 20 to 22-feet below SW 124th resulting in the top of the exterior building walls to be just 18-20-feet above SW 124th.

Trucks and employees will enter and exit the site from driveways located southwest of the building onto SW Cipole Road, at the NE corner of the building to SW 124th Ave. and at the SE corner of the building to the signaled intersection at SW 124th Ave. and SW Cimino Street.

The purpose of the meeting is to provide an opportunity for the applicant to meet with the surrounding property owners and discuss the proposal. If you have any questions regarding the proposal, please feel free to call me at 503.222.4453 or email at amyt@vlmk.com

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 971-254-1141,,396410514#](#) United States, Portland

Phone Conference ID: 396 410 514#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)



Sincerely,

VLMK Engineering + Design

Amy Talent
AMY TALENT

Attachments: Site Plan

JEFFREY G & JAYNIE A WIRKKALA	WILSHIRE SHERWOOD OWNER LLC	VERUS PROPERTIES LLC
30905 NE MICHAEL RD	100 WILSHIRE BLVD STE 940	12345 SW MYSLONY ST
NEWBERG, OR 97132	SANTA MONICA, CA 90401	TUALATIN, OR 97062
TUALATIN 124 LLC	TUALATIN 124 LLC	TRUTH-WEST INC
9760 SW FREEMAN DR	9760 SW FREEMAN DR	26909 SW LABROUSSE RD
WILSONVILLE, OR 97070	WILSONVILLE, OR 97070	SHERWOOD, OR 97140
THOMAS TUALATIN ONE LLC	SHERWOOD SCHOOL DIST #88J	RICHARDS PROPERTY LLC
5122 NE WISTARIA DR	23295 SW MAIN ST	12250 SW MYSLONY RD
PORTLAND, OR 97213	SHERWOOD, OR 97140	TUALATIN, OR 97062
PORTLAND GENERAL ELECTRIC CO	PETER COTTONTAIL ENTERPRISES LLC	NSA PROPERTY HOLDINGS LLC
121 SW SALMON ST	PO BOX 1938	5005 MEADOWS RD STE 420
PORTLAND, OR 97204	WILSONVILLE, OR 97070	LAKE OSWEGO, OR 97035
NSA PROPERTY HOLDINGS LLC	NORTHWEST NATURAL GAS CO	NORTHWEST NATURAL GAS CO
5005 MEADOWS RD STE 420	220 NW 2ND AVE	220 NW 2ND AVE
LAKE OSWEGO, OR 97035	PORTLAND, OR 97209	PORTLAND, OR 97209
MERIWETHER TUALATIN LLC	MERIWETHER TUALATIN LLC	MARK MANAGEMENT ASSOCIATES LLC
1136 NW HOYT ST STE 220	1136 NW HOYT ST STE 220	PO BOX 532
PORTLAND, OR 97209	PORTLAND, OR 97209	TUALATIN, OR 97062
LARRY W & JUDY K LUDWIG	JNA PROPERTIES LLC	ITEL CORPORATE CENTER CONDOMINIUMS
PO BOX 473	19975 SW CIPOLE RD	OWNERS OF ALL UNITS
TUALATIN, OR 97062	SHERWOOD, OR 97140	, OR 00000
IPT TUALATIN DC LLC	ICC 2 LLC	ICC 2 LLC
18818 TELLER AVE #277	1101 SE TECH CENTER DR STE 160	1101 SE TECH CENTER DR STE 160
IRVINE, CA 92612	VANCOUVER, WA 98683	VANCOUVER, WA 98683
ICC 2 LLC	JOHN D & DENISE C HAGG	JOHN D JR & DENISE C HAGG
1101 SE TECH CENTER DR STE 160	20340 SW CIPOLE RD	20340 SW CIPOLE RD
VANCOUVER, WA 98683	TUALATIN, OR 97062	TUALATIN, OR 97062
GULSONS	GUAN'S OREGON LLC	GRAY ROBERT A TRUST
307 LEWERS ST 6TH FLOOR	16315 SW BARROWS RD #105A	7823 SW KINGFISHER WAY
HONOLULU, HI 96815	BEAVERTON, OR 97007	PORTLAND, OR 97224

FOUR-S CORP & STANAWAY DONALD F II
900 FIRST AVE N
BILLINGS, MT 59101

DEEP VALLEY LLC
PO BOX 69
TUALATIN, OR 97062

CIPOLE PROPERTIES LLC
PO BOX 69
TUALATIN, OR 97062

CIPOLE LLC
PO BOX 30428
CHARLOTTE, NC 28230

BELMONT PROPERTY LLC & JAMFEE3 LLC
PO BOX 23025
PORTLAND, OR 97281

FORE-SIGHT BALBOA LLC
20400 SW CIPOLE RD
TUALATIN, OR 97062

DEEP VALLEY LLC
PO BOX 69
TUALATIN, OR 97062

CIPOLE FARMHOUSE LLC
19990 SW CIPOLE RD
TUALATIN, OR 97062

CIPOLE LLC
PO BOX 30428
CHARLOTTE, NC 28230

BEHBAHANY PROPERTIES LLC
12505 SW HERMAN RD
TUALATIN, OR 97062

DTI PROPERTIES LLC
15836 SW MADRONA LN
SHERWOOD, OR 97140

COLUMBIA CORRUGATED BOX CO INC
12777 SW TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

CIPOLE LLC
PO BOX 30428
CHARLOTTE, NC 28230

ALAN J & DEANNA CHAVEZ
PO BOX 1363
SHERWOOD, OR 97140

ALBINA PIPE BENDING CO INC
12080 SW MYSLONY ST
TUALATIN, OR 97062

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 Tualatin Logistics Park project, I hereby certify that on this day, May 26, 2021 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: Amy Tallent
(Please Print)

Applicant's Signature: Amy Tallent

Date: 5/26/21