

From: [Steve Koper](#)
To: [Erin Engman](#)
Subject: Fwd: TIG/124th easement
Date: Wednesday, March 9, 2022 4:29:19 PM
Attachments: [image001.png](#)
[TLP Site Plan Exhibit - 2-18-22-11x17 earth.pdf](#)
[TLP 100 G1.0 Site Plan - 11x17.pdf](#)

Begin forwarded message:

From: Peter Skei <pskei@spechtprop.com>
Date: March 7, 2022 at 2:29:23 PM PST
To: Kim McMillan <kmcmillan@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>, Tyler Reeves <treeves@spechtprop.com>, Havlin Kemp <havlin@vlmk.com>
Subject: FW: TIG/124th easement

Kim,

See below email chain with Steve Tanner confirming to Charlie Johnson that the bullet points below and attached exhibits are acceptable (including that we would ONLY provide the easements, not construct anything).

Please confirm this email is sufficient for you to delete reference to the construction of improvements in the revised conditions of approval (only include that we will provide the easements).

Thank you,

PETER SKEI
VICE PRESIDENT | PARTNER
Specht Development, Inc. | Specht Properties, Inc.
503.646.2202 | Cell 503.320.9201

From: CJ's Sterling Acct <cj1@sterling.net>
Sent: Monday, March 7, 2022 1:54 PM
To: Peter Skei <pskei@spechtprop.com>
Subject: Fwd: TIG/124th easement

Peter,

See Steve Tanner's response below.

Sent via iPhone

Begin forwarded message:

From: Personal <ccb.stanner@gmail.com>

Date: March 7, 2022 at 1:37:35 PM PST

To: Charlie Johnson <cj@sterling.net>

Subject: Re: TIG/124th easement

Charlie,

Your proposal looks like it covers all the bases for Our future needs , as long as the City understands that CCB will be proceeding with the application process in the near future and We intend to make the access project happen shortly. I appreciate what You have done, everything looks Great . Thanks for Your help. We are looking forward to seeing Your project move forward.

Steve

Sent from my iPhone

On Mar 7, 2022, at 1:00 PM, Charlie Johnson
<cj@sterling.net> wrote:

Steve,

Here is a bulletin summary of the easement that we will be providing you for the construction of your driveway access onto 124th Ave. We want to make sure that this is what you are looking for from us. It is what the city would need to enable you to go forward with your access.

Please review and let us know ASAP if this is acceptable to you. We have an Architectural Review meeting on Wednesday night and it is

important that the city knows that you and I are comfortable with this arrangement. We will include this in our submittal and will proceed to the necessary documents at the appropriate time.

Thank you for your immediate attention to this,

Charlie

It is agreeable that tax lot ID 2S128A000300 (TLP site) will grant to tax lot ID 2S128A000100 (CCB site) the following easements for the purpose of the future construction and use of a driveway for the exclusive use by tax lot ID 2S128A000100:

- A permanent access easement
- A permanent slope easement
- A temporary construction easement
- The easements shall be in a form acceptable to the owner of tax lot ID 2S128A000100
- The easements shall be located and dimensioned generally consistent with the attached exhibits
- The owner of tax lot ID 2S128A000300 (TLP site) shall not be required to clear, grade, construct, or otherwise improve the easement areas. Such improvements will be the sole responsibility of the grantee (TLID 2S128A000100) when and if chooses to utilize such access.

Click each image below to get the full view of the plan.

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G:\Acad\2019\20190311\0-Drawing\CCB Dwg\EXHIBITS 2-9-22\TLP Site Plan Exhibit - 2-16-22.dwg - 2/18/2022 1:33 PM



PROPOSED BUILDING
452,795 SQ. FT.

SLOPE EASEMENT
AND TEMPORARY
CONSTRUCTION
EASEMENT
773 SQ. FT.

TAX LOT 300
MAP 2S-1-28A

15.00' WATER LINE EASEMENT
PER DOC. NO. 91-05054

248.38' - S 61°45'44" E

159.19' - S 89°45'44" E

ASSUMED
40.0'
DRIVEWAY

PERMANENT
ACCESS EASEMENT
529 SQ. FT.

FUTURE EXPANSION
58,500 SQ. FT.

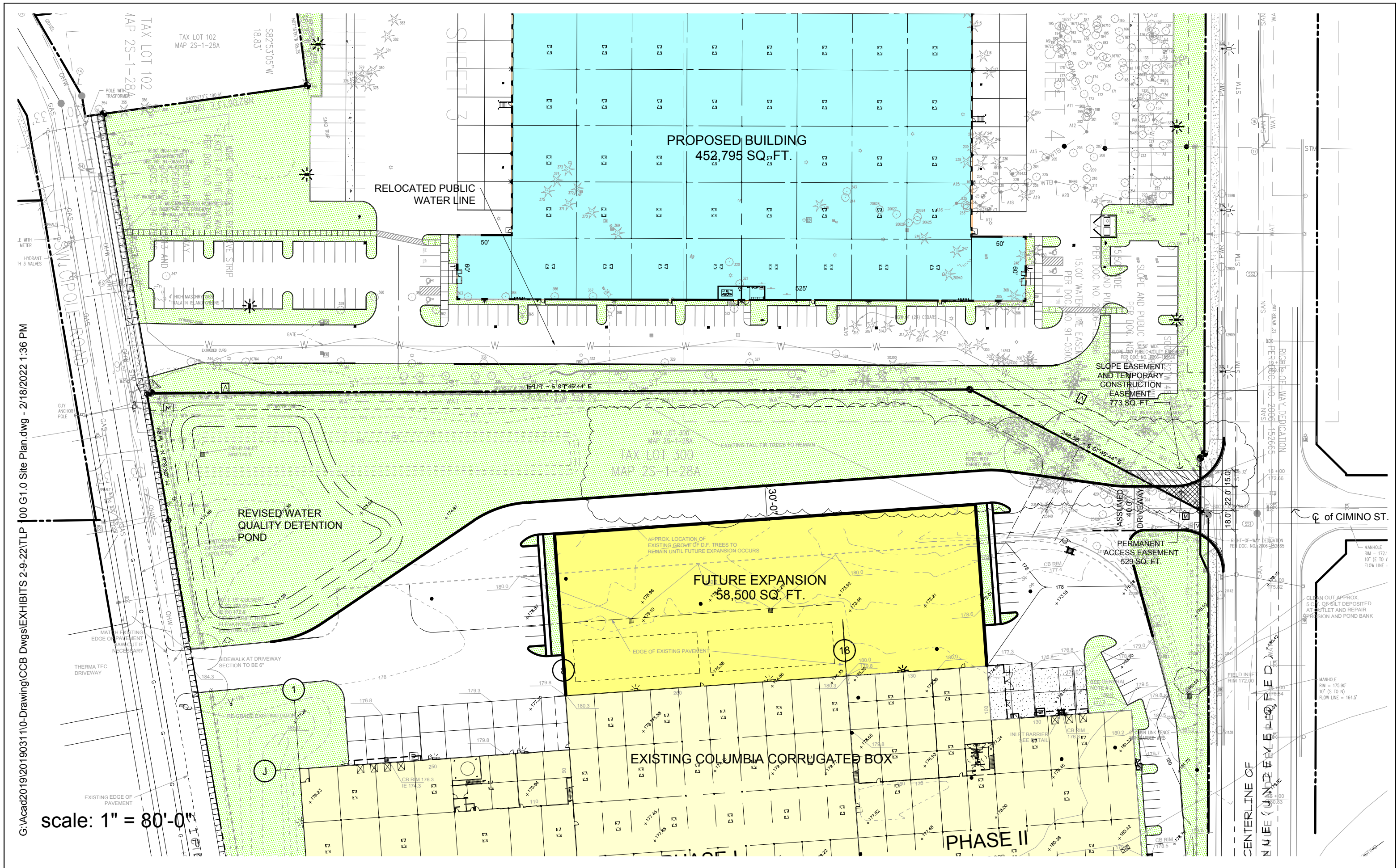
EXISTING COLUMBIA CORRUGATED BOX

SW 124th Ave

☉ of CIMINO ST.

Scale: 1" = 60'-0"

scale: 1" = 80'-0"



From: [Roggy Pflug](#)
To: [Erin Engman](#)
Subject: FW: AR 21-0011 Tualatin Logistics Park, 20400 SW Cipole Road
Date: Tuesday, February 22, 2022 3:45:10 PM

Hello Erin,

I have previously spoken to Tony Doran about the above referenced project. I am not sure if you were included in this correspondence so I wanted to make sure our position regarding the entry point was known. Thank you, and if you have any questions please feel free to call at 503 490 8435.

Roggy Pflug
Columbia Corrugated Box

----- Forwarded message -----

From: **Roggy Pflug** <roggy@p-r-c.com>
Date: Thu, Feb 17, 2022 at 11:52 AM
Subject: AR 21-0011 Tualatin Logistics Park, 20400 SW Cipole Road
To: <tdoran@tualatin.gov>

Hello Tony,

Thank you for advising us to be diligent checking the website for updates of the above referenced project. I recently reviewed the updated traffic study and wanted to make sure we, Columbia Corrugated Box, continue to make our preferences known. To reiterate, we would like a full access point (as in current city plan) at 124th and Cimino. As a “worst case scenario” we could live with a right in/ right out access at that location. The traffic study severely understated our desire for a full access point.

I am out of the office until next Tuesday. I would like to schedule a call if possible to get your advice on how to insure we present our interests correctly. Please let me know a good time to call.

Roggy Pflug
Columbia Corrugated Box
503 490 8435