



AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

I, Lindsey Hagerman being first duly sworn, depose and say:

That on the 1 day of June, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision 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 reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

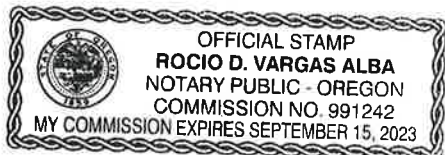
Dated this 1 of June, 2022


Signature

SUBSCRIBED AND SWORN to before me this

June 1st, 2022


Notary Public for Oregon



My commission expires: Sept 15, 2023

RE: AR22-0003
10700 SW Tualatin-Sherwood Rd.

TLID	OWNER1	OWNER2
2S122DD00600	ZAMPELL TUALATIN LLC	
2S126BC07800	YANT BILL L & YANT DORIS	
2S126BC02000	WIRTH RONALD K & WIRTH LINDA G	
2S126BC13600	WINDSOR PROPERTIES LTD	
2S126BC12900	WARTHER MICHELE RENNERT & WARTHER JOHN	
2S126BC00700	VOGEL RONALD J & VOGEL DENA A	
2S126B000103	VERSUM MATERIALS US LLC	
2S127AA01400	VALLEREUX LLC	
2S127AA01100	UNPAINTED HUFFHINES LLC	
2S126BC00800	TUCKER GEORGE T	
2S126BC02700	TUCKER JERRY W & TUCKER CAROLYN G	
2S127A000404	TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON	
2S126BC12600	TRAN TUAN VAN & THUY HANG	
2S127AA01700	TONIC PROPERTIES LLC	
2S126BC07200	THORSEN LARRY LEW	
2S126BC04900	THOMSON JENNIFER T & THOMSON ROBERT ERNEST III	
2S126BC00500	THOMPSON AMANDA C & HERRON SCOTT D	
2S126BC13300	THOMPSON TROY W & THOMPSON ANGELIA D	
2S123CC01300	THERMAL MODIFICATION TECHNOLOGIES	
2S127AB00300	TAMARISK TUALATIN LLC	
2S127A000150	SURE POWER INC	
2S126BC06700	STEWART ALLEN RAY & GAE-LYNNE REV LIV TRUST	
2S126BC01100	STEPHENS GARRISON E & SAPORITO ERICA R	
2S127A000402	SKYLINE PROPERTIES LLC	
2S126BC02500	SIMSHAW LYLE A & SIMSHAW ROWENA D	
2S122DD00400	SIDIEL LLC	
2S123CC00800	SHOCAT INC	
2S126BC01200	SELLS SCOTT E	
2S127AA00901	SCHWAN'S SALES ENTERPRISES INC	
2S126BC08600	SCHMIDT KRISTYNA E	
2S126BC07700	SCHLACHTER HEATHER	
2S126BC03400	SAXENA SANGEETA & HANSBERRY ROGER MAURICE	
2S126BC04600	SAMPSON GEORGE G & KELLER SANDRA M	
2S126BC08300	RUSSELL SHELDON C & RUSSELL CASEY L	
2S126BC07000	RUMPF CONNOR M	
2S126BC04000	ROSS PETER A & ROSS HELLENA K	
2S126BC12800	RINKER BRIAN & DEBORAH LIV TRUST	
2S126BC04500	RICHARDSON WARREN P	
2S127AA90006	REX PROPERTIES LLC	
2S126BC13000	RAMOS LIVING TRUST	
2S126BC03500	RAGSDALE ARNOLD & RAGSDALE JOLENE	
2S126BC01800	PUNZEL MARK S & PUNZEL MAELANI M	
2S123CC01500	PRAXAIR DISTRIBUTION INC	
2S127A000400	PORTLAND GENERAL ELECTRIC CO	
2S127A000401	PORTLAND GENERAL ELECTRIC CO	
2S127AB00100	PNWP LLC	
2S126B000121	PLUMBERS & STEAMFITTERS LOCAL 290 BLDG ASSOC &	
2S126BC06800	PITTS MARCUS W & PITTS GRETCHEN A	
2S127A000502	PIAZZA PROPERTIES LLC	
2S127A000504	PIAZZA LIV TRUST	
2S127AA02100	PHELAN-MJD2 LLC	
2S126BC01600	PEPPER NICHOLAS B	
2S126BC08400	PATTISON CRAIG R & PATTISON TARA	
2S126B000114	PAL AVERY LP	
2S126BC07400	OVERMAYER RONALD T	
2S126BC00600	ORR JAMES A	
2S127AA90012	ORETIN LLC	
1S135CB00800	OREGON STATE OF DEPT OF TRANSPORTATION	
2S126BC02100	OLLERENSHAW ERIC & OLLERENSHAW AVA	
2S126BC06600	NOELL SHARON KAU	
2S126BC05000	NEWCOMB TODD E & NEWCOMB JOLENE D	

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
3 STANLEY TUCKER DR	NEWBURYPORT	MA	01950
10371 SW SILETZ DR	TUALATIN	OR	97062
PO BOX 4572	TUALATIN	OR	97062
2245 NE CORNELL RD	HILLSBORO	OR	97124
20550 SW 104TH AVE	TUALATIN	OR	97062
20595 SW 103RD AVE	TUALATIN	OR	97062
7201 HAMILTON BLVD	ALLENTOWN	PA	18195
11095 SW AVERY ST	TUALATIN	OR	97062
10655 SW AVERY ST	TUALATIN	OR	97062
20621 SW 103RD AVE	TUALATIN	OR	97062
10170 SW SILETZ DR	TUALATIN	OR	97062
710 HOLLADAY ST	PORTLAND	OR	97232
20515 SW 104TH AVE	TUALATIN	OR	97062
1451 SW HIGHLAND RD	PORTLAND	OR	97221
20673 SW 104TH AVE	TUALATIN	OR	97062
20701 SW TETON AVE	TUALATIN	OR	97062
20541 SW 103RD AVE	TUALATIN	OR	97062
10375 SW CHICKASAW DR	TUALATIN	OR	97062
19830 SW TETON AVE	TUALATIN	OR	97062
1099 18TH STE 2900	DENVER	CO	80202
PO BOX 4446	HOUSTON	TX	77210
20781 SW 104TH AVE	TUALATIN	OR	97062
10338 SW CHICKASAW DR	TUALATIN	OR	97062
PO BOX 130	TUALATIN	OR	97062
10198 SW SILETZ DR	TUALATIN	OR	97062
PO BOX 1696	BEAVERTON	OR	97075
PO BOX 1696	BEAVERTON	OR	97075
10324 SW CHICKASAW DR	TUALATIN	OR	97062
PO BOX 35	MARSHALL	MN	56258
20888 SW 104TH AVE	TUALATIN	OR	97062
20700 SW 104TH AVE	TUALATIN	OR	97062
10171 SW CHICKASAW CT	TUALATIN	OR	97062
20597 SW TETON AVE	TUALATIN	OR	97062
20802 SW 104TH AVE	TUALATIN	OR	97062
10451 SW SILETZ DR	TUALATIN	OR	97062
10049 SW ERIE CT	TUALATIN	OR	97062
20530 SW 104TH AVE	TUALATIN	OR	97062
19720 SW BUTTERNUT ST	ALOHA	OR	97007
10848 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
20580 SW 104TH AVE	TUALATIN	OR	97062
10183 SW CHICKASAW CT	TUALATIN	OR	97062
10340 SW SILETZ DR	TUALATIN	OR	97062
10 RIVERVIEW DR	DANBURY	CT	06810
121 SW SALMON ST, 1WTC0510	PORTLAND	OR	97204
121 SW SALMON ST	PORTLAND	OR	97204
6600 SW 105TH AVE, STE 175	BEAVERTON	OR	97008
20210 SW TETON AVE	TUALATIN	OR	97062
20749 SW 104TH AVE	TUALATIN	OR	97062
PO BOX 156	TUALATIN	OR	97062
4330 SW HOMESTEADER RD	WILSONVILLE	OR	97070
450 NEWPORT CENTER DR STE 405	NEWPORT BEACH	CA	92660
10329 SW SILETZ DR	TUALATIN	OR	97062
20824 SW 104TH AVE	TUALATIN	OR	97062
201 N SERVICE RD	MELVILLE	NY	11747
10368 SW CHICKASAW DR	TUALATIN	OR	97062
20569 SW 103RD AVE	TUALATIN	OR	97062
2750 SIGNAL PKWY	SIGNAL HILL	CA	90755
4040 FAIRVIEW INDUSTRIAL DR SE MS #2	SALEM	OR	97302
10302 SW SILETZ DR	TUALATIN	OR	97062
20805 SW 104TH AVE	TUALATIN	OR	97062
10249 SW SILETZ DR	TUALATIN	OR	97062

2S122DD00300 NDH LLC & HOLMES THOMAS L
 2S127AA90003 NATAL PROPERTIES LLC
 2S126BC12700 MOORE HEIDI L
 2S126BC04800 MIZELL ROBERT & SWICK ZACHARY
 2S126BC05300 MITCHELL RAYMOND H & MITCHELL SUSAN M
 2S126BC01700 MILLER KAYLEN M
 2S126BC07500 MEYER ANTHONY M & MEYER JAN M
 2S126BC02900 MEDVEC JOHN W & MEDVEC GAIL J
 2S126BC08200 MCMAHON ROBERT & MCMAHON ASHLEY
 2S126BC03600 MCKILLION MICHAEL & MCKILLION CARRIE
 2S126BC12200 MCGOWAN LUKE
 2S126BC08800 MARTINEZ JOEL A & MARTINEZ SARAH
 2S126BC05600 MARSH CHRISTOPHER L REV TRUST
 2S126BC12300 MANSFIELD JAMIE M & MANSFIELD KRISTIN M
 2S122DD00200 MANHASSET INDUSTRIAL LLC
 2S126BC04300 MALETA MATTHEW E & MALETA CHRISTINA M
 2S126BC03900 MAHONEY KENNETH M & MAHONEY MARY M
 2S127AA90004 M-7 OF SPOKANE LLC
 2S127A000700 LOT 500 LLC
 2S126BC03100 LI YU-WEN
 2S126B000108 LEVITON MANUFACTURING CO INC
 2S126BC04700 LEA KELLY & LEA JOHN
 2S127AA02000 LAKESIDE LUMBER INC
 2S126BC02200 KRAUTSCHEID MEGAN ANN & DESANTIS MITCHELL LUKE
 2S126BC06500 KELLY JOSEPH T & KAREN J KELLY TRUST
 2S126BC01300 KAWAMOTO-REID SARAH B & KAWAMOTO-REID DANIEL J
 2S126BC01900 JOHNSON MARK C & JOHNSON LETICIA M
 2S126BC08500 JENSEN R&S TRUST
 2S127AA90007 JENITEK DEVELOPMENT LLC
 2S126BC04100 IBURG SCOTT
 2S126BC08000 HOVIES LIVING TRUST
 2S127AA01000 HG HOLDINGS INC
 2S126BC02400 HAWK DEAN & IRION CHRISTINE
 2S126B000106 HARSCH INVESTMENT PROPERTIES LLC
 2S126BC13100 HAIGHT DAGMAR S REV TRUST
 2S126BC08700 GRIESEN AUER NANCY E
 2S126BC08801 GREISEN AUER NANCY E
 2S126BC07100 GOULD DIANE E REV LIV TRUST
 2S126BC03200 GORBETT HAL M & GORBETT NOELLE
 2S127A000300 GAYLORD INDUSTRIES
 2S126BC04200 GAVINO LYDIA ELYCE
 2S126BC02300 FORST RICHARD E & FORST CAROL F
 2S126BC05100 FERNANDO GABRIEL & FERNANDO DANIELLE LYNN
 2S126BC02600 EICHLBERGER ERIC E & EICHLBERGER BRENDA C
 2S127AA90001 EDWARD LYNN LLC
 2S126B000122 EAN HOLDINGS LLC
 2S126BC12100 DRYSDALE WALTER M & DRYSDALE GAIL R
 2S126BC03000 DICK JERRY E & DICK DONNA L
 2S126BC06300 DENSEM VALERIE & DENSEM RONALD
 2S126BC01400 DELOSSANTOS MERCED SOTELO & DELAO OYUKI GARCIA
 2S126BC06400 DEAN STEVEN & ANDERSON JENNA
 2S126BC05500 DARNOLD FAMILY TRUST
 2S123CC01401 D&J PROPERTY INVESTMENT LLC
 2S126BC05400 CROWSON BENJAMIN & CROWSON NICOLE
 2S127AA00700 CMS EXCHANGE LLC
 2S126BC01000 CLARK JUDITH L TRUST
 2S126BC07300 CICERCHI DANIEL & CICERCHI EMILY
 2S126BC07600 CHEVEALLIER KATHRYN ANNETTE
 2S126BC04400 CARTER DAVID & CARTER CHERYL
 2S126BC05200 CARPENTER KATHRYN & CARPENTER CAMERON
 2S126BC03800 CARLETON LINUS M & CARLETON CORLISS A
 2S126BC00400 CADWELL LISA

PO BOX 111	CANBY	OR	97013
10820 SW TUALATIN-SHERWOOD RD	TUALATIN	OR	97062
4506 SE FRANKLIN ST	PORTLAND	OR	97206
20665 SW TETON AVE	TUALATIN	OR	97062
20648 SW 103RD AVE	TUALATIN	OR	97062
10345 SW SILETZ DR	TUALATIN	OR	97062
20650 SW 104TH AVE	TUALATIN	OR	97062
10185 SW SILETZ DR	TUALATIN	OR	97062
20774 SW 104TH AVE	TUALATIN	OR	97062
20636 SW TETON AVE	TUALATIN	OR	97062
20605 SW 104TH AVE	TUALATIN	OR	97062
20916 SW 104TH AVE	TUALATIN	OR	97062
17367 LAKE HAVEN DR	LAKE OSWEGO	OR	97035
20595 SW 104TH AVE	TUALATIN	OR	97062
8625 EVERGREEN WAY STE 200	EVERETT	WA	98208
10149 SW ERIE CT	TUALATIN	OR	97062
10054 SW ERIE CT	TUALATIN	OR	97062
815 N HELENA ST	SPOKANE	WA	99202
4330 SW HOMESTEADER RD	WILSONVILLE	OR	97070
20684 SW TETON AVE	TUALATIN	OR	97062
201 NORTH SERVICE RD	MELVILLE	NY	11747
20633 SW TETON AVE	TUALATIN	OR	97062
10600 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
10294 SW SILETZ DR	TUALATIN	OR	97062
20837 SW 104TH AVE	TUALATIN	OR	97062
10306 SW CHICKASAW DR	TUALATIN	OR	97062
10328 SW SILETZ DR	TUALATIN	OR	97062
6333 SE BROWNEE RD	MILWAUKIE	OR	97267
10850 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
10083 SW ERIE CT	TUALATIN	OR	97062
20726 SW 104TH AVE	TUALATIN	OR	97062
4914 E QUIEN SABE WAY	CAVE CREEK	AZ	85331
10202 SW SILETZ DR	TUALATIN	OR	97062
1121 SW SALMON ST FL 6	PORTLAND	OR	97205
20600 SW 104TH AVE	TUALATIN	OR	97062
20898 SW 104TH AVE	TUALATIN	OR	97062
20898 SW 104TH AVE	TUALATIN	OR	97062
20699 SW 104TH AVE	TUALATIN	OR	97062
10180 SW CHICKASAW CT	TUALATIN	OR	97062
10900 SW AVERY ST	TUALATIN	OR	97062
10115 SW ERIE CT	TUALATIN	OR	97062
10248 SW SILETZ DR	TUALATIN	OR	97062
20690 SW 103RD AVE	TUALATIN	OR	97062
10186 SW SILETZ DR	TUALATIN	OR	97062
27061 S HWY 170	CANBY	OR	97013
20400 SW TETON AVE	TUALATIN	OR	97062
20635 SW 104TH AVE	TUALATIN	OR	97062
10197 SW SILETZ DR	TUALATIN	OR	97062
20911 SW 104TH AVE	TUALATIN	OR	97062
20675 SW 103RD AVE	TUALATIN	OR	97062
20869 SW 104TH AVE	TUALATIN	OR	97062
20604 SW 103RD AVE	TUALATIN	OR	97062
19723 SW TETON AVE	TUALATIN	OR	97062
20626 SW 103RD AVE	TUALATIN	OR	97062
20040 SW EDY RD	SHERWOOD	OR	97140
14645 SW 139TH AVE	TIGARD	OR	97224
20649 SW 104TH AVE	TUALATIN	OR	97062
20674 SW 104TH AVE	TUALATIN	OR	97062
15801 NE 194TH CT	BRUSH PRAIRIE	WA	98606
20668 SW 103RD AVE	TUALATIN	OR	97062
10106 SW ERIE CT	TUALATIN	OR	97062
20527 SW 103RD AVE	TUALATIN	OR	97062

2S127AA90002 BUSHIDO PARTNERS LLC
2S126BC08100 BURKE EDWARD A & BURKE PATRICIA L
2S122DD00100 BT PROPERTY LLC
2S126BC07900 BRIDGES AMBER R & OGDEN TASHA M
2S126BC06900 BREWER HELEN D & BREWER JOHN E II
2S126BC13200 BRAY GARY C & BRAY MARILYN A
2S127AA01800 BLACK LAB INVESTMENTS LLC
2S126B000116 BIG AVERY LLC
2S126BC12500 BETKA KAREN
2S126BC02800 BERRIER JORDAN K & REYES MARIA A
2S126BC01500 BEERS WILLIAM S & BEERS KRISSANDRA J
2S126BC03300 BABICH ANDREW V & BABICH JULIE
2S127AA90011 B&P PROPERTIES LLC
2S126BC00900 AYALA JESUS & AYALA LEDA
2S127AA01600 AVERY CT PARTNERS LLC
2S127AA01500 APPLIED INDUSTRIAL TECHNOLOGIES INC
2S126BC03700 ANDERSON HEATHER M
2S126BC12400 ALLEN REBECCA R & ALLEN FRED JR
2S126B000105 AIRGAS USA LLC
2S126B000112 AIRGAS-NORPAC INC
2S127AA00400 A STORAGE PLACE OF TUALATIN L L C
2S127AA01200 5 YANKEE MTN LLC
2S127AA01300 20393 SW AVERY COURT LLC
2S122DD00500 1701 NW 14TH LLC
2S122D000900 112TH & MYSLONY JPMJD/USICV LLC
2S127AA90005 1111 BUILDING LLC
AAI ENGINEERING ATTN: BETH ZAUNER
PHELAN-MJD2 LLC

WEST DIVISION

5875 SW BLACKBERRY LN	TUALATIN	OR	97062
20752 SW 104TH AVE	TUALATIN	OR	97062
55 GLENLAKE PKWY NE	ATLANTA	GA	30328
10370 SW SILETZ DR	TUALATIN	OR	97062
20725 SW 104TH AVE	TUALATIN	OR	97062
20620 SW 104TH AVE	TUALATIN	OR	97062
PO BOX 3850	TUALATIN	OR	97062
14160 SW 72ND AVE	TIGARD	OR	97224
20545 SW 104TH CT	TUALATIN	OR	97062
10173 SW SILETZ DR	TUALATIN	OR	97062
10307 SW SILETZ DR	TUALATIN	OR	97062
10176 SW CHICKASAW CT	TUALATIN	OR	97062
10870 SW TUALATIN SHERWOOD RD	TUALATIN	OR	97062
10327 SW CHICKASAW DR	TUALATIN	OR	97062
20475 SW AVERY CT	TUALATIN	OR	97062
6920 POINTE INVERNESS WAY STE 301	FORT WAYNE	IN	46804
20590 SW TETON AVE	TUALATIN	OR	97062
20565 SW 104TH AVE	TUALATIN	OR	97062
3737 WORSHAM AVE	LONG BEACH	CA	90808
3737 WORSHAM AVE	LONG BEACH	CA	90808
20255 SW AVERY CT #B	TUALATIN	OR	97062
20460 SW AVERY CT	TUALATIN	OR	97062
10261 SW SUSQUEHANNA DR	TUALATIN	OR	97062
3 MOUNTAINVIEW RD 3RD FLOOR	WARREN	NJ	07059
450 NEWPORT CENTER DR STE 405	NEWPORT BEACH	CA	92660
7135 SW CHAPEL LN	PORTLAND	OR	97223
4875 SW GRIFFITH DRIVE #100	BEAVERTON	OR	97005
450 NEWPORT CENTER DRIVE #405	NEWPORT BEACH	CA	92660



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 22-0003— Avery Industrial

NOTICE IS HEREBY GIVEN that on March 30, 2022 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on May 25, 2022, known as:

“Avery Industrial”
File No. AR 22-0003

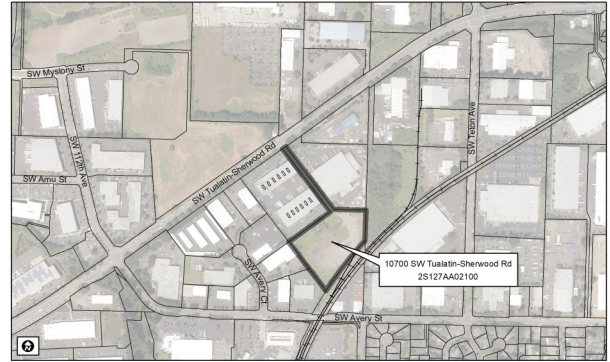
AAI Engineering, on behalf of Phelan MJD2 LLC, are requesting approval to construct a two building industrial facility located on a 7.4 acre site in the General Manufacturing (MG) zone.

To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing by 5 pm on June 17, 2022 to:

Planning Division
 Attn: Madeleine Nelson
mnelson@tualatin.gov or 503.691.3027

The property is located at: 10700 SW Tualatin-Sherwood Rd
 Tax Lot: 2S127AA02100



- **Criteria:** Tualatin Development Code Chapters: 32, 33, 57, 73A-D, 74, 75
- **Decision making process:** Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities of the proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 22-0003— Avery Industrial

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Planning Division
 Attn: Madeleine Nelson
mnelson@tualatin.gov or 503.691.3027

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 Tax Lot: 2S127AA02100



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- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Notice of the Architectural Review Decision** will only be provided to those who submit written comments regarding that application.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:

Madeleine Nelson, Assistant Planner, mnelson@tualatin.gov and 503-691-3027

- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
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