



Chicago Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Chicago Title Company of Oregon 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. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. 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 Chicago 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

Maggie Metcalf



1211 SW Fifth Ave., Ste 2130, Portland, OR 97204
(503)973-7400 FAX (503)248-0324

PRELIMINARY REPORT

ESCROW OFFICER: Jennifer Lyke
Jennifer.Lyke@CTT.com
503-973-7408

ORDER NO.: 472518004584

TITLE OFFICER: Tony Schadle

TO: Chicago Title Company of Oregon
1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

ESCROW LICENSE NO.: 201004072

BUYER/BORROWER: Nyberg Road Property, LLC

PROPERTY ADDRESS: 6645 S.W. Nyberg Lane, Tualatin, OR 97062

EFFECTIVE DATE: September 10, 2018, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Extended Loan Policy 2006 Extended Lender's	\$ TBD	\$ TBD
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
Government Lien Search		\$ 25.00

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:

Nyberg Road Property, LLC, an Oregon limited liability company, which acquired title as Nyberg Road Property LLC

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

A tract of land in the Donation Land Claim of William J. Barr and Mary J. Barr, in the Northeast one-quarter of Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at a point on the East line of Section 24, 20 chains North of the Southeast corner of the North one-half of the South one-half of said Section 24; thence Northerly 1275 feet, more or less, to the Northeast corner of the Donation Land Claim of William J. Barr and Mary J. Barr; thence West along the North line of said Barr Donation Land Claim, 6 chains; thence South on a line parallel with the East line of said section a distance of 20 chains to the North line of the South one-half of said Section 24; thence East along the North line of the South one-half of said Section 24, approximately 396 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within County Road No. 1153 also known as S.W. Nyberg Road and also S.W. Nyberg Lane, including but not limited to that portion of said land dedicated to the City of Tualatin in Deed recorded on June 2, 2003 as Fee No. 2003-088103.

FURTHER EXCEPTING THEREFROM Ownership of the State of Oregon in and to that portion of the premises herein described lying below the line of ordinary high water of the Tualatin River.

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 which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, 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, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. 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.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.
7. City Liens, if any, in favor of the City of Tualatin. None found as of September 13, 2018.
8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Tualatin River.
9. Any adverse claims based upon the assertion that the Tualatin River has changed in location.
10. Any adverse claim based on the assertion that any portion of said land has been created by artificial means or has accreted to such portions so created.
11. Rights established pursuant to ORS 274.905, et seq to all or any portion of the herein described premises created by artificial means.
12. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Tualatin
Purpose: Sanitary sewer
Recording Date: July 27, 1970
Recording No.: 79-029909
Affects: The Southeasterly portion

13. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Forest Rim Associates, Ltd.
Purpose: Sanitary sewer improvements and appurtenances
Recording Date: December 11, 1992
Recording No.: 92-088561
Affects: Various strip throughout said property

Said interest was assigned by instrument:
To: The City of Tualatin
Recording Date: January 13, 1995
Recording No.: 95-003174
14. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Tualatin
Purpose: Storm drainage
Recording Date: June 2, 2003
Recording No.: 2003-088103
Affects: A 5 foot wide strip through the Southerly portion
15. A Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,
Amount: \$15,000,000.00
Dated: March 27, 2015
Grantor: Nyberg Road Property, LLC, an Oregon limited liability company
Borrower: Thomas V. Clarey and Molly H. Clarey
Trustee: Chicago Title Insurance Company of Oregon
Beneficiary: Umpqua Bank
Loan No.: 70037755
Recording Date: March 27, 2015
Recording No.: 2015-021549
16. An Assignment of Rents and Income of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein;
Assigned to: Umpqua Bank
Recording Date: March 27, 2015
Recording No.: 2015-021550
17. 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: Nyberg Road Property. LLC
 - 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.

18. 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.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

19. 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.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

20. 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.

The Company will require an inspection of the premises, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

- A. NOTE: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2017-2018

Amount: \$61,654.25

Levy Code: 023.76

Account No.: R532980

Map No.: 2S124A-02601

Amount: \$328.48

Levy Code: 023.76

Account No.: R532971

Map No.: 2S124A-02600

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.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- C. NOTE: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- D. 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.

E. 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.

F. 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 that is recorded electronically.

G. 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.

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 Complain Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

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.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

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.

Browsing Information. FNF may automatically collect 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 mobile 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.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- 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.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. 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 other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to 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 third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of 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 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.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail 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.

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 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 you 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 meant for adults and 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 for any of the purposes described in this Privacy Notice. 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 (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) 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

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 revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

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



10295 Southwest Ridder Road, Wilsonville, OR 97070
p 503.570.0626 f 503.582.9507 republicservices.com

November 15, 2022

Julia Glisson

Re: Commons on the Tualatin
6645 SW Nyberg Lane
Tualatin, OR 97062

Dear Julia,

Thank you, for sending us the revised site plans for this proposed development 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 site plan revision that you sent Nov.11, 2022, to include and additional accessory storage shed (Building G) at the northwest corner of the facility. This addition will not interfere with our ability to complete service of the trash and recycle storage area that was approved on Nov.16, 2018

Thanks Julia, 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", with a large, stylized flourish extending to the left.

Kelly Herrod
Operations Supervisor
Republic Services Inc.

Julia Glisson

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Friday, November 18, 2022 2:50 PM
To: Julia Glisson
Cc: Ken Sandblast; 2752-001
Subject: RE: TVF&R Service Provider Approval: Storage Shed at Commons on the Tualatin

Hi Julia,

The existing fire department access approved under TVF&R service provider permit #2021-0085 is acceptable for this proposed accessory building. Please let me know if you have any questions.

Thank you,

Ty

Ty Darby | Deputy Fire Marshal
Tualatin Valley Fire & Rescue
Direct: 503-259-1409
www.tvfr.com

From: McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>
Sent: Tuesday, November 15, 2022 6:54 AM
To: Julia Glisson <jglisson@westlakeconsultants.com>
Cc: Ken Sandblast <KSandblast@westlakeconsultants.com>; 2752-001@westlakeconsultants.com; Darby, Ty M. <Ty.Darby@tvfr.com>
Subject: RE: TVF&R Service Provider Approval: Storage Shed at Commons on the Tualatin

Good Morning Julia,

Thanks for reaching out regarding the accessory building for the Commons on the Tualatin. DFM Ty Darby is responsible for projects in the City of Tualatin, I've cc'd him on this email.

Let me know if I can be of further assistance

Alex McGladrey | Deputy Fire Marshal
Tualatin Valley Fire & Rescue
Direct: 503-259-1420
www.tvfr.com

From: Julia Glisson <jglisson@westlakeconsultants.com>
Sent: Friday, November 11, 2022 1:06 PM
To: McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>
Cc: Ken Sandblast <KSandblast@westlakeconsultants.com>; 2752-001 <2752-001@westlakeconsultants.com>
Subject: TVF&R Service Provider Approval: Storage Shed at Commons on the Tualatin

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Hi Alex,

I am contacting you regarding a TVF&R Service Provider Letter for an accessory building proposed for the Commons on the Tualatin project at 6645 SW Nyberg Lane. The overall Commons project has been approved and is now under construction.

I have attached building location and site plan information for the storage shed project—noted as 'Building G' on the plan. The proposed building is a 1,849-sq.ft. maintenance storage facility which will be placed at the north end of the site at a location that was originally planned for parking.

Please let me know if you have questions or need additional information for TVF&R approval of this accessory structure.

Thanks in advance,
Julia



Julia Glisson | Land Use Planner

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652

jglisson@westlakeconsultants.com

www.westlakeconsultants.com

We begin with the end in mind.

NOTICE: This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying or distribution of this communication, or the taking of any action based on it, is strictly prohibited. Thank you.

November 29, 2022

NYBERG ROAD PROPERTY LLC
1200 SW 66TH AVE #300
PORTLAND OR 97225

**Re: Tualatin Apartments, Trail, and Storage Building
CWS file 18-003752 (Tax map 2S124A0 Tax lot 02601)**

Clean Water Services (CWS) has reviewed the Service Provider Letter (SPL) issued on August 19, 2019 for CWS File No. 18-003752. District staff has evaluated the SPL conditions and project plans for Storage Building G and found them to be in compliance with Resolution and Order 19-5 (R&O 19-5), as amended by Resolution and Order 19-22 (R&O 19-22). This approval does not include any changes or modifications to the encroachment, enhancement, or mitigation of Vegetated Corridor required as outlined in the current SPL.

Please attach this letter to the existing SPL for all applications made after November 2022, to demonstrate compliance with R&O 19-5, as amended by R&O 19-22.

Sincerely,



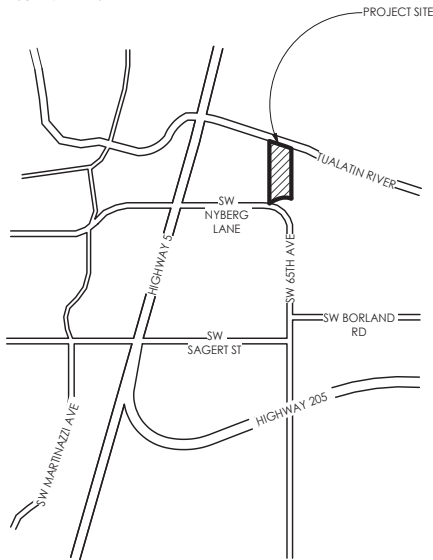
Lindsey Obermiller
Environmental Plan Review

Attachment (1)

CWS FILE NO. 18-003752
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By LO Date 11/29/2022
SPL ATTACHMENT 1 OF 1

VICINITY MAP

SCALE: 1" = 1'-0"



GENERAL NOTES

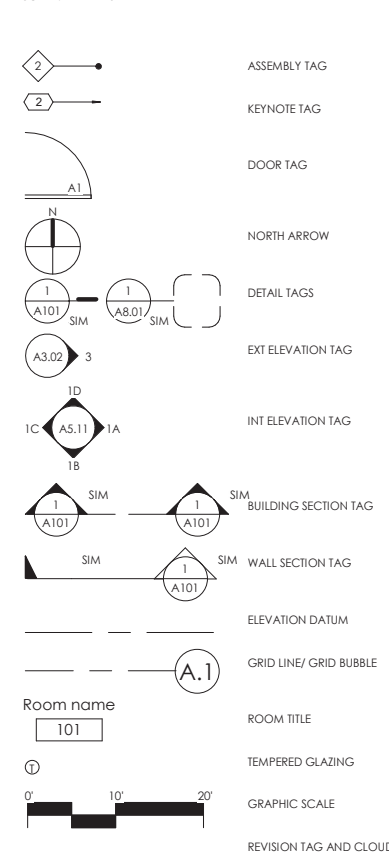
- 1 IF COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER ELEMENTS RESULT IN CONFLICTS NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING ANY WORK OF ELEMENTS RESULTING IN CONFLICTS.
- 2 IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, CONTRACT DOCUMENTS, SPECIFICATIONS AND REFERENCE STANDARDS, THE ARCHITECT AND/OR ENGINEER SHALL DETERMINE WHICH SHALL GOVERN.
- 3 FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PRECEEDING WITH THE WORK.
- 4 DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS, NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK
- 5 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR WORK, COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND ACCURATE LOCATION OF STRUCTURAL MEMBERS, OPENINGS FOR ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM THE MANUFACTURERS PRIOR TO CONSTRUCTION FO OR INSTALLATION OF EQUIPMENT, FURNISHINGS, AND ACCESSORIES.
- 6 ALL DIMENSIONS AND GRIDS ARE TO FACE OF STUD, FACE OF SLAB AND CENTERLINE OF OPENING UNO.

PROJECT DESCRIPTION

NEW 1-STORY MAINTENANCE BUILDING ACCESSORY TO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION.

SYMBOLS LEGEND

SCALE: 12" = 1'-0"



ABBREVIATIONS

@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINIUM
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BEAM
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FND	FOUNDATION
FT	FEET
GA	GAUGE OR GYPSUM ASSOCIATION
GALV	GALVANIZED OR GALVANIC
INT	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OSSC	OREGON STRUCTURAL SPECIALTY CODE
PERF	PERFORATED / PERFORATION
PL	PROPERTY LINE, PLATE
PNT	PAINT
PTHP	PACKAGE TERMINAL HEAT PUMP
QTY	QUANTITY
R	RISER, RADIUS
RD	ROOF DRAIN
REF	REFER, REFERENCE
REQ'D	REQUIRED
RO	ROUGH OPENING
SF	SQUARE FOOT
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STR	STAIR
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VFY	VERIFY
WJ	WITH
WU	WOOD I-JOISTS

SHEET INDEX

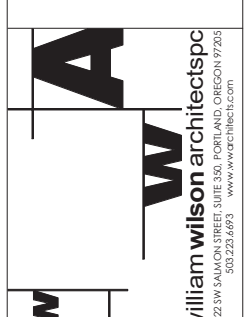
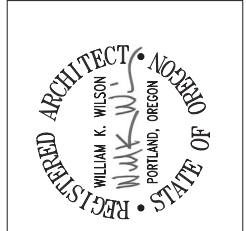
ARCHITECTURE	
A0.01g	BUILDING G COVER SHEET
A0.02g	BUILDING G CODE SUMMARY
A1.01g	BUILDING G CONSTRUCTION ASSEMBLIES
A2.00g	BUILDING G FLOOR PLAN
A2.01g	BUILDING G ROOF PLAN
A3.00g	BUILDING G ELEVATIONS & SECTIONS
A8.01g	BUILDING G EXTERIOR DETAILS

THE FOLLOWING CONSULTANTS/DISCIPLINES HAVE BEEN RETAINED DIRECTLY BY THE OWNER. DOCUMENTS FOR THESE CONSULTANTS/DISCIPLINES INCLUDED OR REFERENCED WITHIN THESE CONSTRUCTION DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY

STRUCTURAL	
S1.00g	STRUCTURAL NOTES
S2.00g	BUILDING G FOUNDATION PLAN
S2.01g	BUILDING G FRAMING PLAN
S3.00g	BUILDING G STRUCTURAL DETAILS

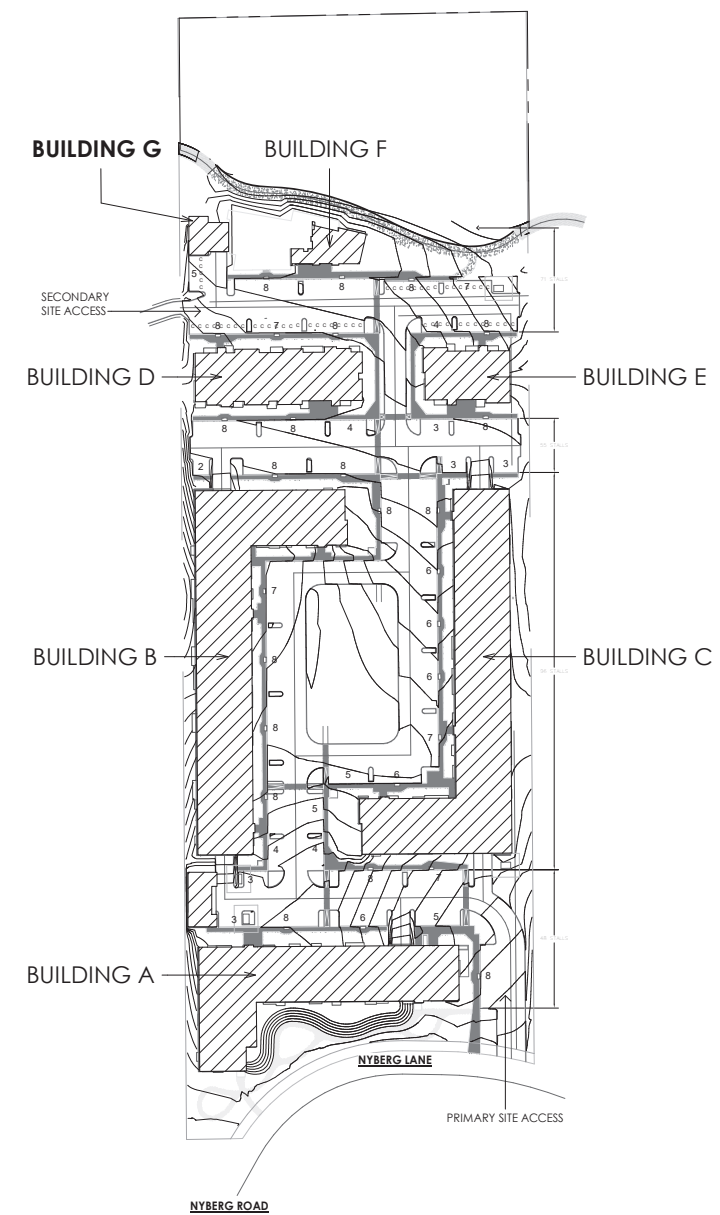
PROJECT TEAM

OWNER	TANDEM PROPERTIES 1200 SW 66th Ave #300, Portland, OR 97225 PHONE: 503.222.0007 CONTACT: TOM CLAREY & CHRIS BRADLEY
ARCHITECT	WILLIAM WILSON ARCHITECTS, PC 1022 SW SALMON STREET, SUITE 350 PORTLAND, OREGON 97205 PHONE: 503.223.6693 CONTACT: STEVEN KAROLYI
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	
STRUCTURAL ENGINEER	HHPR 205 SE SPOKANE STREET, SUITE 200 PORTLAND, OR 97202 503.221-1131 CONTACT: JASON DHANENS



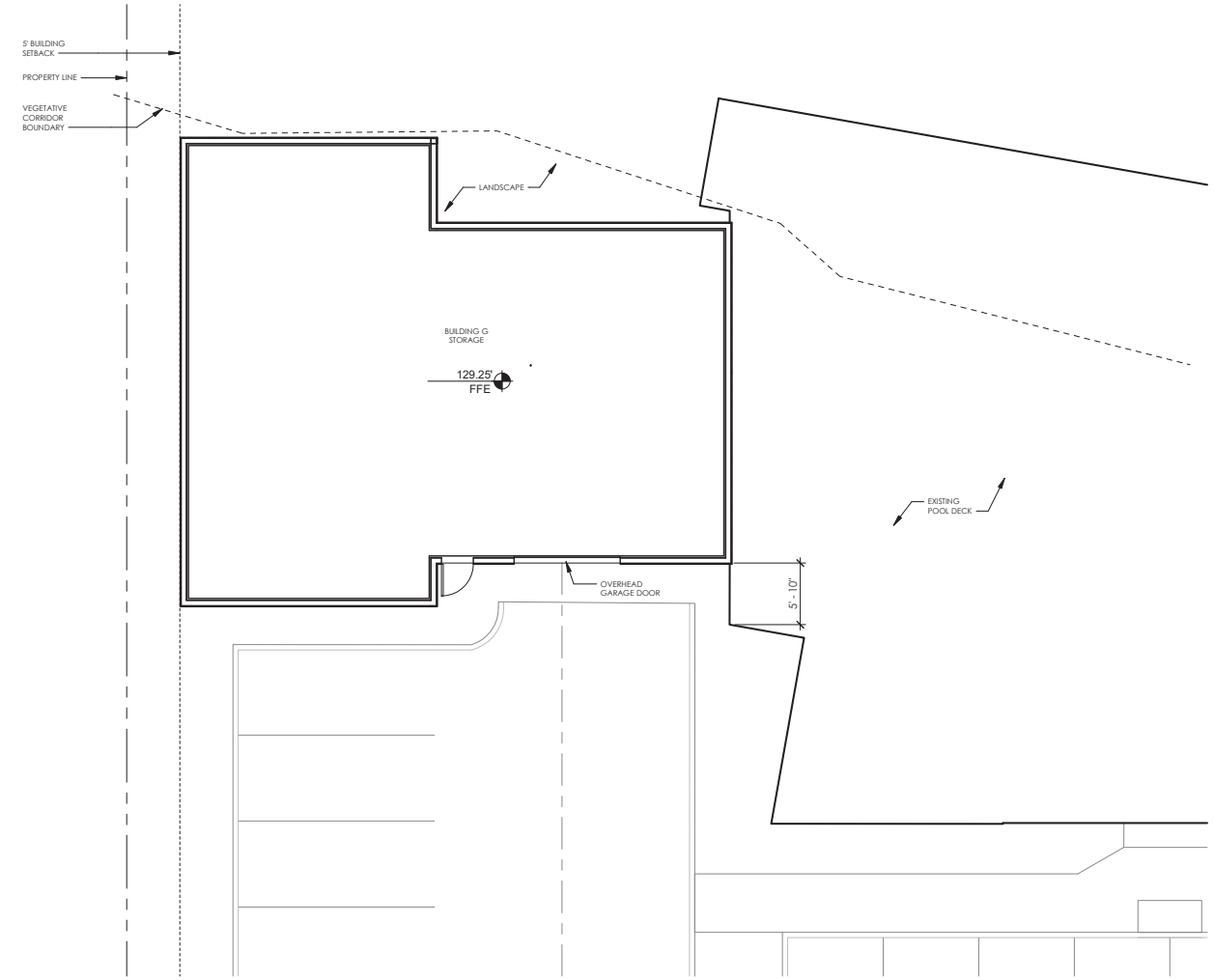
Commons on the Tualatin
 6645 SW Nyberg Lane, Tualatin, Oregon 97062

Nyberg Road Property LLC / Tandem Property Management
 1200 SW 66th Ave #300, Portland, OR 97225



SITE PLAN

SCALE: 1" = 100'-0"



2 ENLARGED SITE PLAN AT BUILDING G

A0.01g SCALE: 1/8" = 1'-0"

PRINTED ON: 8/5/2022 3:02:34 PM

BUILDING G COVER SHEET

REVISIONS:

DATE: 08.05.21
 JOB NO: 1711

A0.01g

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).

Jurisdiction: City of Tualatin Review Type: Minor Encroachment
 Site Address: 6645 SW Nyberg Lane SPL Issue Date: August 19, 2019
 / Location: Tualatin, OR 97062 SPL Expiration Date: August 19, 2021

Applicant Information:

Name: KEN SANBLAST
 Company: WESTLAKE CONSULTANTS, INC
 Address: 15115 SW SEQUOIA PKWY. STE. 150
TIGARD, OR 97224
 Phone/Fax: (503) 684-0652
 E-mail: ksandblast@westlakeconsultants.com

Owner Information:

Name: TOM CLAREY
 Company: NYBERG ROAD PROPERTY, LLC
 Address: 1200 SW 66TH AVE. STE. 300
PORTLAND, OR 97225
 Phone/Fax: (503) 750-1012
 E-mail: tandem1@tandemprop.com

Tax lot ID

2S124A002601
21E19C00300 (off-site trail extension)

Development Activity

Tualatin Waterfront Apartments and Trail

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 125
 Vegetated Corridor Condition: Marginal/Degraded

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 17,340

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Building (Permanent Encroachment; Mitigation Required)</u>	<u>3,745</u>
<u>Pathway (Permanent Encroachment; Mitigation Required beyond 3' width for Allowed Use Path)</u>	<u>5,895</u>
<u>Grading for removal of existing fill (Permanent Encroachment for Enhancement; Restoration & Planting In-Place Required)</u>	<u>2,905</u>
<u>Stormwater outfall (Permanent Encroachment; No Mitigation Required for up to 100 SF)</u>	<u>50</u>
<u>Stormwater pipe (Temporary Encroachment; Restoration & Planting In-Place Required)</u>	<u>1,320</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Enhancement of Existing VC as Mitigation for total of 8,550 SF of Permanent Encroachment</u>	<u>20,130/2.35:1</u>

Conditions Attached Development Figures Attached (3) 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. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1 and per approved plans.
3. 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. **No wetland or non-wetland water impacts proposed for this project.**
4. 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.
5. **Prior to 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.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **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.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 125 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3.**
13. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

16. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A).
17. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
18. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.**
19. **Clean Water Services will require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

20. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

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

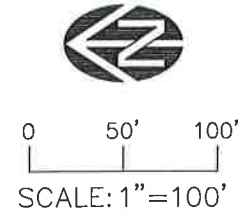
Please call (503) 681-3653 with any questions.



Lindsey Obermiller
Environmental Plan Review

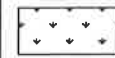
Attachments (3)

Exhibit G



EXISTING VEGETATED CORRIDOR AREAS

(TOTAL AREA 51,080 SF)

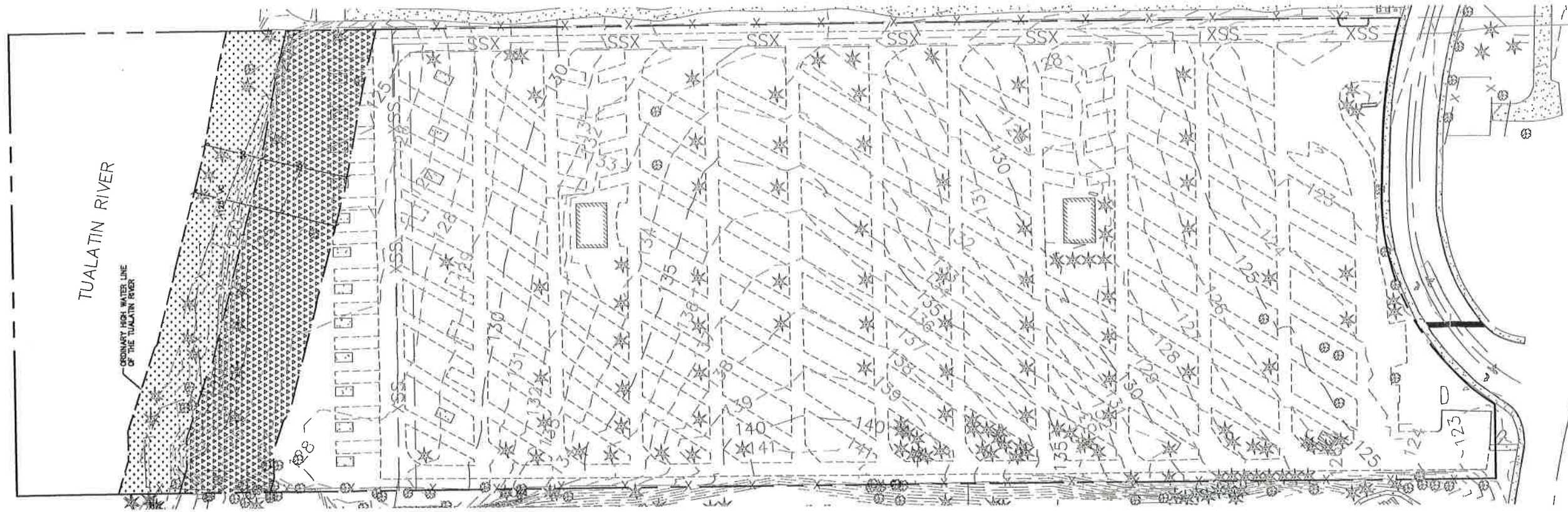


50' VEGETATED CORRIDOR (Marginal Condition)
20,435 SF



ADDITIONAL 75' VEGETATED CORRIDOR (Degraded Condition)
30,645 SF

CWS FILE NO. 18-003752
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By JED Date 8/19/2019
SPL ATTACHMENT 1 OF 3



COMMONS ON THE TUALATIN

TUALATIN, OREGON

EXISTING CONDITIONS PLAN
OVERALL

DATE	2019-06-14
REVISION	3
DRAWN BY	JAB
CHECKED BY	KLS
JOB NO.	WCI 2752-001





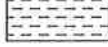


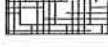
Exhibit G



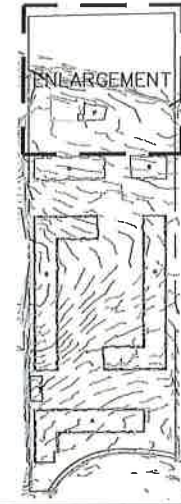
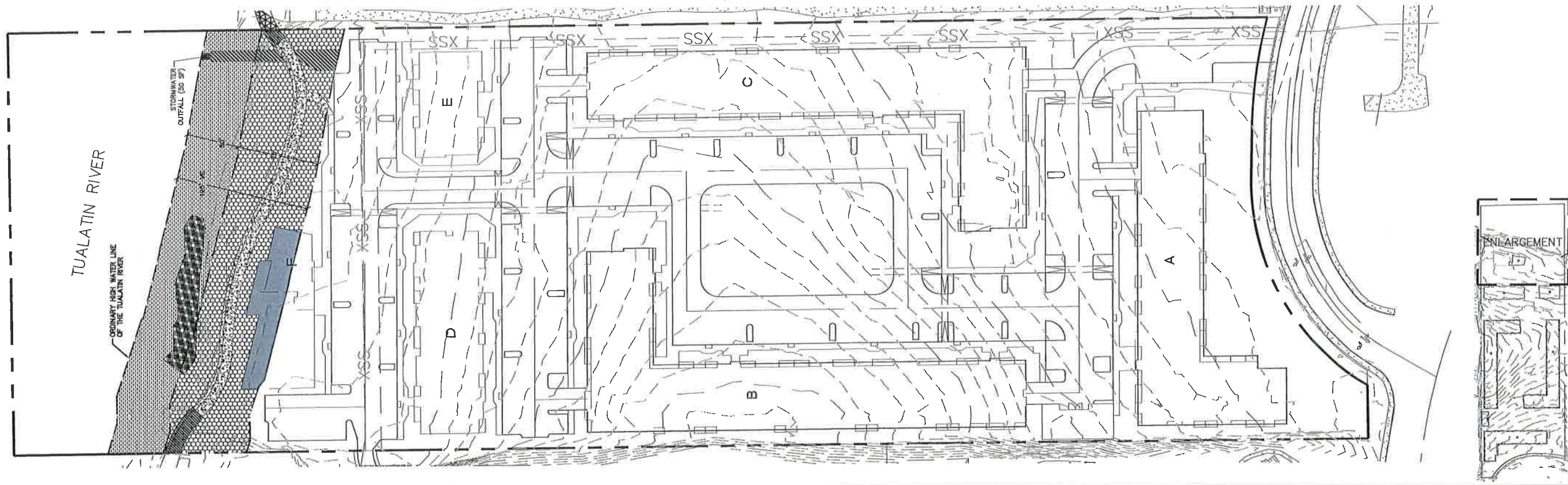
0 50' 100'
SCALE: 1"=100'

CWS FILE NO. 18-003752
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By [Signature] Date 8/19/2019
SPL ATTACHMENT 2 OF 3

VEGETATED CORRIDOR
ENCROACHMENT AND PLANTING AREAS

-  SITE DEVELOPMENT ENCROACHMENT
3,745 SF (BUILDING F - 3,740 SF, PARKING - 5 SF)
-  12' GREENWAY PATH ENCROACHMENT
4,765 SF (3' - 1,090 SF, 9' - 3,675 SF)
-  14' GREENWAY AERIAL PATH ENCROACHMENT
830 SF
-  OFFSITE 14' GREENWAY AERIAL PATH
300 SF
-  ENHANCEMENT (1ST 50' VC) PLANTING REQUIRED
17,340 SF
-  ENHANCEMENT OF EXISTING VC AS MITIGATION (2:1)
20,130 SF
-  TEMPORARY VC ENCROACHMENTS: RESTORED AND
PLANTED TO GOOD CORRIDOR CONDITION
1,320 SF
-  GRADING FOR REMOVAL OF EXISTING FILL AND PLANTING
TO GOOD CORRIDOR CONDITION : MITIGATED IN PLACE
2,905 SF

** TOTAL PERMANENT VC ENCROACHMENTS REQUIRING MITIGATION:
8,550 SF
(DOES NOT INCLUDE 1,090 SF OF FIRST 3' OF 12' WIDE ALLOWED USE PATH)


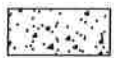








COMMONS ON THE TUALATIN
TUALATIN, OREGON
DEVELOPMENT PLAN
OVERALL

DATE	2019-07-08
REVISION	3
DRAWN BY	JAB
CHECKED BY	KLS
JOB NO.	WCI 2752-001

Exhibit G

VEGETATED CORRIDOR ENCROACHMENT AND PLANTING AREAS

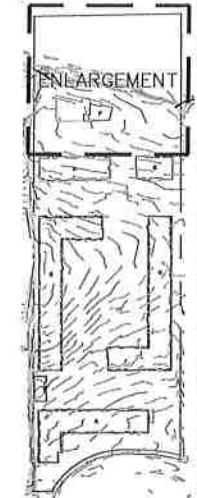
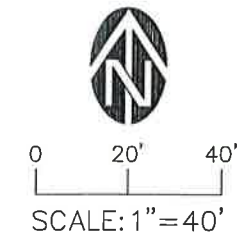
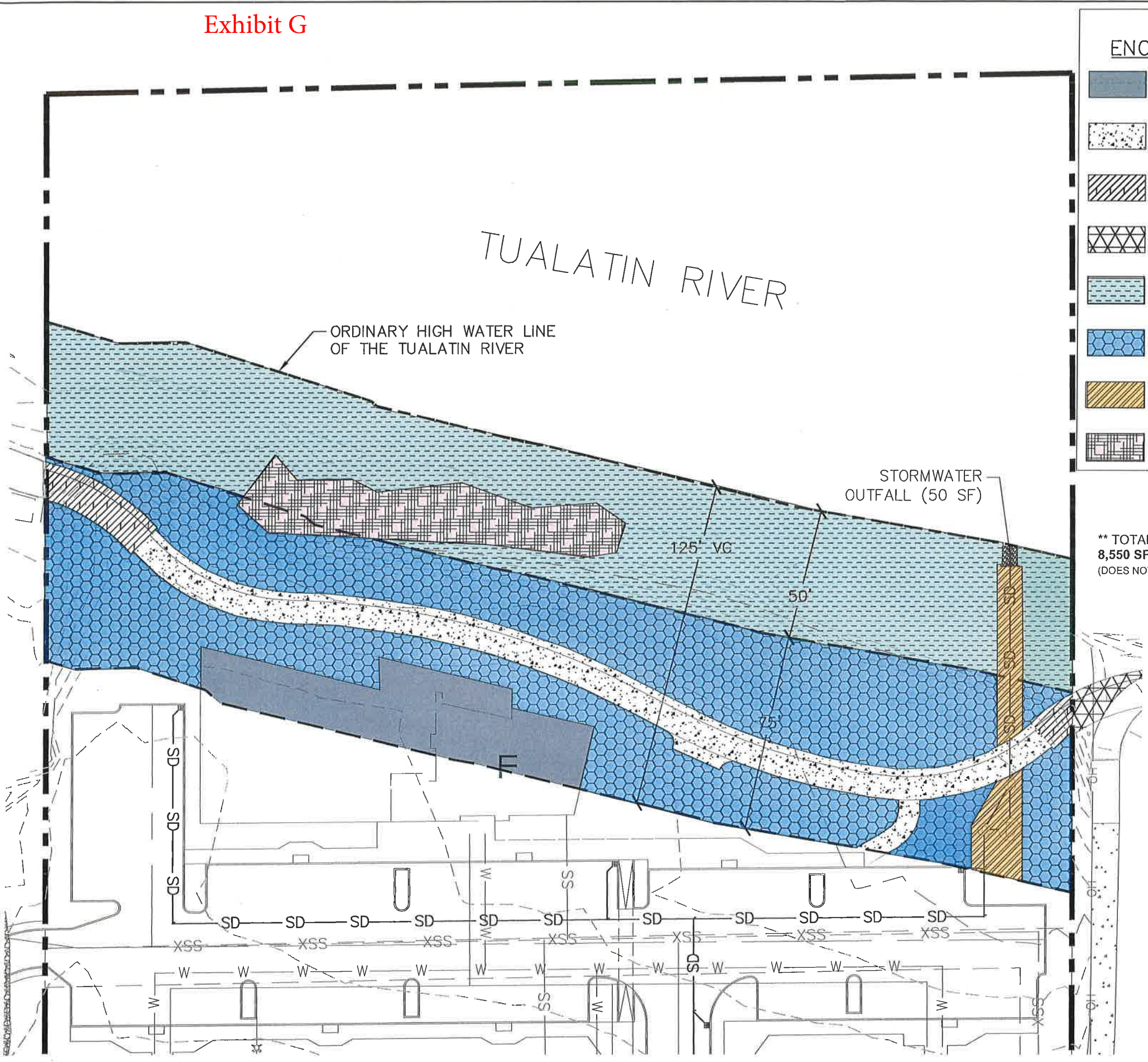
-  SITE DEVELOPMENT ENCROACHMENT
3,745 SF (BUILDING F - 3,740 SF, PARKING - 5 SF)
-  12' GREENWAY PATH ENCROACHMENT
4,765 SF (3' - 1,090 SF, 9' - 3,675 SF)
-  14' GREENWAY AERIAL PATH ENCROACHMENT
830 SF
-  OFFSITE 14' GREENWAY AERIAL PATH
300 SF
-  ENHANCEMENT (1ST 50' VC) PLANTING REQUIRED
17,340 SF
-  ENHANCEMENT OF EXISTING VC AS MITIGATION (2:1)
20,130 SF
-  TEMPORARY VC ENCROACHMENTS: RESTORED AND PLANTED TO GOOD CORRIDOR CONDITION
1,320 SF
-  GRADING FOR REMOVAL OF EXISTING FILL AND PLANTING TO GOOD CORRIDOR CONDITION : MITIGATED IN PLACE
2,905 SF

** TOTAL PERMANENT VC ENCROACHMENTS REQUIRING MITIGATION:
8,550 SF
(DOES NOT INCLUDE 1,090 SF OF FIRST 3' OF 12' WIDE ALLOWED USE PATH)

COLOR COPY
CWS FILE NO. 18-003752
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By N.D. Date 8/19/2019
SPL ATTACHMENT 3 OF 3

COMMONS ON THE TUALATIN
TUALATIN, OREGON
DEVELOPMENT PLAN
ENLARGEMENT

DRAWING NAME: A:\2752-001\17\6. ENGINEERING\3. CAD\EXHIBITS\2019-07-08 - SITE CHANGE AND VC IMPACT\SCHOTT - DEVELOPMENT.DWG 2019/07/08 - 11:49AM - JOB



DATE	2019-07-08
REVISION	3
DRAWN BY	JAB
CHECKED BY	KLS
JOB NO.	WCI-2752-001

11/21/2022

Nyberg Road Property, LLC1200 SW 66th Ave., Suite 300

Portland, OR 97225

RE: COMMONS ON THE TUALATIN STORMWATER QUALITY – BUILDING G

Westlake Project No.: 2752-001

To Whom it may concern:

The Commons on the Tualatin project is proposing additional onsite storage building (Building G) that will replace parking area and landscaping. The result of this modification is an overall increase in impervious area of 850 square feet which is proposed to be treated by the existing on-site stormwater treatment system.

The stormwater report prepared by Westlake Consultants Inc. dated March 12, 2020, outlines the available capacity of the onsite stormwater treatment devices. The new and modified impervious areas drain to the North basin as defined in the report. The North basin is treated by a 96" Contech Manhole with (12) 18" ZPG cartridges and having a maximum treatment rate of 0.400 cfs. WQV and WQF calculations for the revised North basin impervious area are shown below.

$$\text{WQV (cf)} = \frac{0.36 \text{ (in)} \times \text{Impervious area (sf)}}{12 \text{ (in/ft)}} = \frac{0.36 \text{ (in)} \times [183,910 + 850] \text{ (sf)}}{12 \text{ (in/ft)}} = \mathbf{5,5542.8 \text{ CF}}$$

$$\text{WQF (cfs)} = \frac{\text{WQV (cf)}}{14,400 \text{ seconds}} = \frac{5,542.8 \text{ (cf)}}{14,400 \text{ seconds}} = \mathbf{0.385 \text{ CFS} < 0.400 \text{ CFS OK}}$$

These calculations show that the increase in impervious area due to the Building G project will not exceed the stormwater treatment capacity of the existing system serving the North basin.

Sincerely,

Westlake Consultants, Inc.

Chris Holland, PE

Senior Project Engineer



COMMONS ON THE TUALATIN – BUILDING G

6645 SW Nyberg Lane
Pre-Application Meeting Summary

Thank you for discussing your proposed project. Below you will find a summary of our discussion points. If there is anything else from our meeting that you wish to document, please respond with your notes as well. Thank you.

Required Land Use Reviews

Submit all application materials electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.

Type II Procedure Timeline

Decided by Staff

- Completeness Review: 30 Days
- Staff issues Notice of Application after application is deemed complete:
 - 14 Day comment period
 - Those who comment gain standing for potential appeal
- Decision shared with applicant and property owner within 60 days of a complete application
 - Appeal Period: 14 Days

Neighborhood/Developer Meeting

Holding a Neighborhood/Developer meeting is required for a Type II Architectural Review application.

Neighborhood/Developer meetings should generally be held no more than six months prior to application. This meeting is to be held in-person within the City of Tualatin boundaries. Additional information about this meeting is posted here:

<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

Applicants are responsible for mailing and posting notice of the Neighborhood Developer meeting. The City can provide a list of addresses for your notice letters for a \$35 fee. Address list requests can be made by emailing: planning@tualatin.gov.

Be sure to email the meeting invite to planning@tualatin.gov.

Architectural Review:

Type II Land Use Decision – See Tualatin Development Code Chapter [32.220](#)

- Application Packet: <https://www.tualatinoregon.gov/planning/architectural-review-ar-instructions>

- Examples of recent Architectural Review applications are found on the Projects Page: https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=101&keys=

Criteria to address in the narrative submittal include:

Tualatin Development Code

[TDC 32: Procedures](#)

[TDC 33.020: Architectural Review](#)

[TDC 33.110: Tree Removal](#)

[TDC 43: High Density Residential Zone \(RH\)](#)

[TDC 70: Floodplain](#)

[TDC 72: Natural Resource Protection Overlay District \(NRPO\)](#)

[TDC 73A: Site Design](#), [73B: Landscaping Standards](#), [73C: Parking Standards](#), and [73D: Waste and Recyclables Management Standards](#)

[TDC 74: Public Improvement Requirements](#)

[TDC 75: Access Management](#)

Required Service Provider Letters

Clean Water Services will comment on additional natural resources, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <https://dynamic.cleanwaterservices.org/Forms/PreScreen>. This letter will specify any required wetland and buffer mitigation.

Coordination with TVF&R, the City's emergency and fire protection service, is required as part of a complete land use process. To obtain a service provider letter for proposed development, please work directly with TVF&R: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>

Coordination with Republic Services, the City's waste disposal service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with Kelly Herrod, Operations Supervisor; kherrod@republicservices.com (503) 404-4181

Tree Removal:

- Tree removal, if proposed, is reviewed under the AR application.
- A tree preservation plan and a tree assessment report prepared by a certified arborist are required to address the approval criteria for tree removal found in [TDC 33.110\(5\)](#).
- Trees have been a major concern raised by community members and decision-makers. While our code is broadly permissive on the issue of tree removal, documenting compliance with section is likely to be especially important.

Highlighted Design Standards

Primary Multi-Family Residential Use Reviewed as: AR 18-0007

- [TDC 72A.200\(7\)](#): *Walkways*. As applicable depending on nature of use. Multi-family development must have walkways of a minimum of six feet in width;
- [TDC 72A.200\(10\)](#): *Safety and Security*. An outdoor lighting system that does not produce direct glare on adjacent properties and without shining into residential units, public rights-of-way, or fish and wildlife habitat areas.
- [TDC 73B.020](#) & [TDC 73B.030](#): *Landscaping*. Demonstrate the proposed building will not impact compliance with existing landscaping requirements under AR18-0007.
- [TDC 73B.080](#) & [TDC 73B.090](#): *Landscaping*. Address minimum landscaping and planting standards.
- [TDC 73C](#) & [TDC 73D](#): *Parking & Waste Management*. A statement describing the use and confirming no additional parking is needed.
- [TDC Chapter 74](#): *Public Improvements Requirements*.
- [TDC Chapter 75](#): *Access Management*.

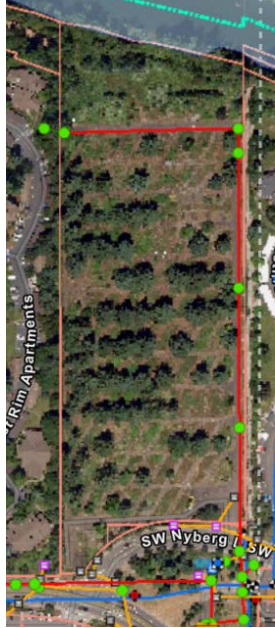
Public Utilities and Other Site Development

- Request available Tualatin public utility as-builts by emailing tdoran@tualatin.gov.
- Apply for Hydraulic Modeling and Tualatin Erosion Control, Public Works, and Water Quality Permits electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.
- Engineering permits must be issued prior to Building permits and completed prior to occupancy. Due to your desired timeline you may be required to obtain all new permits or choose to even if incorporation within existing permits is possible.
- The existing development's Erosion Control and 1200C permits may be evaluated to determine if they can remain active and amendable for this project's use.
 - An Erosion Control permit is required from Tualatin for projects disturbing over 500 square feet.
 - Additionally, if between one and five acres are disturbed, a 1200CN is needed from CWS.
 - If over five acres are disturbed, a 1200C is needed from DEQ.
- The existing Flood Hazard Area Development Permit may be modified to include this building provided the current construction is not completed prior to this project. If timing with the existing project doesn't match, a new permit currently requires no fee.
 - Construction drawing elevation certificates with associated drawings identifying finished floor and any required floodplain balanced cut and fill can be attached prior to Building permit issuance.
 - Finished Construction elevation certificates with photos must be submitted prior to occupancy.
 - The approximate floodplain locations are shown in the image below shaded in light blue and floodway in medium blue:



-
- The existing site's Water Quality Permit and supporting stormwater calculations may be evaluated to determine if they remain active and amendable for this project.
 - This portion of the development must conform with current code which includes hydromodification. Determine if currently permitted facilities are sufficient. If insufficient, whether you choose to upsize or add a facility.
 - A Water Quality Permit from Tualatin is needed for construction and modification of private impervious areas. The permit will include any wetland mitigation/revegetation required by CWS SPL in addition to treatment, detention per [TMC 3-5-3-220\(4\)](#), and hydromodification per CWS D&CS Ch 4.
 - Stormwater plans and calculations certified by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) proving proposed systems:
 - In accordance with TMC 3-5-200 through 3-5-430, TDC 74.630 and 74.650, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design and Construction Standards (D&CS) Chapter 4.
 - Address runoff from all new and modified impervious areas.
 - Show private onsite facilities and public facilities for right-of-way.
 - Treat new and modified impervious areas in accordance with CWS D&CS 4.08.1.d meeting phosphorous removal in accordance with TMC 3-5-350 per the design storm in accordance with TMC 3-5-360 and CWS D&CS 4.08.2.
 - Detain in accordance with TMC 3-5-220(4), TMC 3-5-230, and CWS D&CS 4.08.
 - Accommodate hydromodification in accordance with CWS D&CS 4.03.5.
 - Include conveyance calculations that accommodates up to a 25-year storm event in accordance with TDC 74.640 and CWS D&CS 5.05.2.d.
 - Downstream evaluation with a maximum of 82% capacity within any Tualatin public line per [TMC 3-5-210 - Review of Downstream System](#)
 - Demonstrate compliance with the Clean Water Services' Service Provider Letter CWS conditions sufficient to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d).
 - Include all private stormwater treatment and conveyance within a maintenance agreement.

- Geotech/soil/infiltration report: If the proposed water quality facility includes infiltration in the design, then an infiltration test report will need to be submitted to Engineering for a complete land use application.
- A Public Works Permit must be obtained for any work within public easements.
 - The composite public utilities image below shows Tualatin's main lines: sanitary sewer in red, water in blue, and stormwater in orange.



- Hydraulic Modeling is required to verify adequate capacity of the existing public system as the current water master plan identifies potential deficiencies. Hydraulic Modeling is required for over 48,300 square footage of new building area, 870 gallons/acre/day use, and/or more than 49 residential units.
 - Hydraulic Modeling may be requested in advance of application for a land use to confirm availability and requirements, but may need to be updated depending on changes due to conditions of approval.
 - When submitting a modeling application include:
 - Requirements/alternatives allowed by TVF&R. Apply for a TVF&R service provider letter via <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>.
 - Hydrant flow test results. Request testing via <https://www.tualatinoregon.gov/publicworks/hydrant-flow-tests>. For questions contact Terrance Leahy, Water Division Manager, (503) 691-3095; tleahy@tualatin.gov.
 - After submittal Staff will coordinate with you regarding any further fee payment per the current [fee schedule](#).

Transportation and Site Access

- For this specific use and building size you may provide a narrative explaining traffic impacts to respond to [TDC 74.440](#).
 - You may email a draft for initial feedback prior to land use submittal to Mike McCarthy, Principal Traffic Engineer, mmccarthy@tualatin.gov and copy tdoran@tualatin.gov.
- If you feel a need to hire a professional to support your proposal, you may always request your transportation engineer to propose a scope for a traffic impact analysis:
 - Download scoping guidelines here <https://www.tualatinoregon.gov/engineering/tualatin-traffic-study-requirements>
 - Email Mike McCarthy, Principal Traffic Engineer, mmccarthy@tualatin.gov and please copy tdoran@tualatin.gov to confirm proposed Traffic Impact Analysis scope including site plan, building sizes, etc. and estimated trip generation. Staff will coordinate with any other applicable agencies and jurisdictions. Mike may also be reached at (503) 691-3674.

Fire

- Ty Darby, TVF&R (503) 849-7516; ty.darby@tvfr.com
- Flow testing: Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:t Leahy@tualatin.gov)

Fees

- Current fee schedule: <https://www.tualatinoregon.gov/finance/fee-schedule>
- For calculating SDC fees, please work with Lauren Gonzalez, lgonzalez@tualatin.gov

Please Note: TDC 32.110. [...] The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

AFFIDAVIT OF MAILING NOTICE

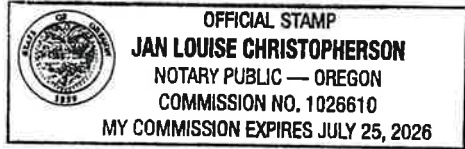
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Julia Glisson being first duly sworn, depose and say:

That on the 7th day of October, 2022, I will serve 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.

Julia Glisson
Signature

SUBSCRIBED AND SWORN to before me this 10th day of October, 2022.



Janice
Notary Public for Oregon
My commission expires:

RE: _____

Exhibit A--Meeting Notice Mailing List

TLID	OWNER1	OWNER2	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S124AA04400	6983 SW MONTAUK CIR LLC		13020 SW 107TH CT	TIGARD	OR	97223
21E19BB12000	ALEXANDER JANET LEE		6371 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA04500	AMERICAN GOLDENWEST LLC		PO BOX 431	YORBA LINDA	CA	92885
21E19BB09800	ANDERSEN ART & ANA		6463 SW DAWN ST	LAKE OSWEGO	OR	97035
2S124AA00800	ANDERSON JERRY & ANDERSON AMY		6550 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA02900	ANDUEZA ANA I		2231 NE HALSEY ST	PORTLAND	OR	97232
2S124DA01100	ANI-KAL LLC		9500 SW BARBUR BLVD #300	PORTLAND	OR	97219
2S124AA04800	ARI PROPERTIES LLC		17960 SW JEREMY ST	BEAVERTON	OR	97007
2S124AA40030	ARNOLD VICKI LYNN		7155 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA00700	BATES JAMES WILLIAM & MOHR KEELY DEERING		6540 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124DA00400	BEBRINUS LLC		10260 SW GREENBURG RD STE 530	PORTLAND	OR	97223
21E19BB05700	BEEHLER JOSEPH P & MARIANNE P		6041 CAUFIELD ST	WEST LINN	OR	97068
2S124AA66925	BESHEARS KAREN M REV LIV TRUST & BESHEARS CHARLES D III REV LIV TRUST		18010 MEADOWLARK LN	LAKE OSWEGO	OR	97034
2S124AA00200	BRICE GEORGE F IV		18275 SW 65TH AVE	LAKE OSWEGO	OR	97035
21E19BB04300	BUETTGENBACH KIMBERLY J & KEVIN	M	6115 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BC00600	CARTER NANCY J TRUSTEE		6164 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB05800	CERVANTES STEVE		19126 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
2S124AA03900	CHEN RENBO		16869 65TH AVE #360	LAKE OSWEGO	OR	97035
2S124AA03500	CHILDS BARBARA C		PO BOX 90	OCEANSIDE	OR	97134
21E19C 00200	CITY OF TUALATIN		18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
21E19BB10500	CLARK ELIZABETH A		6266 SW DAWN ST	LAKE OSWEGO	OR	97035
2S124AA00100	COCHRAN NORMA & COCHRAN ETHAN		18225 SW 65TH AVE	LAKE OSWEGO	OR	97035
2S124AA96928	COOKE EMILY ELIZABETH		6928 SW MONTAUK CIR	TUALATIN	OR	97062
21E19BB04500	DAY RENEE		6161 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BC00300	DAY TROY		6161 CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB05100	DENTON MATT		6266 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
2S124AA00600	DEZ DEVELOPMENT LLC		10117 SE SUNNYSIDE RD #F1123	CLACKAMAS	OR	97015
2S124AA03700	DIAZ SCOTT R & TSAI JENNY J		2646 NW OVERTON ST	PORTLAND	OR	97210
21E19BC00700	DOBSON RICHARD D TRUSTEE		6210 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA66931	DUDA IRENE E		6931 MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA01300	DULL DAVID M & DULL SALLY G		6940 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB13400	EDMONDS SARAH TRUSTEE		6407 MISSION CT	LAKE OSWEGO	OR	97035
2S124AA01601	ELLIS DAVID & WARD CECILIA		6956 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB10100	FAIRCHILD SUSAN ELOISE TRUSTEE		1308 SW DICKINSON LN	PORTLAND	OR	97219
21E19BB10900	FITZGERALD DYLLAN & MELANIE		519 SW COLONY DR	PORTLAND	OR	97219
2S124AA002800	FOREST RIM INVESTORS LP		201 FILBERT ST 7TH FL	SAN FRANCISCO	CA	94133
2S124DB00100	G & S FAMILY LP		20752 SW 120TH AVE	TUALATIN	OR	97062
2S124AA05700	GAGE ASSOCIATES LLC		PO BOX 2236	GEARHART	OR	97138
21E19BB11800	GENTLING GREGORY & NARGESS	FASSIH	19241 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
2S124DA00500	GONZALES BORING & TUNNELING CO INC		PO BOX 187	NORTH PLAINS	OR	97133
2S124AA04900	GRANT EUGENE L & GRANT JANET K		11501 SE AQUILA ST	HAPPY VALLEY	OR	97086
21E19BC00400	GRAY CHARLES E TRUSTEE		6050 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB13100	GRIFFIN JACK L & LINDA A		6463 MISSION CT	LAKE OSWEGO	OR	97035
2S124AA40000	GUIDDOG LLC		PO BOX 1967	LAKE OSWEGO	OR	97035
21E19BC00801	HAN THO G TRUSTEE		3028 SABO LN	WEST LINN	OR	97068
21E19BB10200	HANCOCK MATSUKO		6372 SW DAWN ST	LAKE OSWEGO	OR	97035
21E19BB05500	HANSEN DAWN J		110 NW 21ST AVE	CAMAS	WA	98607
2S124AA05100	HARRIS DENISE		PO BOX 12564	PORTLAND	OR	97212
2S124AA01900	HARVEY ROBERT EDWARD RESTATED REV LIV TRUST		7170 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB11700	HENDRICKS ELIZABETH		19229 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
21E19BB11300	HINKLE THOMAS W		6367 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
2S124AA00500	HINSDALE KAREN H		4525 SW CONDOR AVE	PORTLAND	OR	97239
21E19BB05600	HOAGE BARBARA H TRUSTEE		2455 PARK RD	LAKE OSWEGO	OR	97034
21E19BB04700	HODGE LLOYD F TRUSTEE		4415 SE PINEHURST AVE	MILWAUKIE	OR	97267
2S124AA50020	HOLLMAN PROPERTIES LLC		3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
21E19BB09900	HOWELL JEREMY MATTHEW & ALEXA	EILEEN	6472 SW DAWN ST	LAKE OSWEGO	OR	97035
21E19BB05900	HUNG STEVEN & PENNY		5625 SUMMIT ST	WEST LINN	OR	97068
2S124AA04600	HUNT TROY E		8170 SW 87TH AVE	PORTLAND	OR	97223
2S124AA02300	I & A CORP		PO BOX 82002	PORTLAND	OR	97282
21E19BB05400	JALBERT JEAN MARC & HELEN		6221 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
21E19BB11900	JAQUA LISA Y TRUSTEE		6353 CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB13200	JARAMILLO BRADLEY & MICHELE		6441 MISSION CT	LAKE OSWEGO	OR	97035
21E19BB10400	JEAN BAPTISTE JAYSON L TRUSTEE		6320 SW DAWN ST	LAKE OSWEGO	OR	97035
2S124AA01700	JONES JOEL S & CORP JESSICA L		7050 CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA77206	JOEK KRISTEN		7206 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
21E19BB12405	KEPPEL ROBERT & AIRENE		6484 MCDUFF CT	LAKE OSWEGO	OR	97035
2S124AA66927	KERTLAND JOANNE		6927 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
21E19BB12403	KHAN MUHAMMAD BABAR & MEHREEN		6435 MCDUFF CT	LAKE OSWEGO	OR	97035
2S124AA00900	KING GARRETT D SEPARATE INTER VIVOS TRUST		6666 SW CHILDS RD	RIVER GROVE	OR	97035
21E19BB11400	KIRALY JANOS TRUSTEE		681 DIAMOND WAY APT 242	VISTA	CA	92083
21E19BB05300	KORDMAHALEH HADI & ZAHRA NARGES		6218 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
2S124AA05000	KUCERA DENNIS W & KUCERA PEGGY U		PO BOX 552	FOREST GROVE	OR	97116
21E19BC00500	KUHN GERALD M		6110 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB04600	LARSON JOHN K TRUSTEE		6235 SW CHILDS RD	LAKE OSWEGO	OR	97035
21E19C 01200	LEGACY MERIDIAN PARK HOSPITAL		1919 NW LOVEJOY ST	PORTLAND	OR	97209
2S124AA00300	LEWIS MERRY BETH		18325 SW 65TH AVE	LAKE OSWEGO	OR	97035
21E19BB11600	LUCKHAUPT ALICE L TRUSTEE		19215 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
21E19BB05000	MACPHERSON STUART S		PO BOX 807	CARDIFF	CA	92007
21E19BB12404	MALONE THOMAS MARK		2147 GLENMORRIE LN	LAKE OSWEGO	OR	97034
2S124AA86880	MANNING LINDA L		6880 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA01800	MAYAN SALIM & AHMED AZMA		7140 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA86886	MCCAGHREN KARIN A		6886 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
21E19C 01400	MERIDIAN PARK HOSPITAL		1919 NW LOVEJOY ST	PORTLAND	OR	97209
2S124AA96926	MERLO-FLORES VALERIA		6926 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA04100	MINOR MARYLUE & MINOR J WARDEN & RUST ELISSA MINOR		5185 ROSEWOOD ST	LAKE OSWEGO	OR	97035
21E19BB13500	MISSION COURT HOA		PO BOX 1689	LAKE OSWEGO	OR	97035
2S124AA01500	MOHR JOHN H & DEERING-MOHR LORI		6950 SW CHILDS RD	RIVERGROVE	OR	97035
2S124AA03000	MONTAUK CIRCLE SW4 LLC		101 S MAIN #301	SIOUX FALLS	SD	57104
2S124AA03200	MONTAUK LLC		1795 PALISADES TERRACE DR	LAKE OSWEGO	OR	97034
2S124AA77200	MORTON RACHEL		7200 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA03100	NAZLEE TEMPLIN LLC		100 FREEDOM LN UNIT 418	ALISO VIEJO	CA	92656
21E19BB04800	NEUMAN KEITH D & JULIE M		6317 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA002600	NYBERG ROAD PROPERTY LLC		1200 SW 66TH AVE #300	PORTLAND	OR	97225
2S124DB00400	NYBERG CREEK FOUNDATION LLC		7080 SW FIR LOOP	TIGARD	OR	97223
21E19BB11200	OLSON CARL JOHN III		6343 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
2S124AA02700	OLSON GREGORY CHARLES & OLSON CYNTHIA SUSAN		4306 SW GALEBUM ST	PORTLAND	OR	97219
2S124AA66929	PALECEK JOHN S & CAROL W FAMILY TRUST		481 BENICIA DR	SANTA ROSA	CA	95409
21E19BB12402	PARK CHUNG JAE & JIYEON		6457 MCDUFF CT	LAKE OSWEGO	OR	97035
2S124AA01100	PFEIF DUSTIN W & PFEIF KELSIE H		6810 CHILDS RD	LAKE OSWEGO	OR	97035
21E19BB13000	PILATO MARIO G & CHLOE B	MCDUGAL	6485 MISSION CT	LAKE OSWEGO	OR	97035

21E19BB04900	POLING POLLY H	19232 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
21E19BB05200	POWELL RICHARD ALLEN TRUSTEE	6248 SW NOKOMIS CT	LAKE OSWEGO	OR	97035
21E19BB12401	POWERS JOHN W TRUSTEE	6479 MCDUFF CT	LAKE OSWEGO	OR	97035
2S124AA00400	RANDHAVA KARAN & SULLIVAN CATHERINE	18365 SW 65TH AVE	LAKE OSWEGO	OR	97035
2S124AA01000	RASLAN AHMED M & ELKASSEER ABEER S	6720 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA96930	RECLUSADO STEVE A & RECLUSADO ANDREA J & RECLUSADO IAN S	6930 MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124DA00100	REEVES RICHARD A	15174 NW TROON WAY	PORTLAND	OR	97229
21E19BB11500	RENFROW LORNA G TRUSTEE	6338 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
2S124AA01200	RICHARDS TRUST	6820 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA86884	ROBERTS WAYNE V & SHERL REV LIV TRUST	3100 SW SCHAEFFER RD	WEST LINN	OR	97068
2S124DA00800	ROLLING HILLS-277 LLC	9500 SW BARBUR BLVD #300	PORTLAND	OR	97219
21E19BC00301	RUPERT MARTIN TRUSTEE	6048 SW CHILDS RD	LAKE OSWEGO	OR	97035
2S124AA02400	SD @ PIPERS'S RUN LLC	3750 ST ANDREWS DR	SANTA ROSA	CA	95403
2S124AA77202	SHANKLAND GLORIA A	7202 MONTAUK CIR	LAKE OSWEGO	OR	97035
21E19BB04400	SHEN JIAN	17610 BROOKHURST DR	LAKE OSWEGO	OR	97034
21E19BB10300	SIMPSON TIFFANY D	6352 SW DAWN ST	LAKE OSWEGO	OR	97035
2S124AA04700	SMITH STEVEN C & SARAH K SMITH REV LIV TRUST	3470 CRESCENT DR	WEST LINN	OR	97068
2S124AA86882	SMITH FRANK & SMITH CRISTINA SOTO	6882 SW MONTAUK CIR	TUALATIN	OR	97062
21E19BB10000	SPARKS VICTORIA M TRUSTEE	6448 SW DAWN ST	LAKE OSWEGO	OR	97035
21E19C 00900	STAFFORD HILLS PROPERTIES LLC	5916 SW NYBERG LN	TUALATIN	OR	97062
2S124AA04300	STECKLEY FAMILY TRUST THE	12042 SE SUNNYSIDE RD #227	CLACKAMAS	OR	97015
21E19C 00700	SUNNY PATCH TUALATIN LLC	6445 W SUNSET RD #170	LAS VEGAS	NV	89118
2S124AA02500	SUSSMAN MARC REV LIV TRUST & JOHNSON JUDY REV LIV TRUST	5908 SW KNIGHTS BRIDGE DR	PORTLAND	OR	97219
21E19BB11000	TERHAR LINDSEY	19167 SW LONGFELLOW AVE	LAKE OSWEGO	OR	97035
2S124AA05200	THOMAS THOMAS M	19000 NW EVERGREEN PKWY #265	HILLSBORO	OR	97124
2S124AA77204	THORPE THOMAS & THORPE KRISTINE	7204 MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124DA01000	TMV LLC	19255 SW 65TH AVE #200	TUALATIN	OR	97062
2S124A002503	TUALA NORTHEAST LLC	5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124A002900	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124AA03600	USHER BRENT D & USHER WENDY E	814 SE LEXINGTON ST	PORTLAND	OR	97202
2S124AA96924	VAUSE HAYLEY M	6924 SW MONTAUK CIR	LAKE OSWEGO	OR	97035
2S124AA50010	VEENKER FAMILY TRUST	3161 SW RIVERFRONT TER	WILSONVILLE	OR	97070
21E19C 00300	W STONESTHROW II LLC	4 EMBARCADERO CENTER STE 3330	SAN FRANCISCO	CA	94111
21E19BB11100	WALKER MARGARET ANN	6327 SW HIAWATHA CT	LAKE OSWEGO	OR	97035
21E19BB13300	WANG KENNY P & CHRISTINE C	6429 MISSION CT	LAKE OSWEGO	OR	97035
2S124DA00600	WETLANDS CONSERVANCY INC	4640 SW MACADAM AVE #50	PORTLAND	OR	97239

October 7, 2022

Neighborhood / Developer Meeting

**RE: Architectural Review Application for:
Maintenance Storage Shed
6645 SW Nyberg Lane/Commons on the Tualatin**

Dear Property Owner:

Westlake Consultants is representing Nyberg Road Property, LLC, who is the owner of the property located at 6645 SW Nyberg Lane, Tualatin, OR 97062. The site is zoned RH and includes Tax Lots 2600 and 2601 of Tax Map 2S124A – see map on the reverse side of this letter.

We will be applying for land use approval for a maintenance storage shed to be located on the site. Prior to applying to the City of Tualatin, we would like to take the opportunity to discuss the proposal in more detail with you.

You are invited to attend an in-person meeting:

**Monday, October 24th, 2022 at 6:00 p.m.
at the Tualatin Public Library – Community Room
18878 SW Martinazzi Ave., Tualatin, 97062**

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they can be considered before the land use application is submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to our project.

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City.

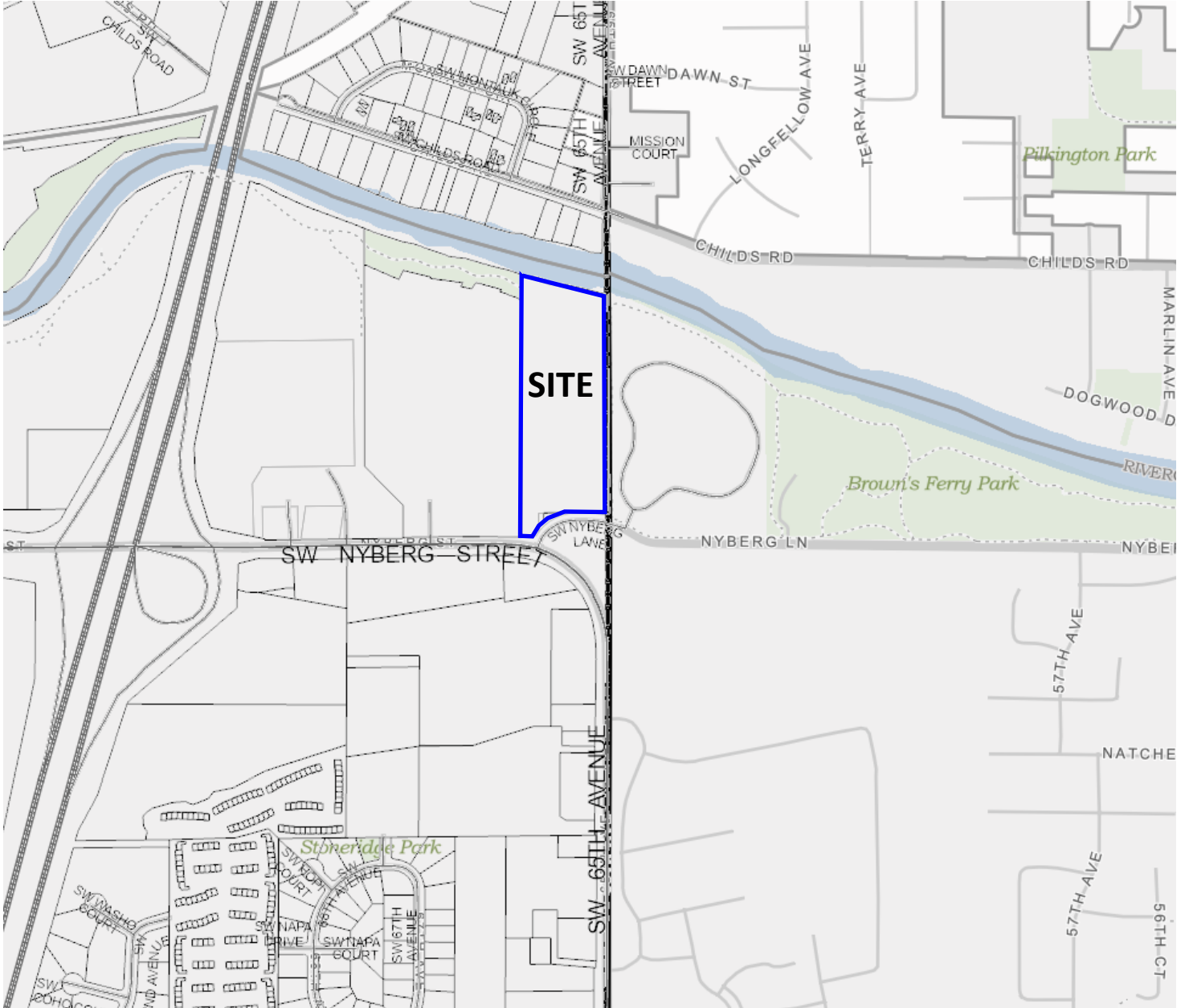
We look forward to more specifically discussing the proposal with you. Contact me at 503-684-0652 or ksandblast@westlakeconsultants.com if you have questions.

Sincerely,



Kenneth Sandblast, AICP
Director Planning Division

VICINITY MAP



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 Maintenance Storage Shed at 6645 SW Nyberg Lane project, I hereby certify that on this day, October 7, 2022, two (2) 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: Julia Glisson / Westlake Consultants, Inc.
(Please Print)

Applicant's Signature: 

Date: 10-10-2022



NATIONAL
RENT-A-FENCE
800-352-5675

NATIONAL
RENT-A-FENCE
800-352-5675
rentnational.com

NOTICE
**NEIGHBORHOOD /
DEVELOPER MEETING**
For a: **STORAGE SHED**
10/24/22 6:00 P.M.
TUALATIN PUBLIC LIBRARY
18878 SW MARTINAZZI AVE.
Info: **KEN SANDBLAST 503-684-0652**



NATIONAL

NATIONAL

NOTICE
NEIGHBORHOOD
DEVELOPER MEETING
12:00 PM - 2:00 PM
TUESDAY, APRIL 15, 2025
1000 S. 1000 E.
TULSA, OKLAHOMA 74106

50-1000

NOTICE

**NEIGHBORHOOD /
DEVELOPER MEETING**

For a: **STORAGE SHED**

10/24/22 6:00 P.M.

**TUALATIN PUBLIC LIBRARY
18878 SW MARTINAZZI AVE.**

Info: KEN SANDBLAST 503-684-0652

Neighborhood Meeting SIGN-IN SHEET

Name	Address	Phone	E-mail
Jerry Anderson	6570 Childs Road	971-563-5760	jan@canuck.com
Paul Anderson	Same		
Joe Jim Strickell	Same		
Kyle Petersen	19275 SW Mobile Pl	503 734 5880	Kyle.Petersen@marl.com
Chris Bradley	10421 SW Lisbon St	503-818-8888	chadley@pacitech.com



Architectural Review
Maintenance Storage Shed
Commons on the Tualatin

Neighborhood Meeting
Monday, October 24, 2022
6:00pm Start



Planning | Engineering | Surveying

Agenda

Neighborhood Meeting

Maintenance Storage Shed Architectural Review

October 24, 2022, 6:00PM

Tualatin Public Library

18878 SW Martinazzi Ave., Tualatin OR 97062

Meeting called by:

Nyberg Road Property, LLC

Facilitators:

Ken Sandblast – Westlake Consultants, Inc.

Agenda topics

5 Minutes

Introductions

5 Minutes

Overview – Land Use Application

5 Minutes

Site Plan

5 Minutes

Architectural Design

15 Minutes

Question and Answer

Project Contacts:

Owner Applicant:

Nyberg Road Property, LLC
1200 SW 66th Ave., Ste. 300
Portland, OR 97225

Land Use & Civil:

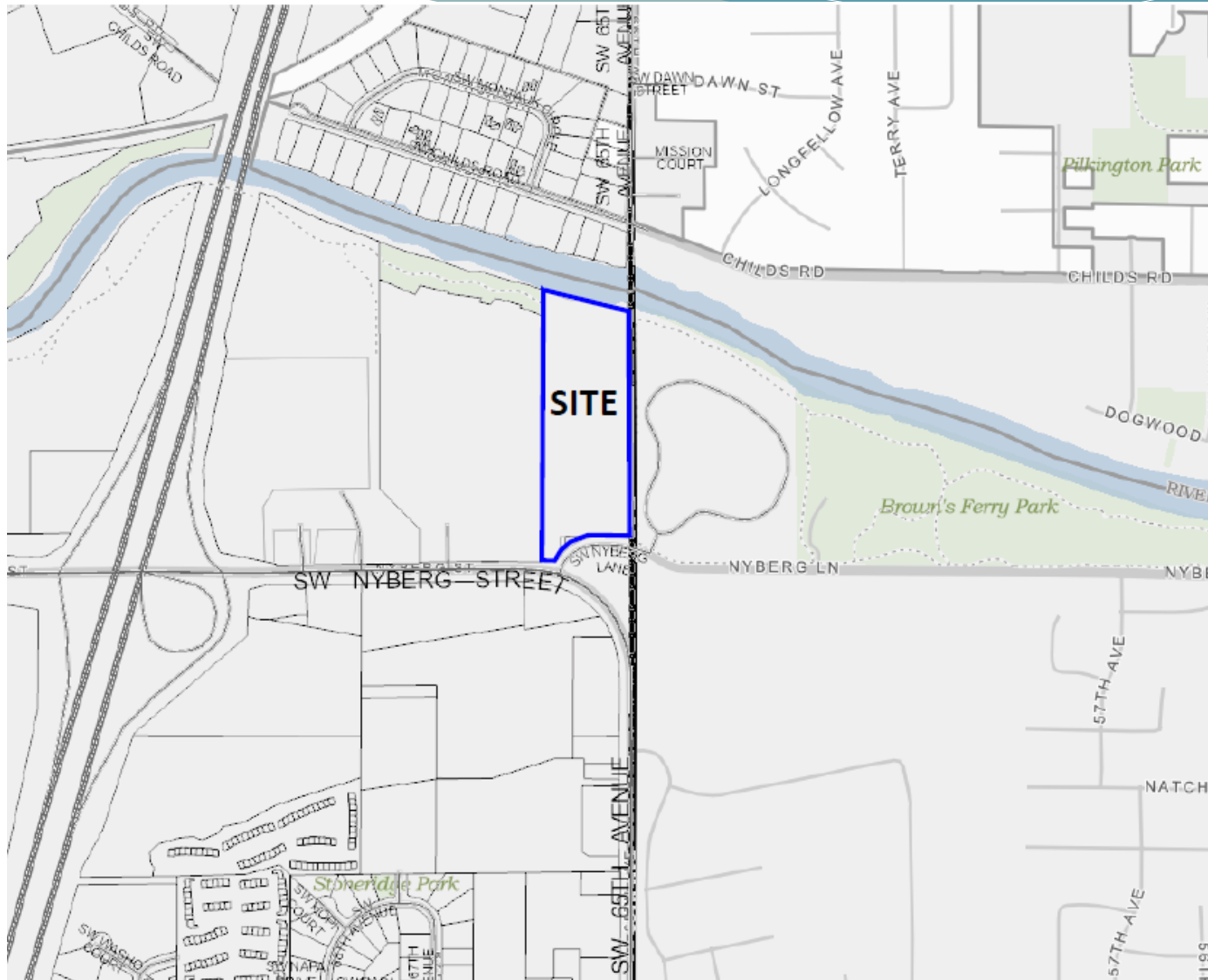
Ken Sandblast
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy., Ste. 150
Tigard, OR 97224
503-684-0652

Neighborhood Meeting SIGN-IN SHEET

Name	Address	Phone	E-mail

VICINITY and SITE

Vicinity Map

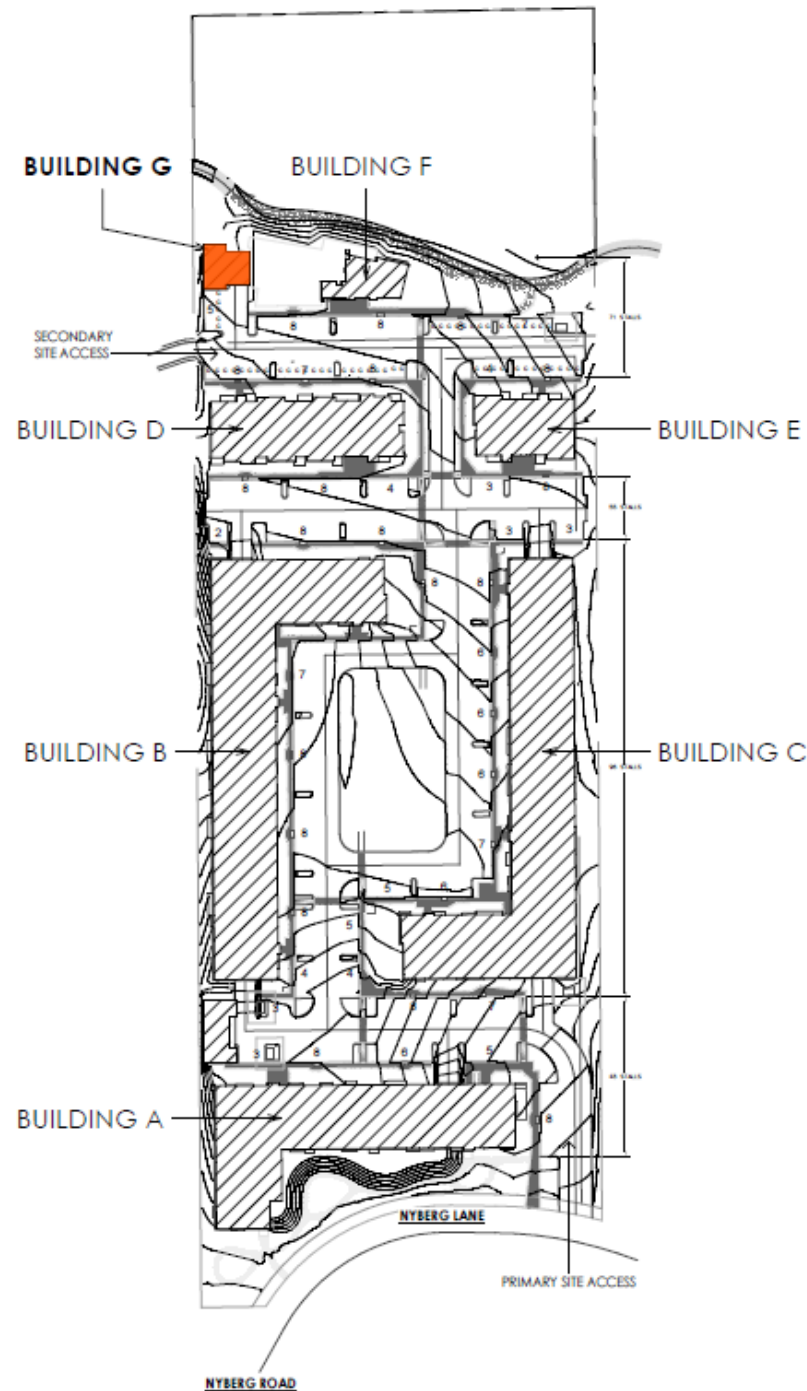


Aerial Photograph

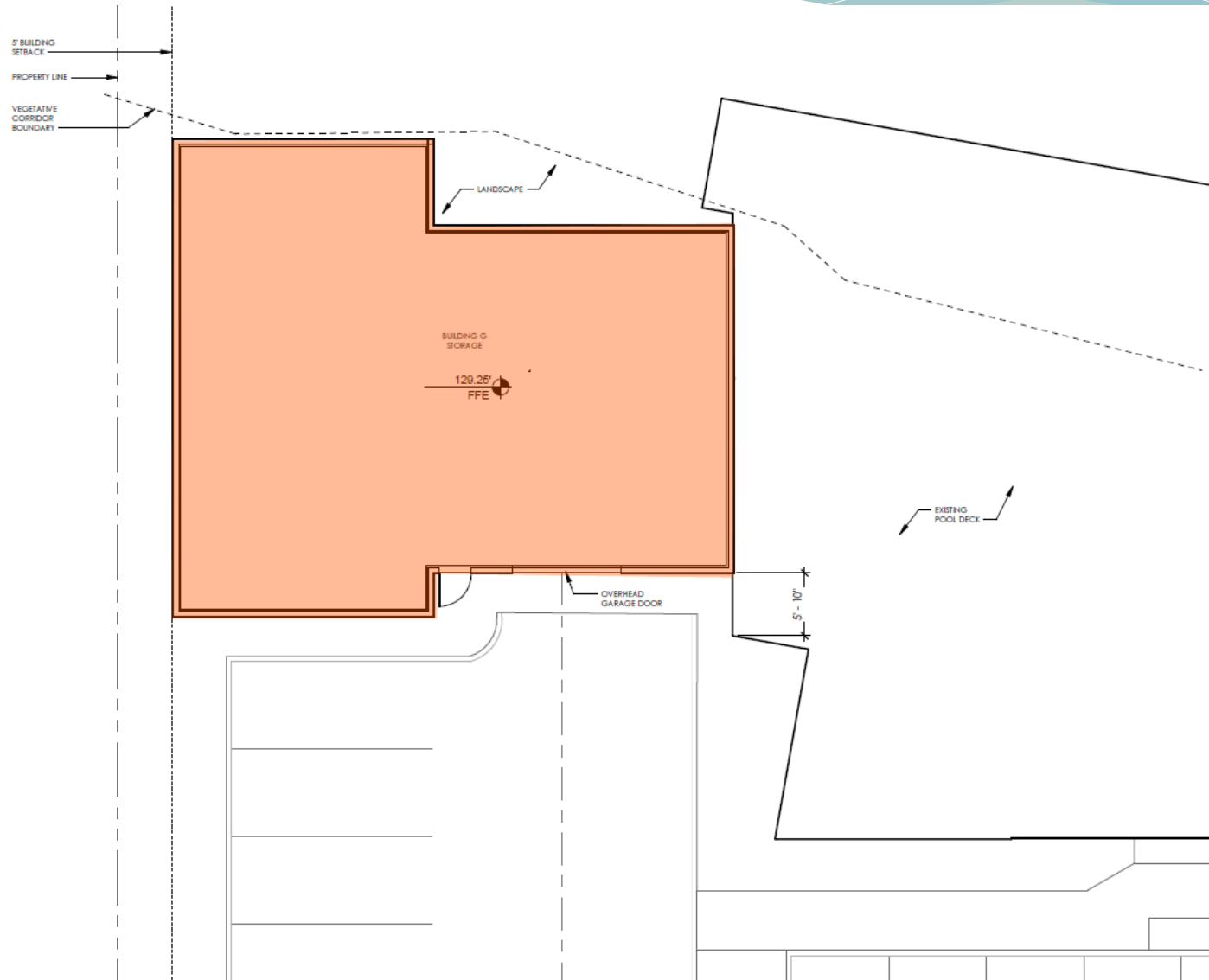


Proposed Project

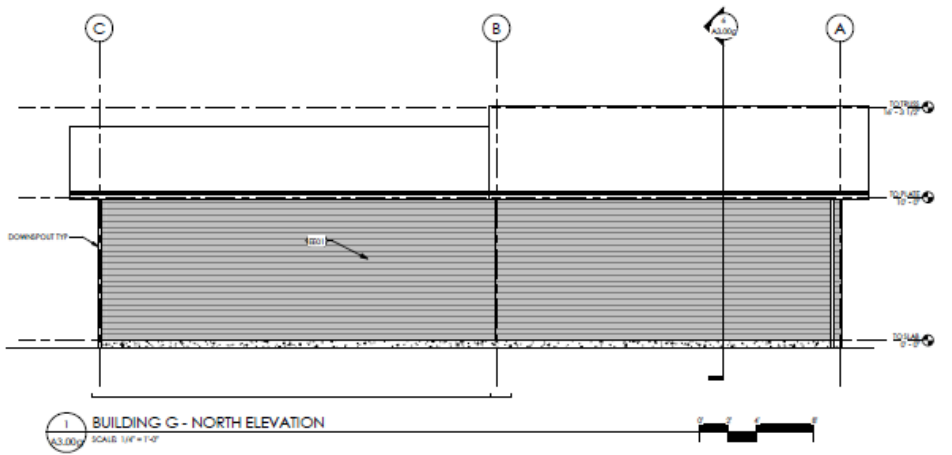
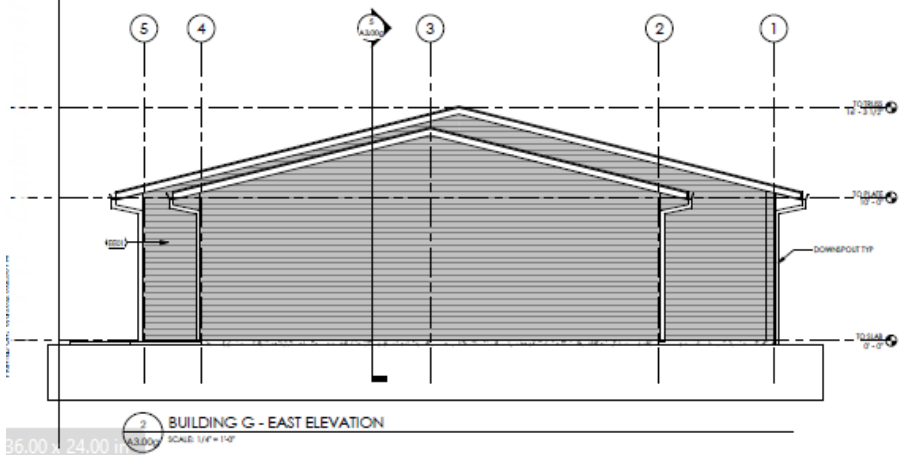
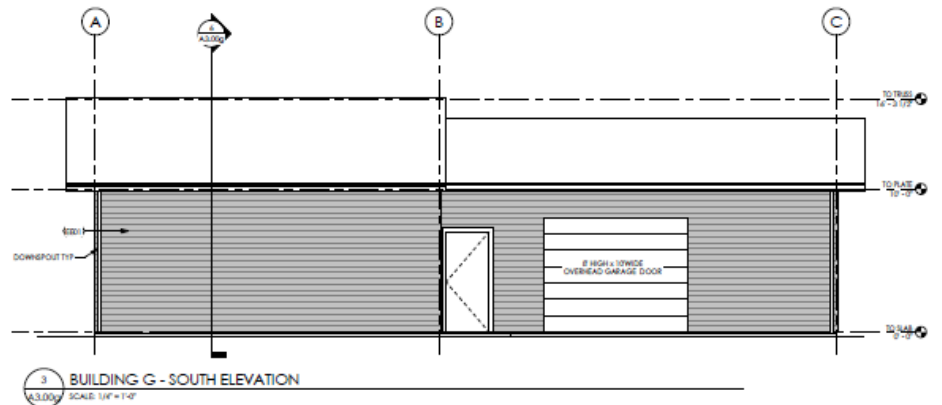
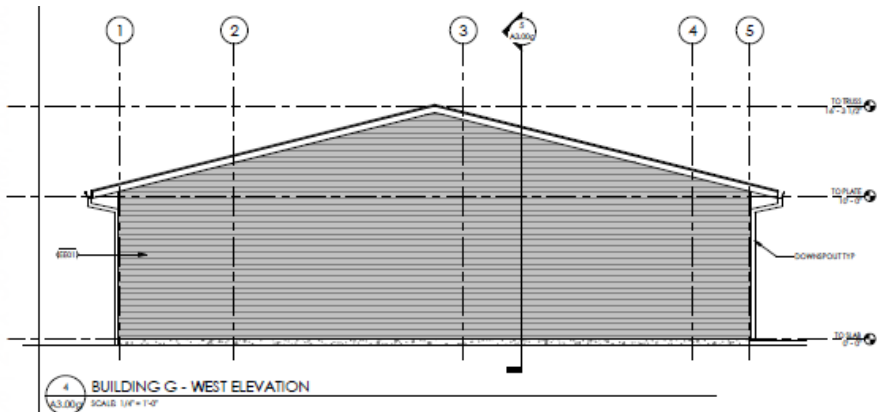
Site Plan



Building Footprint



Elevations



36.00' 24.00'



Q & A

For any questions or input you may have that was not addressed
at tonight's meeting, email or call:

Ken Sandblast
Westlake Consultants
ksandblast@westlakeconsultants.com
503-684-0652

Nyberg Road Maintenance Storage Shed Neighborhood Meeting Notes

Meeting Date: Monday, October 24, 2022, 6:00 p.m.

Meeting Location: Tualatin Public Library, 18878 SW Martinazzi Ave., Tualatin

Applicant's Representative: Ken Sandblast, Westlake Consultants, Inc.

Owner/Applicant: Nyberg Road Property, LLC

Attendees: Jerry Anderson
Amy Anderson
Dee Ann Strickell
Kyle Petersen
Chris Bradley

Ken Sandblast began the meeting at 6:00 p.m. and gave an overview of the proposed project: an 1,849-sq.ft. storage maintenance shed to be located on the site of the Commons on the Tualatin, which is an approved apartment complex currently under-construction at 6645 SW Nyberg Lane.

A Powerpoint presentation provided visual representation of key aspects of the project and site. Exhibits included:

- Vicinity Map
- Aerial Photograph of the site
- Site Plan showing building location on the site
- Floor plan showing building footprint
- Elevations of all sides of building

Ken explained that the proposed storage shed was planned to serve the maintenance needs on the site of the Commons on the Tualatin. The building is proposed to be sited on a portion of the site that was originally planned as parking. No changes are proposed to access on the site.

A summary of questions/responses follows:

Kyle Petersen: The building will be located near the floodplain. What will be stored in the shed? Will fuel and fertilizer be stored there?

The original land use application for the Commons on the Tualatin looked at the flood plain and vegetated corridor. No building is allowed in the flood plain and the vegetated corridor is also protected.

The shed is planned to be located outside of the flood plain and vegetated corridor, and will be used for the storage of maintenance supplies and equipment, such as tools, extra appliances and the maintenance golf cart.

Will the trail be completed along the north end of the property?

Yes, completion of that segment of the Greenway trail is required prior to occupancy of the apartment complex.

The meeting was adjourned at 6:20.



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 AR-22-0009; Nyberg Building G project,
I hereby certify that on this day, 2 (two) 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: Julia Glisson / Westlake Consultants, Inc.
(Please Print)

Applicant's Signature: 

Date: 12-12-2022



 **NOTICE**
ARCHITECTURAL
REVIEW AR-22-0009
For more information call
503-691-3026 or visit
www.tualatinoregon.gov



NATIONAL
ARCHITECTURAL

NOTICE
ARCHITECTURAL
REVIEW AR-22-1008
For more information call
503-691-3028 or visit
www.hallandblair.com

NATIONAL
ARCHITECTURAL





NOTICE

NOTICE
ARCHITECTURAL
DRAWING NO. 20-1111
DATE: 10/11/11

SIDEWALK
CLOSED



January 4, 2023

Madeleine Nelson, Assistant Planner
City of Tualatin
Planning Division
10699 SW Herman Road
Tualatin, OR 97062

via email: mnelson@tualatin.gov

**RE: AR22-0009 Type II Architectural Review for Building G Maintenance Storage Shed
Response to Supplemental Application Notice**

Dear Madeleine,

This letter is submitted in response to your letter dated January 4, 2023 requesting additional information for File #AR22-0009, Type II Architectural Review for the Commons on the Tualatin Building G Maintenance Storage Shed. This letter is submitted by the Applicant to supplement the application plans, narrative responses, and exhibits provided to date.

The one item in your letter is addressed as follows:

1. Section 32.140(1)(h) Citizen Involvement Organization (CIO) Statement.

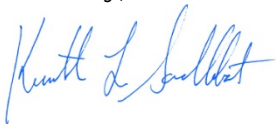
Response:

No separate contact was made with the East Tualatin CIO in advance of the meeting. Mailed notice of the Neighborhood/Developer meeting held by the Property Owner was sent to all recipients listed on the mailing list provided by the City of Tualatin Planning Department for a fee in satisfaction of other applicable notice requirements in TDC Section 32.120.

With your receipt of this response letter, it is our understanding that application #AR22-0009 is complete and will proceed with formal review and issuance of staff decision.

Please feel free to contact me if you have any questions.

Sincerely,



Kenneth L. Sandblast, AICP
Director of Planning

cc: Steve Koper, Assistant Community Development Director
Tony Doran, Tualatin Engineering Associate
Tom Clarey, Property Owner
Chris Bradley, Tandem Property Management