



700 NE Multnomah Street, Suite 190
Portland, OR 97232
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WFG National Title Insurance Company
Trevor Cheyne
700 NE Multnomah Street, Suite 190
Portland, OR 97232

Date Prepared: September 7, 2022

PRELIMINARY TITLE REPORT

Order Number: **22-423853**
Escrow Officer: Trevor Cheyne
Phone: (503) 444-7047
Fax: (503) 296-5869
Email: tcheyne@wfgtitle.com

Seller(s): Rachel Blumenkron and The Blumenkron Family Trust and Blumenkron OSMP Trust
Buyer(s): North Rim Development Group LLC

Property: 8101 SW Nyberg Street, Tualatin, OR 97062

WFG National Title Insurance Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This Report (and any Amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report. The Report shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

1. The effective date of this preliminary title report is **8:00 A.M. on 31st day of August, 2022**
2. The policies and endorsements to be insured and the related charges are:

<u>Policy/Endorsement Description</u>	<u>Liability</u>	<u>Charge</u>
ALTA 2006 Owners Policy	\$2,200,000.00	\$3,900.00
Basic Owner's Rate		\$3,900.00

Proposed Insured: North Rim Development Group LLC

<u>Policy/Endorsement Description</u>	<u>Liability</u>	<u>Charge</u>
ALTA 2006 Ext. Loan Policy	TBD	\$100.00
Basic Loan Rate		\$0.00
OTIRO 209.10 and 222 Commercial		\$100.00

Proposed Insured:

Government Service Fee: \$450.00

This is a preliminary billing only, a consolidated statement of charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:

Rachel Blumenkron, as to an undivided 50% interest, Rachel Blumenkron, Trustee of The Blumenkron Family Trust, as to an undivided 38.5% interest and Rachel Blumenkron, Trustee of The Blumenkron OSMP Trust, as to an undivided 11.5% interest, all as tenants in common

4. The estate or interest in land is:

Fee Simple

5. The land referred to in this report is described as follows:

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

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon more particularly described as follows:

Beginning at an iron pipe located on the South line of Southwest Park Street where said South line intersects the East line of the Henry Smith tract as described in Book 213, Page 699, Deed Records of said County; thence South 7° 29' East along said East line 235.1 feet to an iron pipe located on the North line of County Road No. 1153; thence East along the North line of said County Road No. 1153, 332.3 feet to an iron pipe on the West line of County Road No. 628; thence North 7° 29' West along said West line 235.1 feet to an iron pipe on the South line of Southwest Park Street; thence West along the South line of Southwest Park Street 332.3 feet to the true point of beginning.

SAVE AND EXCEPT that portion described in deed between David C. Meyer, et ux, and Robert J. Albrich, et ux, and First National Bank of Oregon, recorded March 30, 1973 in Book 916, Page 632, Washington County Records.

FURTHER SAVE AND EXCEPT: The West 18.81 feet, more or less, as described in deed to William R. Cooper, Jr. in Book 1189, Page 62, Deed Records, Washington County, Oregon.

FURTHER SAVE AND EXCEPT: That tract as described in deed to First National Bank of Oregon, recorded June 10, 1980, as Fee No. 80020595, Deed Records, Washington County, Oregon.

TOGETHER WITH a non-exclusive easement for ingress and egress of automobiles as described in instrument recorded August 5, 1977 in Book 1189, Page 63, Records of Washington County, Oregon.

SCHEDULE B

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. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Easement and Maintenance Agreement, including the terms and provisions thereof:
For : Ingress and egress
Between : Harvey B. Van Raden and Bruce B. Van Raden, tenants in partnership, dba Van Raden Enterprises
And : William R. Cooper, Jr.
Recorded : August 5, 1977
Recording No(s) : [\(book\) 1189 \(page\) 63](#)
8. 2022-2023 taxes, a lien not yet due and payable.
9. City liens, if any, of the City of Tualatin. We find [none](#) as of September 7, 2022.
10. Prior to the issuance of the insurance on any encumbrance or conveyance executed by the Trustee of the Trust referred to herein, a Certification of Trust must be completed and executed by the Trustees. For title insurance purposes, we will require a Certification of Trust to be completed at the time of closing for any documents which require the Trustee(s)' signature(s).

Trust Name(s): The Blumenkron Family Trust & The Blumenkron OSMP Trust

11. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 449a et. seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et. Seq., or any similar state laws.
12. This Commitment is subject to approval by personnel of WFG National Title Insurance Company and any additional limitations, requirements or exceptions made by WFG National Title Insurance Company.
13. Any unrecorded leases or rights of tenants in possession.

14. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purposes of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.
15. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

END OF EXCEPTIONS

NOTE: Please be advised that we have searched the records and do not find any open Deeds of Trust. If you should have knowledge of an outstanding obligation, please contact the Title Department for further review.

NOTE: Taxes paid in full for 2021 -2022

Levied Amount	:	\$25,687.02
Property ID No.	:	R533667
Levy Code	:	023.76
Map Tax Lot No.	:	2S124BC-02700

NOTE: In no event shall WFG National Title Insurance Company have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: The requirement that a copy of the Operating Agreement of North Rim Development Group LLC, an Oregon limited liability company be submitted to us for examination. Any conveyance or encumbrance by said Company should be executed in accordance with the Operating Agreement of said Company.

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of North Rim Development Group LLC.

NOTE: The Oregon Corporation Commission disclosed that North Rim Development Group LLC, is an [active](#) Oregon limited liability company:

Filed	:	May 19, 2005
Member	:	Jeffrey Weitz
Registered Agent	:	Jeffrey Weitz

NOTE: The following is incorporated herein for information purposes only and is not part of the exception from coverage (Schedule B-II of the prelim and Schedule B of the policy):The following instrument(s), affecting said property, is (are) the last instrument(s) conveying subject property filed for record within 24 months of the effective date of this preliminary title report:

None of Record

NOTE: Links for additional supporting documents:

[Vesting Deed](#)

[Assessor map](#)

[Aerial map](#)

[Deed in legal Book 213, Page 699](#)

[Deed in legal Book 916, Page 632](#)

[Deed in legal Book 1189, Page 62](#)

[Deed in legal 80-020595](#)

[Deed in legal Book 1189, Page 63](#)

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page	\$86.00
Washington County-First Page	\$81.00
Clackamas County-First Page	\$93.00
Each Additional Page	\$ 5.00
Non-standard Document Fee	\$20.00
E-recording Fee	\$ 3.00

Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon imposes a tax of \$1.00 per \$1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

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

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

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

NOTE: 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 THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer

Trevor Cheyne
WFG National Title Insurance Company
700 NE Multnomah Street, Suite 190
Portland, OR 97232
Phone: (503) 444-7047
Fax: (503) 296-5869
Email: TeamTrevor@wfgnationaltitle.com

Your Title Officer

Tammera Appel

WFG National Title Insurance Company

12909 SW 68th Pkwy., Suite 350

Portland, OR 97223

Phone:

Fax:

Email: **tappel@wfgnationaltitle.com**



WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned

A handwritten signature in black ink, appearing to be 'J. B. R.', is written below the 'Countersigned' text.

Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
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:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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

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

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
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:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

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.



Plain English Privacy Statement for Appraisal, Title & Escrow Customers

WFG believes it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and with whom we share that information will form the basis for a relationship of trust between us. This Privacy Policy provides that explanation. We reserve the right to change this Privacy Policy from time to time.

Williston Financial Group, LLC, WFG National Title Insurance Co. and each of the affiliates listed below (collectively "WFG" or the "WFG Family") are obligated to comply with Federal and state privacy laws. While there are some common requirements to those laws, the definitions and duties differ significantly from law-to-law and state-to-state. A privacy statement drafted to comply with all of the applicable privacy laws and their differing definitions would likely be confusing. Therefore, in an attempt to better communicate our privacy policies, WFG designed this "Plain English" explanation, followed by the Gramm-Leach-Bliley Act model form and website links to State-Specific Privacy Notices in order to provide you with the complete, legal privacy notices and disclosures required under Federal and applicable State Laws.

WFG's primary business is providing appraisal, title insurance and, escrow services for the sale or refinance of real property. This can be a complicated process, involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information including email addresses, Social Security numbers, driver's license and, other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land records, tax, court and credit records to make certain that any liens, challenges, or title defects are addressed properly. Some of the information that is collected is provided by you, or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and, others working to facilitate your transaction. We also may receive information from public, private or governmental databases including credit bureaus, 'no-fly' lists, and terrorist 'watch lists', as well as from your lenders and credit bureaus.

What Information is Shared?

WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete your transaction.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, the lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, condominium and, homeowners' association information and payoff information.
- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals and, inspections may be ordered.

- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG Family.
- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the US Treasury, local and state tax authorities and other governmental agencies.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third-party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into express agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

How does WFG use your Information?

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested and to close and facilitate your transaction.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create and manage your account.
- Operate and improve WFG's applications and websites, including WFG MyHome®, WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback, or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party;
- Protect the integrity and maintain security of our applications, websites, and products;
- Operate, evaluate, and improve our business; and
- Provide you with information about products, services, and promotions, from WFG or third parties that may interest you.

How Do We Store and Protect Your Personal Information?

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

How Long Do We Keep Your Personal Information?

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

Computer Information

When you access a WFG website, or communicate with us by e-mail, we may automatically collect and store more information than you are expressly providing when you fill out a survey or send an email. This may include:

- Your IP Address.
- Your email address, your alias and, social media handles.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain sites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our Web site, assess how our advertisements on other sites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

Links to Third Party Sites

Our Applications and Websites may contain links to third-party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities (Do Not Track or DNT), our websites do not currently change the way they operate based upon detection of a "Do Not Track" or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

Social Media Integration

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook's "Like" button, Twitter's "tweet" button or the Google+, that particular social network's plugin will be activated and your browser will directly connect to that provider's servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We, therefore, encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

How Can You “Opt-Out?”

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the Links under the “Legal” Notices attached below.

The “Legal” Notices

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures. In reviewing these, you will find that these notices incorporate the definitions and terminology used in the respective privacy laws which can often be somewhat convoluted and may even seem inconsistent with the descriptions above. The state-specific statutes may also give residents of those states additional rights and remedies.

Privacy Notice for California Residents - <https://national.wfgnationaltitle.com/privacy-notice-california>

Privacy Notice for Oregon Residents - <https://national.wfgnationaltitle.com/privacy-notice-oregon>

How to Contact Us

If you have any questions about WFG’s privacy policy or how we protect your information, please contact WFG:

- By email: Consumerprivacy@willistonfinancial.com
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- In-person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE

Revised 6.12.20

FACTS	WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and other government identification information • Your name, address, phone, and email • Information about the property, any liens and restrictions • Financial Information including credit history and other debt • Financial account information, including wire transfer instructions. 	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Williston Financial Group chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes—to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
To limit our sharing	<ul style="list-style-type: none"> • Call 833-451-5718—our menu will prompt you through your choice(s) • Visit us online: http://bit.ly/WFGsConsumerPrivacyInformationRequestPage or e-mailing us at consumerprivacy@willistonfinancial.com • Mail the form below <p>Please note:</p> <p>If you are a new customer, we can begin sharing your information from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice.</p> <p>However, you can contact us at any time to limit our sharing.</p>	
Questions?	Call 833-451-5718 or Email consumerprivacy@willistonfinancial.com	

Mail-In Form										
If you have a joint policy, your choices will apply to everyone on your account.	<p>Mark any/all you want to limit:</p> <p><input type="checkbox"/> Do not share information about my creditworthiness with your affiliates for their everyday business purposes.</p> <p><input type="checkbox"/> Do not allow your affiliates to use my personal information to market to me.</p> <p><input type="checkbox"/> Do not share my personal information with nonaffiliates to market their products and services to me.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white;">Name</td> <td style="width: 60%;"></td> <td rowspan="4" style="vertical-align: top; padding: 5px;"> Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68th Pkwy, #350 Portland, OR 97223 </td> </tr> <tr> <td style="background-color: black; color: white;">Address</td> <td></td> </tr> <tr> <td style="background-color: black; color: white;">City, State, Zip</td> <td></td> </tr> <tr> <td style="background-color: black; color: white;">File Number</td> <td></td> </tr> </table>	Name		Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68 th Pkwy, #350 Portland, OR 97223	Address		City, State, Zip		File Number	
Name		Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68 th Pkwy, #350 Portland, OR 97223								
Address										
City, State, Zip										
File Number										

Who we are	
Who is providing this notice	Williston Financial Group, LLC and its affiliates and subsidiaries as listed below:
What we do	
How does Williston Financial Group protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to employees that need to use the information to process or protect transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking
How does Williston Financial Group collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance • Engage us to provide appraisal, title and escrow services • Give us your contact information • Provide your mortgage information • Show your driver's license <p>We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • sharing for affiliates' everyday business purposes— information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.</p>
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <p>Our affiliates include companies with a common corporate identity, including those listed below.</p>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <p>Nonaffiliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers and others as appropriate to facilitate your transaction.</p>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <p>Williston Financial Group does not jointly market.</p>
Other important information	
<p>As a resident or citizen of certain states, we may have to provide additional state specific privacy notices and you may have rights other than as set forth above. The links below will provide state specific information:</p> <p>Privacy Notice for California Residents - https://national.wfgnationaltitle.com/privacy-notice-california</p> <p>Privacy Notice for Oregon Residents - https://national.wfgnationaltitle.com/privacy-notice-oregon</p>	

Washington County, Oregon **2022-063611**
D-DW
 Stn=2 S AKINS **10/20/2022 08:55:02 AM**
 \$20.00 \$11.00 \$5.00 \$60.00 \$2,200.00 **\$2,296.00**
 I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
 Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

File No.: 22-423853

WFG Title 22-423853 Comm

Grantor
Rachel Blumenkron and The Blumenkron Family Trust and The Blumenkron OSMP Trust
Grantee
8101 SW Nyberg LLC, an Oregon limited liability company 819 SE Morrison Street, Suite 110 Portland, OR 97214
After recording return to
8101 SW Nyberg LLC, an Oregon limited liability company 819 SE Morrison Street, Suite 110 Portland, OR 97214
Until requested, all tax statements shall be sent to
8101 SW Nyberg LLC, an Oregon limited liability company 819 SE Morrison Street, Suite 110 Portland, OR 97214 Tax Acct No(s): 2S124BC-02700 01, R533667

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Rachel Blumenkron, as to an undivided 50% interest, Rachel Blumenkron, Trustee of The Blumenkron Family Trust, as to an undivided 38.5% interest and Rachel Blumenkron, Trustee of The Blumenkron OSMP Trust, as to an undivided 11.5% interest, all as tenants in common, Grantor(s) convey and warrant to 8101 SW Nyberg LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$2,200,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 18 day of October, 2022

Rachel Blumenkron
Rachel Blumenkron

The Blumenkron Family Trust

By: Rachel Blumenkron
Name: Rachel Blumenkron
Its: Trustee

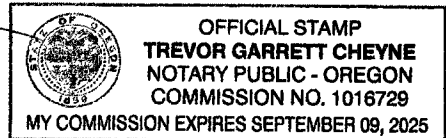
The Blumenkron OSMP Trust

By: Rachel Blumenkron
Name: Rachel Blumenkron
Its: Trustee

STATE OF OREGON
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 18 day of October, 2022 by Rachel Blumenkron.

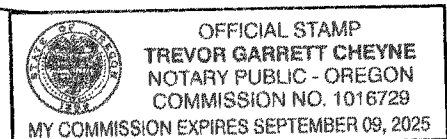
[Signature]
Notary Public for Oregon
My Commission Expires: 9/9/25



STATE OF OREGON
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 18 day of October, 2022 by Rachel Blumenkron, as Trustee, of The Blumenkron Family Trust, on behalf of the Trust.

[Signature]
Notary Public for Oregon
My Commission Expires: 9/9/25



STATE OF OREGON
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 18 day of October, 2022 by Rachel Blumenkron, as Trustee, of The Blumenkron OSMP Trust, on behalf of the Trust.

[Signature]
Notary Public for Oregon
My Commission Expires: 9/9/25

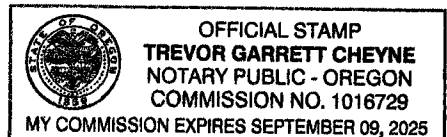


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon more particularly described as follows:

Beginning at an iron pipe located on the South line of Southwest Park Street where said South line intersects the East line of the Henry Smith tract as described in Book 213, Page 699, Deed Records of said County; thence South 7° 29' East along said East line 235.1 feet to an iron pipe located on the North line of County Road No. 1153; thence East along the North line of said County Road No. 1153, 332.3 feet to an iron pipe on the West line of County Road No. 628; thence North 7° 29' West along said West line 235.1 feet to an iron pipe on the South line of Southwest Park Street; thence West along the South line of Southwest Park Street 332.3 feet to the true point of beginning.

SAVE AND EXCEPT that portion described in deed between David C. Meyer, et ux, and Robert J. Albrich, et ux, and First National Bank of Oregon, recorded March 30, 1973 in Book 916, Page 632, Washington County Records.

FURTHER SAVE AND EXCEPT: The West 18.81 feet, more or less, as described in deed to William R. Cooper, Jr. in Book 1189, Page 62, Deed Records, Washington County, Oregon.

FURTHER SAVE AND EXCEPT: That tract as described in deed to First National Bank of Oregon, recorded June 10, 1980, as Fee No. 80020595, Deed Records, Washington County, Oregon.

TOGETHER WITH a non-exclusive easement for ingress and egress of automobiles as described in instrument recorded August 5, 1977 in Book 1189, Page 63, Records of Washington County, Oregon.

EXHIBIT "B"
Exceptions

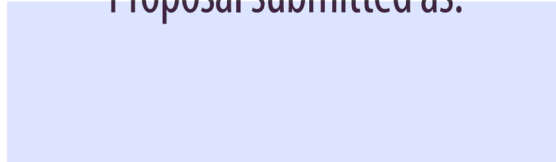
1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

2. Easement and Maintenance Agreement, including the terms and provisions thereof:
 - For : Ingress and egress
 - Between : Harvey B. Van Raden and Bruce B. Van Raden, tenants in partnership, dba Van Raden Enterprises
 - And : William R. Cooper, Jr.
 - Recorded : August 5, 1977
 - Recording No(s) : (book) 1189 (page) 63

CERTIFICATION OF SIGN POSTING



Proposal submitted as:



FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

As the applicant for the 8101 SW Nyberg Street New Elevator (AR23-0007) project, I hereby certify that on this day, 6/29/2023 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: Curt Trolan

(Please Print)

Applicant's Signature: 

Date: 6/30/2023

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** _____

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): _____

OR Site Address: _____

City, State, Zip: _____
 Nearest cross street: _____

3. **Owner Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other _____

4. **Applicant Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____

Print/type title _____

Signature ONLINE SUBMITTAL _____

Date _____

FOR DISTRICT USE ONLY

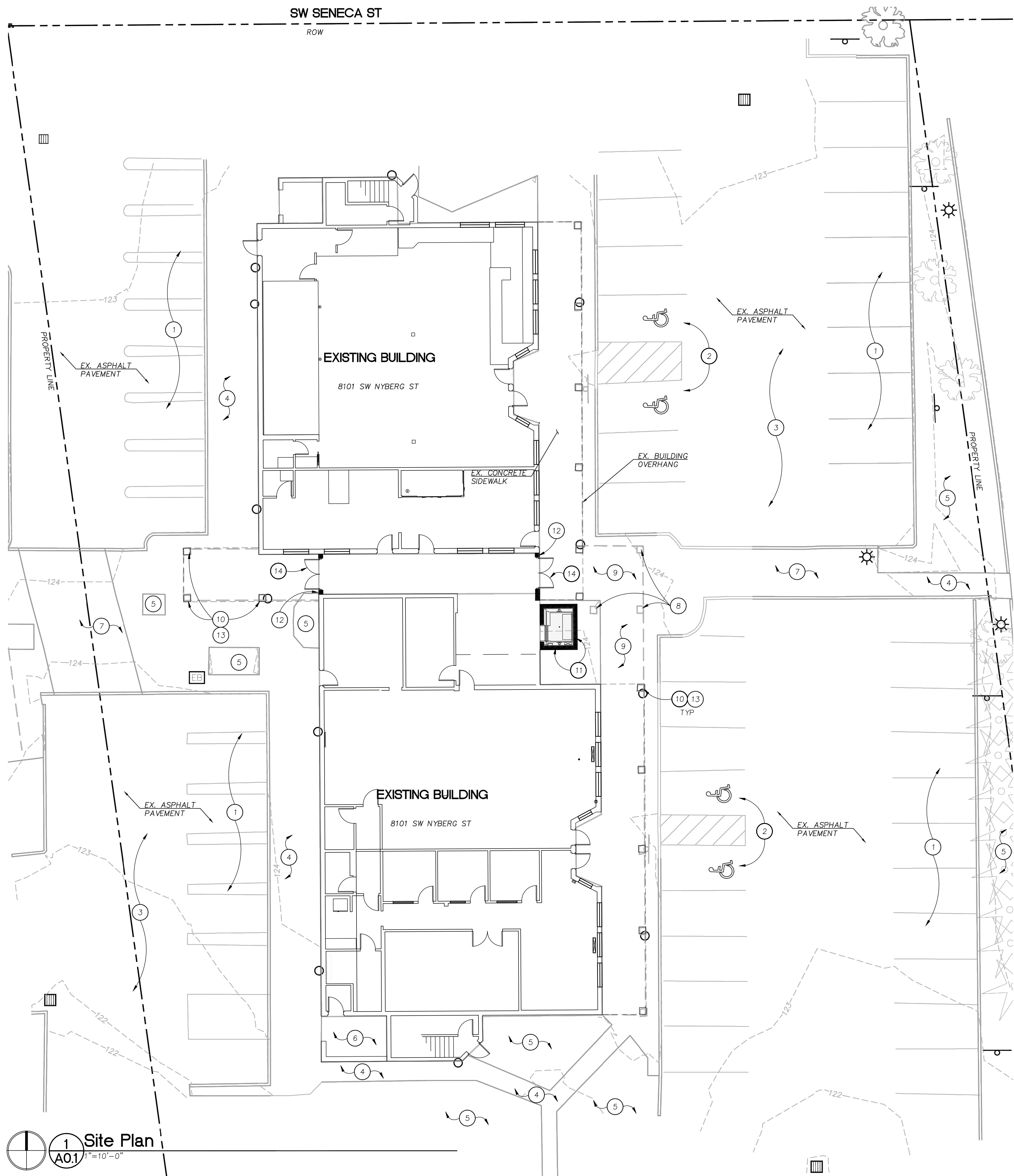
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Chealsey Rosebrook _____

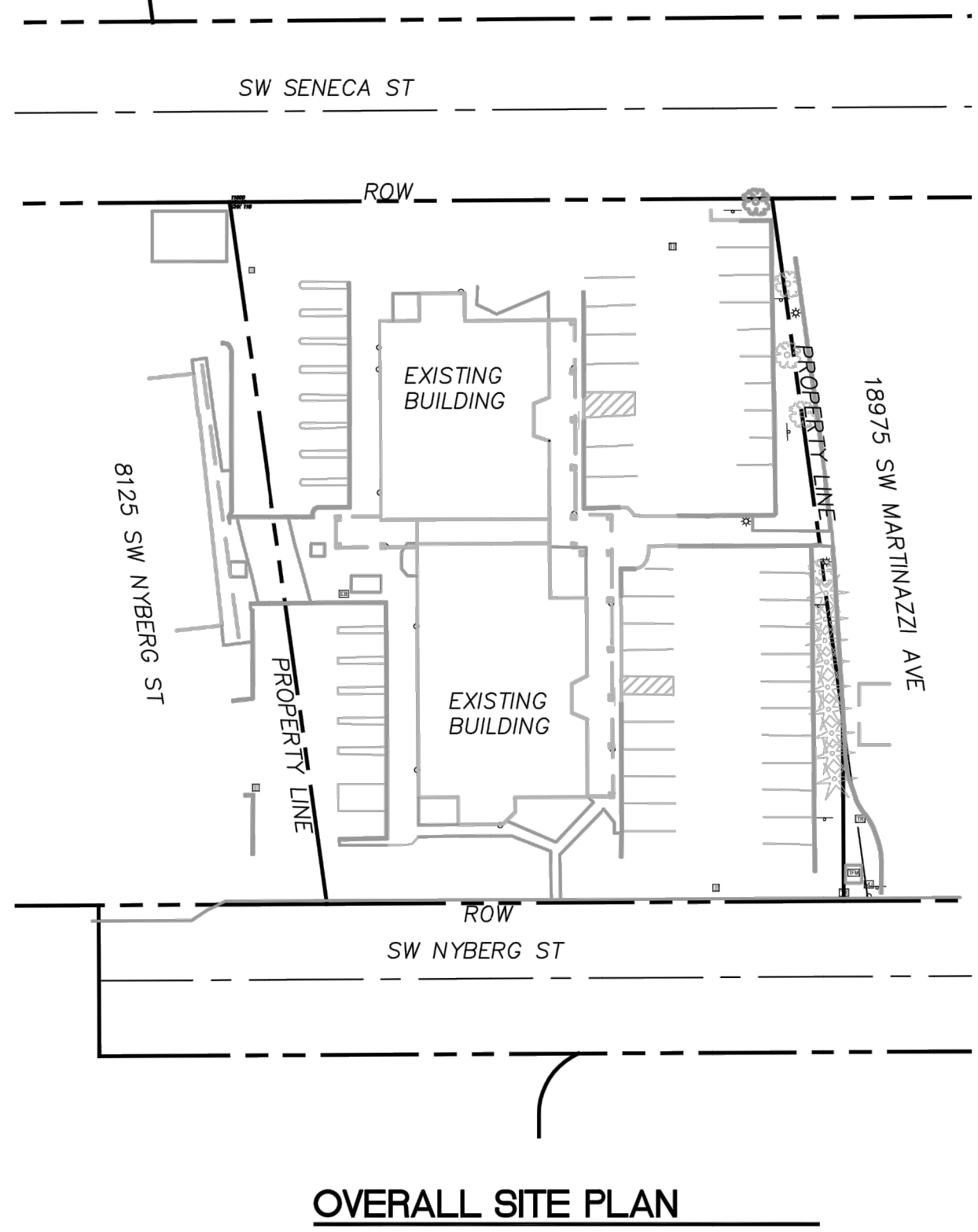
Date _____

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



1 Site Plan
A0.1 1"=10'-0"



OVERALL SITE PLAN

Keynotes

1. EXISTING STANDARD PARKING TO REMAIN
2. EXISTING ACCESSIBLE PARKING TO REMAIN
3. EXISTING DRIVE AISLE TO REMAIN
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING LANDSCAPE AREA TO REMAIN
6. EXISTING TRASH ENCLOSURE TO REMAIN
7. EXISTING CONCRETE ACCESSIBLE ROUTE TO PUBLIC STREET FLUSH WITH DRIVE AISLE
8. REMOVE EXISTING COLUMN
9. REMOVE EXISTING CANOPY
10. REMOVE BRICK FROM CANOPY COLUMN
11. NEW EXTERIOR WALL (1HR RATED) STUCCO FINISH AT NEW ELEVATOR
12. NEW EXTERIOR WALL WITH STUCCO FINISH
13. NEW METAL FRAMING AT COLUMN WITH STUCCO FINISH
14. NEW DOUBLE STOREFRONT DOOR TO MATCH EXISTING

Client / Owner:
North Rim Development Group

819 SE Morrison St, Suite 110
Portland, OR 97214

Project:
8101 SW Nyberg Building New Elevator

8101 SW Nyberg Street
Tualatin, OR 97062

Sheet Title:
Site Plan

Revisions:

MDG ARCHITECTURE | INTERIORS, 2023. ALL RIGHTS RESERVED. ©
THESE DRAWINGS ARE THE PROPERTY OF MDG ARCHITECTURE | INTERIORS, AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF MDG ARCHITECTURE | INTERIORS.

Date: 01/27/2023
Job Number: 122099
Sheet

Curt L Trolan

From: McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>
Sent: Wednesday, April 26, 2023 3:24 PM
To: Curt L Trolan
Subject: RE: Online Form Submittal: Service provider permit for Tualatin

Good Afternoon Curt,

Thank you for submitting your application for a TVF&R Service Provider Permit. I reviewed the application and since this project does not impact fire department access or water supply no SPP is needed. You may use this email to satisfy the TVF&R review requirements with the City of Tualatin.

Thanks again and feel free to reach out with anything further

Alex McGladrey | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1420

www.tvfr.com

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, April 26, 2023 11:55
To: McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>; Weisgerber, Gregory A. <Gregory.Weisgerber@tvfr.com>; Arn, Jason S. <Jason.Arn@tvfr.com>
Subject: Online Form Submittal: Service provider permit for Tualatin

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

Service provider permit for Tualatin

Instructions

1. Complete & submit the [TVF&R Permit Application](#)
2. Complete & submit the [Fire Department Access and Water Supply Permit Checklist](#)
3. Attach one plan sheet, labeled FS-1, that clearly shows all access and water supply requirements of the Fire Department Access and Water Supply Permit Checklist. If more plan sheets are necessary, label them FS-2, FS-3, etc. Please keep plan sheets to a minimum.

Once approved, an electronically stamped plan will be returned to you. The approved plan and permit application will then need to be submitted with your land use application to the [city of Tualatin Planning Department](#). If you have further

questions, please contact Alex McGladrey at 503-259-1420 or Jason Arn at 503-259-1510.

Name	Curt Trolan
Email	curt@mdgpc.com
1) Submit Permit Application	TVFR Universal Permit Application 6 30 20 202106251628544789.docx
2) Submit Permit Checklist	Project Permit Checklist 202110061807527657.pdf
3) Submit Plan Sheet (s)	FS-1-FS-2.pdf
4) Additional Documentation (Optional)	<i>Field not completed.</i>
5) Additional Documentation (Optional)	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)



10295 South West Riddle Road, Wilsonville, OR 97070
a 503 520 0626 t 503 532 9307 republicservices.com

Date May 3, 2023

Curt Trolan
MDG Architecture

Re: Elevator Installation
8101 SW Nyberg St.
Tualatin, OR 97062

Dear Curt,

Thank you, for sending us the preliminary site plans for this proposed construction 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 provide complete commercial waste removal and recycling services on a weekly basis for this location.

We have reviewed your design plan for construction on the existing structure at 8101 SW Nyberg Street. You have confirmed that this project will occur on the east side of the property which we do not require access for trash and recycle collection. You have also confirmed that the west driveways of this site will not be affected by this construction project and that our trucks will have complete access to the two trash and recycle enclosures on the west side.

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

Sincerely,

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

Kelly Herrod
Operations Supervisor
Republic Services Inc.



11 April 2023

RE: 8101 SW Nyberg New Elevator Project

Dear Property Owner:

You are cordially invited to attend a meeting on 4/27/2023 at 6:00 PM and at the Juanita Pohl Center at 8313 SW Tualatin Road. This meeting shall be held to discuss a proposed project located at 8101 SW Nyberg Street. The proposal is to add a new elevator as well as modify the existing building to enclose the breezeway, modify the first floor East facing windows and tenant entries.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

A handwritten signature in black ink, appearing to read "Curt Trolan", written in a cursive style.

Curt Trolan
MDG Architecture | Interiors
503-244-0552
curt@mdgpc.com

cc: planning@tualatin.gov; Tualatin Community Development Department

AFFIDAVIT OF MAILING NOTICE

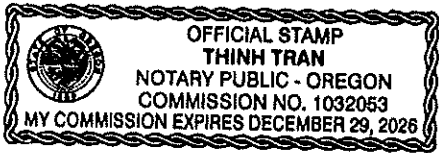
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, CURT TROLAN being first duly sworn, depose and say:

That on the 27 day of APRIL, 2023, 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.

Curt Trolan
Signature

SUBSCRIBED AND SWORN to before me this 27th day of April, 2023.



T. Tran
Notary Public for Oregon
My commission expires: 12/29/2026

RE: _____

TLID	OWNER1	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
2S124BC02700	8101 SW NYBERG LLC	819 SE MORRISON ST STE 110	PORTLAND	OR	97214
2S124BC01701	AMCO TUALATIN LLC	810 SE BELMONT ST #100	PORTLAND	OR	97214
2S124BC00600	ASPEN PLACE LLC	4915 SW GRIFFITH DR STE 300	BEAVERTON	OR	97005
2S124BC05400	BALMES LIV TRUST	8335 SW SENECA ST	TUALATIN	OR	97062
2S124A003100	BANNER BANK	PO BOX 907	WALLA WALLA	WA	99362
2S124BC06800	BELL ROBERT P & BELL SUZANNE	22605 PINEHURST DR	SHERWOOD	OR	97140
2S124CB90000	BEN LAKE CONDOMINIUM OWNERS OF UNITS			OR	00000
2S124BC01300	BFA LLC	3570 GHIGLIERI CT	WEST LINN	OR	97068
2S124BC03700	BRAMAN DAVID L	18847 SW 84TH AVE	TUALATIN	OR	97062
2S124BC07300	BRASHEAR GARY T & LILIAN E REV LIV TRUST	PO BOX 1816	TUALATIN	OR	97062
2S124BC08100	BURGER BEVERLY FRANCES	18700 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC01802	CAPE POINT PROPERTIES LLC	18660 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124CB00201	CENTURY HOTEL LLC	4601 NE 78TH ST STE 130	VANCOUVER	WA	98665
2S124CB02600	CH RETAIL FUND I/TUALATIN MARTINAZZI SQUARE LLC	3819 MAPLE AVE	DALLAS	TX	75219
2S124BC07900	CHALUPNY CAROLINE	18720 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124CB01700	CHERRY TREE PROPERTIES LLC	8250 SW TONKA ST	TUALATIN	OR	97062
2S124CB01805	CHERRY TREE PROPERTIES LLC	8250 SW TONKA ST	TUALATIN	OR	97062
2S124CB01600	CK LLC	3689 NE 218TH AVE	FAIRVIEW	OR	97024
2S124BC01301	CLAY JAMES L & CLAY ANDREA LEEBRON	1202 11TH ST STE 202	BELLINGHAM	WA	98225
2S124BC01400	CLAY JAMES L & CLAY ANDREA LEEBRON	1202 11TH ST STE 202	BELLINGHAM	WA	98225
2S124BC07100	DAVISON JAMES REV LIV TRUST	8155 SW SENECA ST	TUALATIN	OR	97062
2S124BC01502	DIERINGER'S PROPERTIES INC	10505 SE 44TH AVE	MILWAUKIE	OR	97222
2S124CB03000	DSUNEJ LLC	5917 SW MT BACHELOR DR	POWELL BUTTE	OR	97753
2S124CB90021	GIONET LEONARD A TRUST	7035 SW HAMPTON ST	TIGARD	OR	97223
2S124BC01503	HABERMAN PROPERTIES LLC	PO BOX 636	TUALATIN	OR	97062
2S124BC05900	HARDEN ROBERT C	PO BOX 1389	TUALATIN	OR	97062
2S124BC00800	HEDGES MEADOW LLC	2933 COEUR D ALENE DR	WEST LINN	OR	97068
2S124BC06900	HILLER PHILIP J & HILLER TRACEE R	8135 SW SENECA ST	TUALATIN	OR	97062
2S124BC07200	HO SON & TRAN HA	19905 SW 58TH TER	TUALATIN	OR	97062
2S124BC04200	HWANG PEGGY REV LIV TRUST	2246 ANDREWS DR #243	FULLERTON	CA	92833
2S124CB00202	IRA SERVICES TRUST COMPANY	12841 NW LORRAINE DR	PORTLAND	OR	97229
2S124CB02800	J LO LLC	8340 SW TONKA ST	TUALATIN	OR	97062
2S124CA00200	JACK IN THE BOX	PO BOX 4900	SCOTTSDALE	AZ	85261
2S124BC00901	JONATHAN & JOANNE CRANE LLC	PO BOX 1935	TUALATIN	OR	97062
2S124BC03701	KOH HYUN BUM & KOH SOON BOK	18855 SW 84TH AVE	TUALATIN	OR	97062
2S124BC02900	LANDING SQUARE LIMITED PARTNERSHIP	2030 NE 44TH AVE	PORTLAND	OR	97213
2S124BC05800	LARSEN DINAH W TRUST	PO BOX 623	TUALATIN	OR	97062
2S124BC07600	LECLAIRE MOLLIE J	18750 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC01500	MARTINAZZI LLC	18801 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC07500	MCARA COURTNEY FIONA TRUST	18760 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124CB01400	MCDONALDS CORP (036-0061)	PO BOX 182571	COLUMBUS	OH	43218
2S124BC07400	MEWS AT THE COMMONS HOA	4934 SE WOODSTOCK BLVD	PORTLAND	OR	97206
2S124BC05600	MROCZKIEWICZ FAMILY REV TRUST	8315 SW SENECA ST	TUALATIN	OR	97062
2S124BC05500	NOREEN LLC	2625 NW 205TH ST	SHORELINE	WA	98177
2S124B001500	NWI LOFTS LLC	1600 SW CEDAR HILLS BLVD STE 101B	PORTLAND	OR	97225
2S124CB00400	OREGON COMMUNITY WAREHOUSE INC	3969 NE MLK JR BLVD	PORTLAND	OR	97212
2S124CB90011	OREGON EVERGREEN & HOLLY LAND AND FARM	23544 SW GAGE RD	WILSONVILLE	OR	97070
2S124BC02800	PARDUE PROPERTIES I LLC	1353 NW OAKMONT CT	MCMINNVILLE	OR	97128
2S124BC05700	PARKER KENNETH STEVEN	8305 SW SENECA ST	TUALATIN	OR	97062
2S124BC06100	PENZER JULIE & HENDERSON BRIAN	10330 SW GARDNER CT	TUALATIN	OR	97062
2S124CB01500	PORTLAND ROSE LLC	644 NW STONEPINE DR	BEND	OR	97703
2S124CB00204	QUEST TRUST VI	200 SW MARKET ST STE 1860	PORTLAND	OR	97201
2S124BC06700	RATTAN PUSHPIINDER & CHENG PRISCILLA	3120 NW BLUE SKY LN	PORTLAND	OR	97229
2S124BC04300	RICK A MATTHIAS LLC	17751 WINGVILLE LN	BAKER CITY	OR	97814
2S124BC04400	RICK A MATTHIAS LLC	17751 WINGVILLE LN	BAKER CITY	OR	97814
2S124B001300	ROBB MARGUERITE A REV TRUST	PO BOX 31	TUALATIN	OR	97062

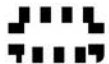
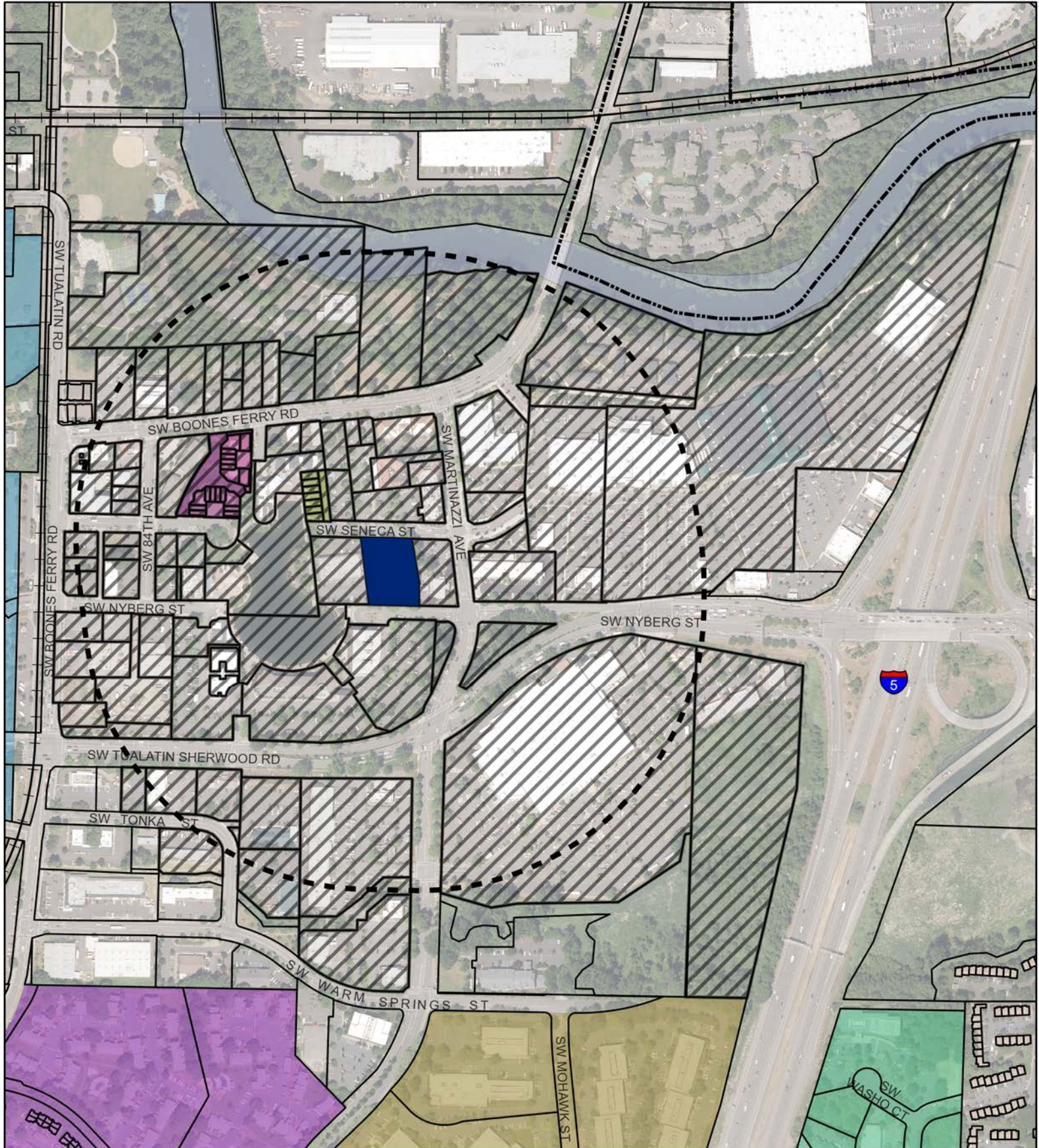
2S124BC03500	ROBINSON CROSSING LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124BC80000	ROBINSON CROSSING CONDO OWNERS OF ALL UNITS			OR	00000
2S124BC06000	ROSS LIVING TRUST	8275 SW SENECA ST	TUALATIN	OR	97062
2S124BC08000	ROUSSELLE ASHLEIGH ALISE & WOODWARD MATTHEW SCOTT AUGUST	18710 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC01708	SEE PROPERTIES	8900 SW BECKER DR	PORTLAND	OR	97223
2S124BC06500	SEE PROPERTIES	8900 SW BECKER DR	PORTLAND	OR	97223
2S124BC02701	SENECA PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124BC03600	SENECA PROPERTY 4142 LLC	95 CHURCH ST #2105	LOS GATOS	CA	95030
2S124BC06200	SMITH PHILIP H TRUST	8255 SW SENECA ST	TUALATIN	OR	97062
2S124BC07000	SMITH MICHAEL WAYNE & SMITH MARIE PRESTWICH	8145 SW SENECA ST	TUALATIN	OR	97062
2S124BC05300	SZABO PAMELA H & SZABO FERNANDO A	8345 SW SENECA ST	TUALATIN	OR	97062
2S124BC07800	TOSTI SANDRA L	18730 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124B001601	TUALA NORTHWEST LLC	5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124B001900	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124B002000	TUALA NORTHWEST LLC	5638 DOGWOOD DR	LAKE OSWEGO	OR	97035
2S124B002001	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC00100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC00500	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01001	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01501	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01600	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01690	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01700	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01702	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01703	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01710	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC01801	TUALATIN OFFICE BUILDING 1 LLC	PO BOX 2985	TUALATIN	OR	97062
2S124BC02703	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC03800	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04101	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04800	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC04900	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC05000	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124BC05001	TUALATIN LAKESIDE PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CA00100	TUALATIN GARDENS PROPERTY LLC	5638 SW DOGWOOD LN	LAKE OSWEGO	OR	97035
2S124CA00201	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00100	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00200	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124CB00500	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00600	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00700	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00800	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB00900	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB01000	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB01100	TUALATIN COMMONS PLAZA LLC	18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
2S124CB02601	TUALATIN CITY OF	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2S124B001602	US BANK NA	1310 MADRID ST #100	MARSHALL	MN	56258
2S124BC06300	VILLAS ON THE LAKE OWNERS OF LOTS 1-10			OR	00000
2S124BC06400	VILLAS ON THE LAKE NO.I HOA & VILLAS ON THE LAKE NO.II HOA & VILLAS ON THE LAKE*			OR	00000
2S124BC08300	VILLAS ON THE LAKE NO.2 HOA			OR	00000
2S124BC08200	WEATHERHEAD NANCI LYNN	18690 SW BOONES FERRY RD	TUALATIN	OR	97062
2S124BC02702	WELLS FARGO BANK NA	PO BOX 2609	CARLSBAD	CA	92018

2S124BC07700 WILLMAN BRIAN M
2S124BC04700 WINONA GRANGE 271

18740 SW BOONES FERRY RD
7735 SW NORSE HALL RD

TUALATIN OR
TUALATIN OR

97062
97062



1000' Buffer



Selected Taxlots



Curt L Trolan

From: Curt L Trolan
Sent: Thursday, April 20, 2023 2:10 PM
To: tualatincommercialcio@gmail.com
Cc: tualatincio@gmail.com
Subject: FW: 8101 SW Nyberg Bldg New Elevator - Neighborhood Developer Meeting Notice
Attachments: Neighborhood Meeting Notice.pdf; Site Plan.pdf

Commercial CIO ,
Attached is the Neighborhood Developer Meeting Notice for the 8101 SW Nyberg Bldg New Elevator.



Curt Trolan
Senior Architect

4875 SW Griffith Drive, Suite 300
Beaverton, Oregon 97005

Phone : 503-244-0552
Mobile : 503-679-8319
Web : www.mdgpc.com
Email : curt@mdgpc.com

From: Madeleine Nelson <mnelson@tualatin.gov>
Sent: Wednesday, April 19, 2023 3:28 PM
To: Curt L Trolan <curt@mdgpc.com>
Subject: RE: 8101 SW Nyberg Bldg New Elevator - Neighborhood Developer Meeting Notice

Hi Curt,

Thanks for sending this over – I have it posted to the website. 8101 SW Nyberg is in the Commercial CIO and can be contacted via tualatincommercialcio@gmail.com you can also copy tualatincio@gmail.com

Madeleine Nelson
Assistant Planner
City of Tualatin | Planning Division
503.691.3027 | www.tualatinoregon.gov

From: Curt L Trolan <curt@mdgpc.com>
Sent: Wednesday, April 19, 2023 2:44 PM
To: Madeleine Nelson <mnelson@tualatin.gov>
Subject: 8101 SW Nyberg Bldg New Elevator - Neighborhood Developer Meeting Notice

Madeleine,
Thank you for your time today.
Attached is the Neighborhood Developer Meeting Notice.
Please let me know who the contact is for the CIO and I can send it to them as well.
Thanks again



Curt Trolan
Senior Architect

4875 SW Griffith Drive, Suite 300
Beaverton, Oregon 97005

Phone : 503-244-0552
Mobile : 503-679-8319
Web : www.mdgpc.com
Email : curt@mdgpc.com



NEIGHBORHOOD/DEVELOPER MEETING NOTES

Date: April 27, 2023

Project Name: 8101 SW Nyberg Building New Elevator

Project Number: 122099

No ATTENDEES OUTSIDE OF OWNERSHIP + DESIGN TEAM



SIGN IN SHEET

Date: April 27, 2023

Project Name: 8101 SW Nyberg Building New Elevator

Project Number: 122099

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
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CURT TROLAN	4875 SW GRIFFITH DR BEAVERTON OR 97005	503.244.0552	curte@mdgpc.com
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Jeffrey Wertz	819 SE Morrison St #110 PDX. 97214		Jo@northbiz.com
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Notice of Meeting

Meeting Date & Time:

LOCATION:

Juanita Pohl Center Large Classroom
8513 SW Tualatin Rd, Tualatin, OR 97062

FOR MORE INFORMATION