

Exhibit B: Application Form and Checklist



Applicant's Consultant:
AKS Engineering & Forestry, LLC
Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
slotemakerm@aks-eng.com
(503) 563-6151

Land Use Application

Project Information		
Project Title: Autumn Sunrise Townhomes Architectural Review		
Brief Description: Type II Architectural Review for attached single-family dwellings (townhomes). Required per Tualatin Development Code 4/05/21 version.		
Estimated Construction Value: Approx. \$150,000 each TH unit		
Property Information		
Address: 23620 and 23740 SW Boones Ferry Road, 9185, 9335, and 9415 SW Greenhill Road		
Assessor's Map Number and Tax Lot(s): 2S 1 35D, Tax Lots 400, 401, 500, 501, 600, 800, and 900 / 2S 1 35DA Tax Lots 100, 1700, 1800, 8900-11000		
Applicant/Primary Contact		
Name: David Force	Company Name: Lennar Northwest, LLC.	
Address: 11807 SE 99th Street, Suite 1170		
City: Vancouver	State: WA	ZIP: 98682
Phone: Contact Applicant's Consultant	Email: Contact Applicant's Consultant	
Property Owner		
Name: LNR3 AIV LLC		
Address: 6900 E Camelback Road, Suite 1090		
City: Scottsdale	State: AZ	ZIP: 85251
Phone: Contact Applicant's Consultant	Email: Contact Applicant's Consultant	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)	DocuSigned by: <i>Ryan Mott</i> 901CA0B6A71E4C4...	Date: 6/23/2023
<p>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</p>		
Applicant's Signature: <i>David Force</i> 5B8209BEEA864A0...	DocuSigned by:	Date: 6/23/2023
Land Use Application Type:		
<input type="checkbox"/> Annexation (ANN)	<input type="checkbox"/> Historic Landmark (HIST)	<input type="checkbox"/> Minor Architectural Review (MAR)
<input checked="" type="checkbox"/> Architectural Review (AR)	<input type="checkbox"/> Industrial Master Plan (IMP)	<input type="checkbox"/> Minor Variance (MVAR)
<input type="checkbox"/> Architectural Review—Single Family (ARSF)	<input type="checkbox"/> Plan Map Amendment (PMA)	<input type="checkbox"/> Sign Variance (SVAR)
<input type="checkbox"/> Architectural Review—ADU (ARADU)	<input type="checkbox"/> Plan Text Amendment (PTA)	<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Conditional Use (CUP)	<input type="checkbox"/> Tree Removal/Review (TCP)	<input type="checkbox"/> Other _____
Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

ARCHITECTURAL REVIEW

New development, or substantial redevelopment, of multi-family (“common wall”) residential, commercial, and industrial use properties are generally subject to Architectural Review (AR). The Architectural Review decision by the Planning Department considers all site design elements, including: building height and appearance, lighting, landscaping, tree preservation, pedestrian circulation, parking, and loading facilities.

Architectural Review also encompasses a Public Facilities Review led by the Engineering Department, to evaluate transportation and access management; sewer, water, and stormwater; water quality and erosion control; and protection of environmentally sensitive areas.

Both departments coordinate with other City departments and outside agencies, such as Tualatin Valley Fire and Rescue and Clean Water Services, to ensure compliance with all applicable development standards.

MINOR ARCHITECTURAL REVIEW (TYPE I): Minor Architectural Review (MAR) is used for small exterior modifications to an existing site or building as described in TDC 33.020(7). See the separate MAR packet for details.

ARCHITECTURAL REVIEW SINGLE FAMILY (TYPE I): Architectural Review Single Family (ARSF) is used for the construction of new single dwelling residences, as well as, substantial exterior changes and additions. See the separate ARSF packet for details.

✓ **TYPE II:** This land use procedure is used when the standards and criteria require limited discretion and interpretation. Type II decisions are decided by staff and require public notice with an opportunity for appeal to the City Council.

TYPE III: This land use procedure requires discretion made by the Architectural Review Board to implement established policy. Type III decisions require public notice and are decided at a public hearing, with an opportunity for appeal to the City Council.

General thresholds for Type III Review are as follows:

- Commercial Buildings: 50,000 square feet and larger
- Industrial Buildings: 150,000 square feet and larger
- Multifamily Housing: 100 units and above, or abutting a single family zone

PRIOR TO APPLICATION SUBMITTAL

- ✓ • Attend a Pre-Application Meeting (TDC32.110)
- ✓ • Notice and host a Neighborhood/Developer Meeting (TDC32.120)

Following submittal of an Architectural Review application, the applicant must post a sign on the subject property (TDC32.150) to provide notice of the pending land use application. The applicant will be required to provide an affidavit of posting demonstrating the sign was posted prior to issuance of the decision (Type II), or prior to the date of the first evidentiary hearing (Type III).

Note: Notice of land use application sign to be posted once the application has been deemed complete.

SUBMITTAL REQUIREMENTS

Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>
Details regarding submittal requirements are listed in TDC 32.140, 33.020(4), and 33.110(4).

GENERAL:

- ✓ Land Use Application Form
- ✓ Applicant Team Contact Information: Architect, Landscape Architect, and Engineer
- ✓ Narrative addressing all applicable approval criteria and standards (*TDC sections provided in blue box*)
- ✓ Phasing Plan (*if proposed*)
- ✓ Summary of Contact with Citizen Involvement Organization
- ✓ Preliminary Title Report, including current deed and legal description
- NA Hydraulic Modeling Worksheet (*if required by Engineering Division*)
- ✓ Clean Water Services (CWS) Service Provider Letter, obtained directly with CWS at <https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>
- NA Service Provider Letter/Agreement from Republic Services
- NA Service Provider Letter from Tualatin Valley Fire & Rescue (TVF&R), obtained directly with TVF&R at <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Tualatin-73>
- ✓ Fee

PLANS:

- NA Existing Conditions
- ✓ Site Plan
- NA Tree Preservation Plan
- NA Grading Plan
- NA Utility Plan
- ✓ Landscape Plan
- NA Lighting Plan
- ✓ Color Elevations
- ✓ Architectural Materials Schedule

PUBLICNOTICE:

- ✓ Documentation for Neighborhood Developer Meeting, including notice and mailing list, affidavit of mailing notice, certification of sign posting, participant sign-in sheet, and meeting notes

TYPICAL REPORTS:

- NA Tree Assessment Report
- NA Transportation Impact Study
- ✓ Preliminary Stormwater Management Report

APPROVAL CRITERIA

The applicant's plans and narrative must work together to demonstrate that all applicable criteria are met. The following criteria apply to all AR's.

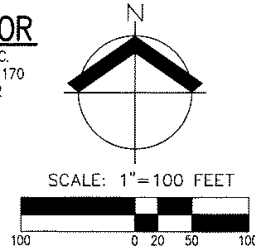
Other criteria, such as zoning and overlay standards, or standards applicable to a specific use, also apply.

Tualatin Development Code:

- Chapter 33.110 Tree Removal
- Chapter 73A: Site Design
- Chapter 73B: Landscaping
- Chapter 73C: Parking Standards
- Chapter 73D: Waste Management Standards
- Chapter 74: Public Improvement
- Chapter 75: Access Management

Exhibit C: Property Ownership Information

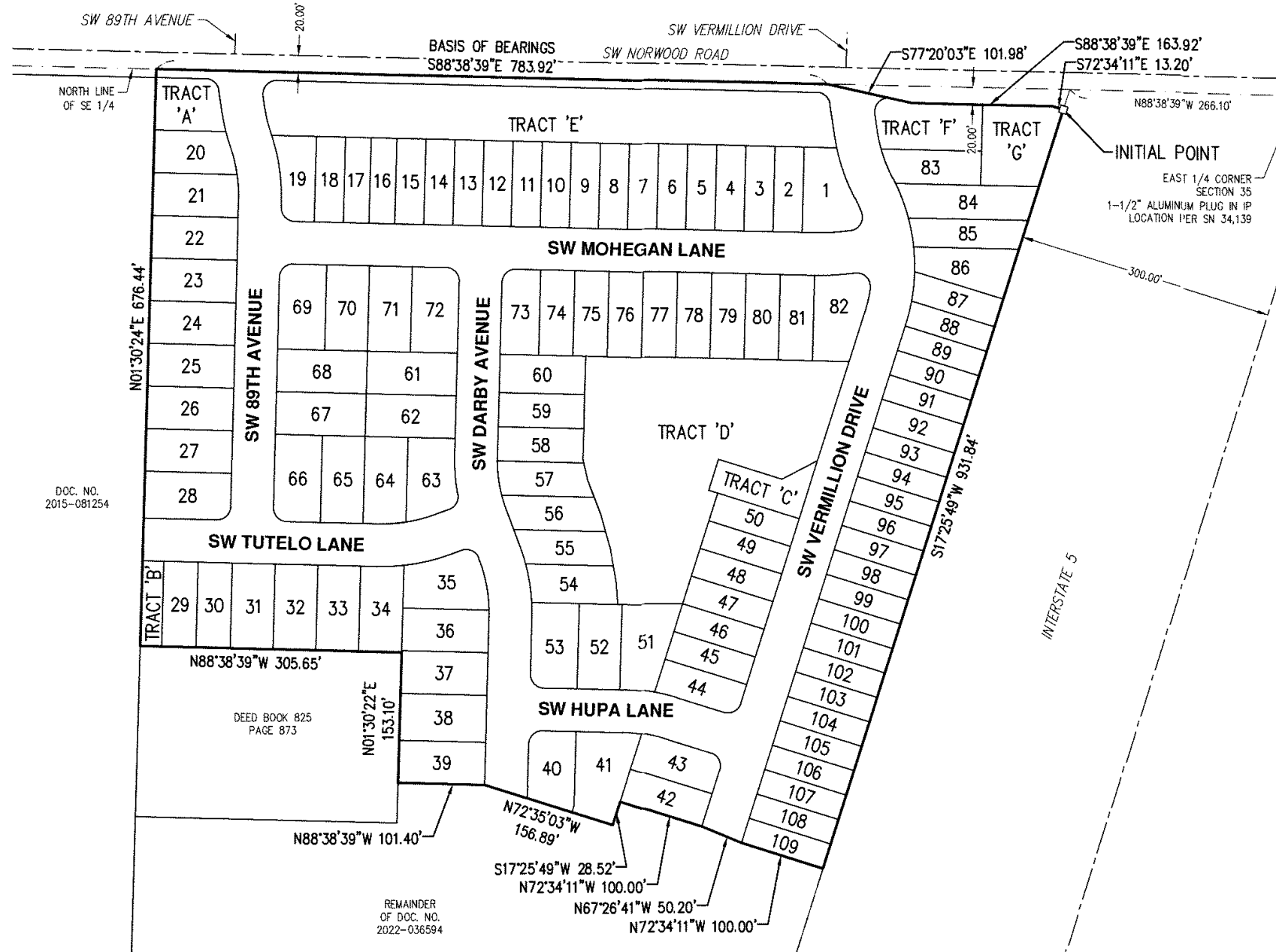
PREPARED FOR
LENNAR NORTHWEST, LLC.
11807 NE 99TH ST, SUITE 1170
VANCOUVER, WA 98682



AUTUMN SUNRISE

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
DATE: FEBRUARY 3, 2023

RECORDED AS DOCUMENT NO. 2023-019776
SHEET 1 OF 6



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2022-036594, WASHINGTON COUNTY RECORDS, INTO LOTS AND TRACTS AS SHOWN, PER CITY OF TUALATIN FILE NUMBER CUP21-0001 AND SB21-0001.

THE BASIS OF BEARINGS (S88°38'39"E) IS PER SURVEY NUMBER 34,139. THE WESTERLY, NORTHERLY, AND EASTERLY LINES ARE PER SAID SURVEY. I HELD ALL MONUMENTS AND BEARINGS AND DISTANCES PER SAID SURVEY. THE SOUTHERLY LINES ARE PER THE REQUIREMENTS OF THE DECLARANT.

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, 89558PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "AUTUMN SUNRISE", SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF DOCUMENT NUMBER 2022-036594, WASHINGTON COUNTY RECORDS, ALSO BEING LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SW NORWOOD ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-5, WHICH BEARS NORTH 88°38'39" WEST 266.10 FEET AND SOUTH 17°25'49" WEST 24.62 FEET FROM A 1-1/2-INCH ALUMINUM PLUG IN AN IRON PIPE, LOCATED AT THE EAST ONE-QUARTER CORNER OF SECTION 35; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 17°25'49" WEST 931.84 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 72°34'11" WEST 100.00 FEET; THENCE NORTH 67°26'41" WEST 50.20 FEET; THENCE NORTH 72°34'11" WEST 100.00 FEET; THENCE SOUTH 17°25'49" WEST 28.52 FEET; THENCE NORTH 72°35'03" WEST 156.89 FEET; THENCE NORTH 88°38'39" WEST 101.40 FEET TO THE EASTERLY LINE OF DEED BOOK 825 PAGE 873, WASHINGTON COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID DEED BOOK 825 PAGE 873, NORTH 01°30'22" EAST 153.10 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID DEED BOOK 825 PAGE 873, NORTH 88°38'39" WEST 305.65 FEET TO THE NORTHWEST CORNER THEREOF AND THE EAST LINE OF DOCUMENT NUMBER 2015-081254, WASHINGTON COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID DOCUMENT NUMBER 2015-081254, NORTH 01°30'24" EAST 676.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW NORWOOD ROAD (20.00 FEET FROM CENTERLINE), ALSO BEING THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER ON THE FOLLOWING COURSES: SOUTH 88°38'39" EAST 783.92 FEET TO AN ANGLE POINT; THENCE LEAVING SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 77°20'03" EAST 101.98 FEET TO AN ANGLE POINT (40.00 FEET FROM CENTERLINE); THENCE SOUTH 88°38'39" EAST 163.92 FEET TO AN ANGLE POINT; THENCE SOUTH 72°34'11" EAST 13.20 FEET TO THE INITIAL POINT. CONTAINS 17.287 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF TUALATIN CASE FILE NO. CUP21-0001 AND SB21-0001.
- TRACTS 'A', 'C', 'E', AND 'F' ARE PRIVATE OPEN SPACE TRACTS.
- TRACT 'B' IS A PRIVATE ACCESS TRACT AND SHALL BE MAINTAINED BY THE CITY OF TUALATIN. SAID TRACT IS SUBJECT TO A PRIVATE ACCESS EASEMENT OVER ITS ENTIRETY TO BENEFIT THE CITY OF TUALATIN AND DEED BOOK 825 PAGE 873, WASHINGTON COUNTY RECORDS. SAID TRACT IS SUBJECT TO A PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY.
- TRACT 'D' IS A STORMWATER FACILITY TRACT AND SHALL BE MAINTAINED BY THE CITY OF TUALATIN. SAID TRACT IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES OVER ITS ENTIRETY.
- TRACT 'F' IS SUBJECT TO A SANITARY SEWER EASEMENT TO THE CITY OF TUALATIN AND CLEAN WATER SERVICES OVER ITS ENTIRETY.
- TRACT 'G' IS A PUMP STATION TRACT AND SHALL BE MAINTAINED BY CLEAN WATER SERVICES AND IS SUBJECT TO SANITARY SEWER PUMP STATION EASEMENT PER DOCUMENT NUMBER 2023-011023 OVER ITS ENTIRETY.
- LOTS 91 AND 92 ARE SUBJECT TO A PRIVATE ACCESS EASEMENT TO THE AUTUMN SUNRISE HOMEOWNER ASSOCIATION (HOA). SAID EASEMENT SHALL BE MAINTAINED BY THE HOA.

SHEET INDEX

SHEET 1	PLAT BOUNDARY, NARRATIVE, SURVEYOR'S CERTIFICATE, PLAT NOTES
SHEET 2	LOTS 8-25, 60-61, 68-76, TRACT 'A', AND PORTIONS OF TRACTS 'D' AND 'E'
SHEET 3	LOTS 26-39, 62-67, AND TRACT 'B'
SHEET 4	LOTS 40-59, 93-109, TRACT 'C', AND A PORTION OF TRACT 'D'
SHEET 5	LOTS 1-7, 77-92, TRACTS 'F', 'G', AND PORTIONS OF TRACTS 'D' AND 'E'
SHEET 6	APPROVALS, DECLARATION, ACKNOWLEDGMENT, CONSENT AFFIDAVIT, REMAINING CORNER MONUMENTATION

LEGEND

- FOUND 5/8" IRON ROD: PER ODOT ROLL MAP 58-34-16; HELD UNLESS NOTED OTHERWISE
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- IP IRON PIPE

3/8/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Kalina

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

JOB NAME:	AUTUMN SUNRISE
JOB NUMBER:	7454
DRAWN BY:	MK/EN
CHECKED BY:	GP/DK
DRAWING NO.:	7454 PLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

AKS

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE**

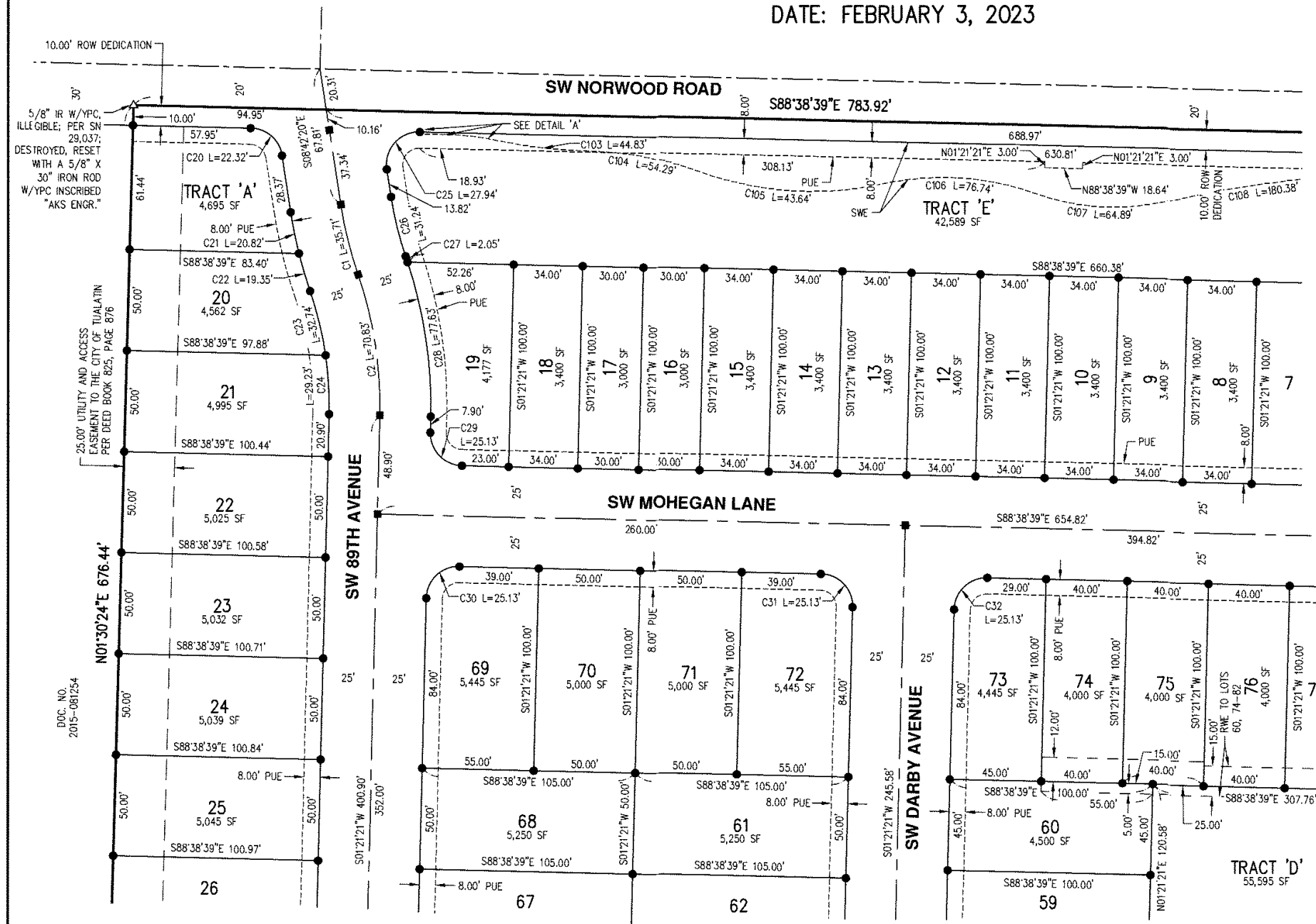
PREPARED FOR

LENNAR NORTHWEST, LLC.
11807 NE 99TH ST, SUITE 1170
VANCOUVER, WA 98682

AUTUMN SUNRISE

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
DATE: FEBRUARY 3, 2023

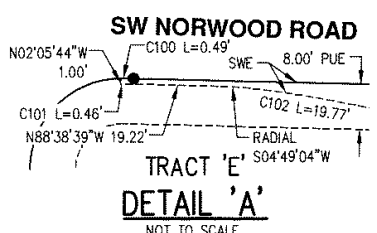
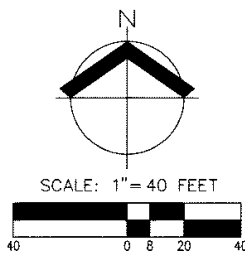
RECORDED AS DOCUMENT NO. 2023-017776
SHEET 2 OF 6



- LEGEND**
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION, SET ON: ___/___/20__
 - 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." IN MONUMENT BOX, TO BE SET DURING REMAINING MONUMENTATION, SET ON: ___/___/20__
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- RWE RETAINING WALL EASEMENT TO LOTS AS NOTED
- SF SQUARE FEET
- SWE PUBLIC SIDEWALK EASEMENT

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00'	10°13'44"	35.71'	S13°49'12"E 35.66'
C2	200.00'	20°17'25"	70.83'	S08°47'21"E 70.46'
C20	16.00'	79°56'19"	22.32'	S48°40'29"E 20.56'
C21	225.00'	5°18'08"	20.82'	S11°21'24"E 20.81'
C22	225.00'	4°55'36"	19.35'	S16°28'16"E 19.34'
C23	175.00'	10°43'08"	32.74'	S13°34'30"E 32.69'
C24	175.00'	9°34'17"	29.23'	S03°25'48"E 29.20'
C25	16.00'	100°03'41"	27.94'	S41°19'31"W 24.52'
C26	175.00'	10°13'44"	31.24'	N13°49'12"W 31.20'
C27	225.00'	0°31'18"	2.05'	N18°40'25"W 2.05'
C28	225.00'	19°46'07"	77.63'	N08°31'42"W 77.25'
C29	16.00'	90°00'00"	25.13'	N43°38'39"W 22.63'
C30	16.00'	90°00'00"	25.13'	S46°21'21"W 22.63'
C31	16.00'	90°00'00"	25.13'	N43°38'39"W 22.63'
C32	16.00'	90°00'00"	25.13'	S46°21'21"W 22.63'
C100	16.00'	1°46'09"	0.49'	N89°31'44"W 0.49'
C101	15.00'	1°46'09"	0.46'	N89°31'44"W 0.46'
C102	163.00'	6°57'00"	19.77'	N81°42'26"W 19.76'
C103	247.00'	10°23'59"	44.83'	N83°25'55"W 44.77'
C104	163.00'	19°05'06"	54.29'	N79°05'22"W 54.04'
C105	163.00'	32°44'33"	43.64'	N85°55'05"W 91.89'
C106	137.00'	32°05'34"	76.74'	N86°14'35"W 75.74'
C107	113.00'	32°54'01"	64.89'	N86°38'49"W 64.00'
C108	587.00'	17°36'22"	180.38'	S85°42'22"W 179.67'

CONTINUED ON SHEET 5



CONTINUED ON SHEET 3

CONTINUED ON SHEET 4

3/5/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
M. K.
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

JOB NAME: AUTUMN SUNRISE
JOB NUMBER: 7454
DRAWN BY: MK/EN
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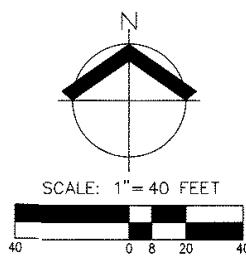
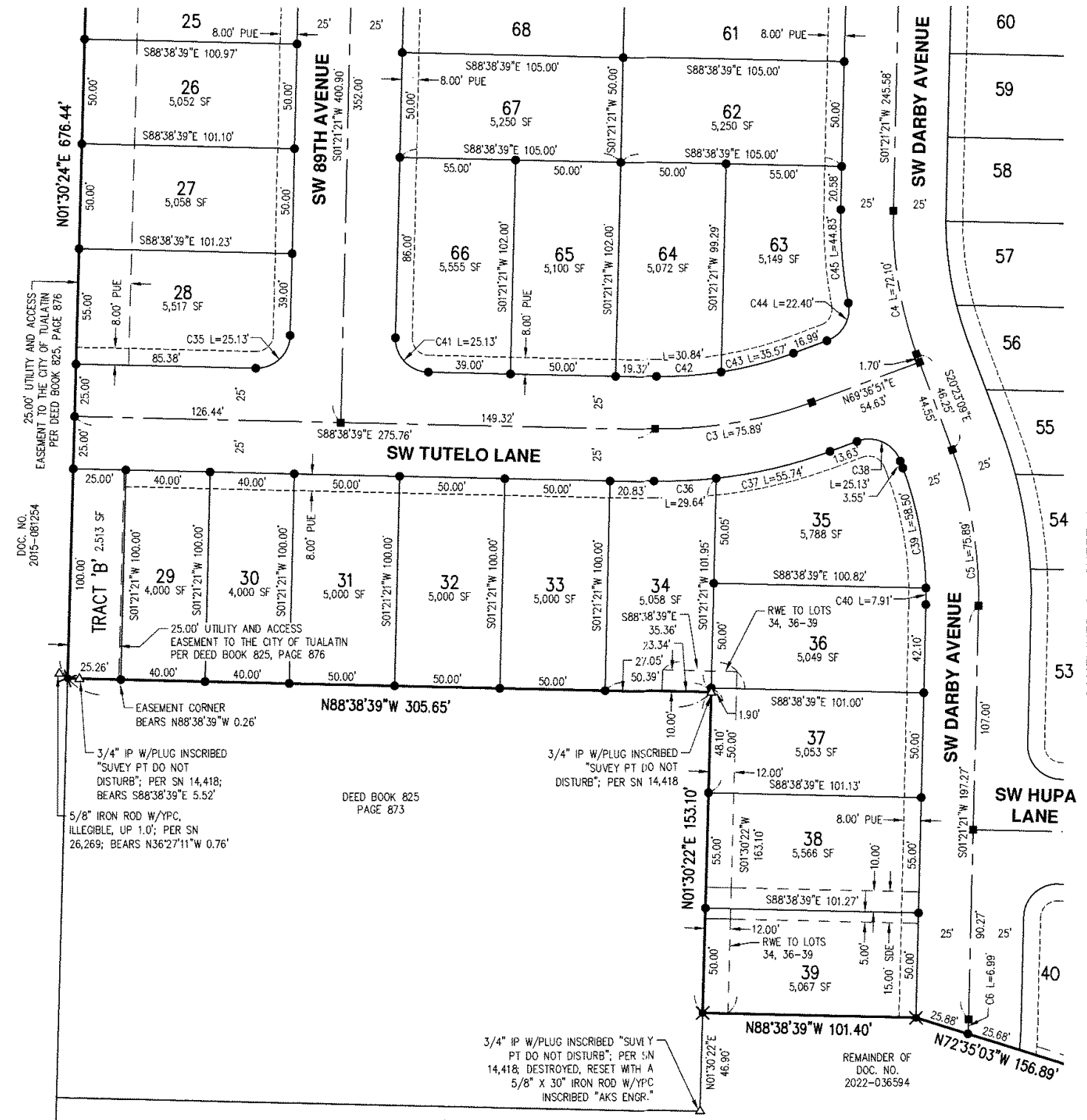
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AUTUMN SUNRISE

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CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

DATE: FEBRUARY 3, 2023

CONTINUED ON SHEET 2



LEGEND

- ✕ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C3	200.00'	21'44'30"	75.89'	S80'29'06"W 75.44'
C4	190.00'	21'44'30"	72.10'	N09'30'54"W 71.67'
C5	200.00'	21'44'30"	75.89'	N09'30'54"W 75.44'
C6	200.00'	2'00'11"	6.99'	N02'21'27"E 6.99'
C35	16.00'	90'00'00"	25.13'	S46'21'21"W 22.63'
C36	225.00'	7'32'54"	29.64'	S87'34'54"W 29.62'
C37	225.00'	14'11'36"	55.74'	S76'42'39"W 55.59'
C38	16.00'	90'00'00"	25.13'	N65'23'09"W 22.63'
C39	175.00'	19'09'13"	58.50'	N10'48'33"W 58.23'
C40	175.00'	2'35'17"	7.91'	N00'03'42"E 7.90'
C41	16.00'	90'00'00"	25.13'	S43'38'39"E 22.63'
C42	175.00'	10'05'49"	30.84'	N86'18'25"E 30.80'
C43	175.00'	11'38'41"	35.57'	N75'26'11"E 35.51'
C44	16.00'	80'12'16"	22.40'	N29'30'43"E 20.61'
C45	215.00'	11'56'46"	44.83'	N04'37'02"W 44.75'

CONTINUED ON SHEET 4

3/8/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
M. K. EN
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

JOB NAME:	AUTUMN SUNRISE
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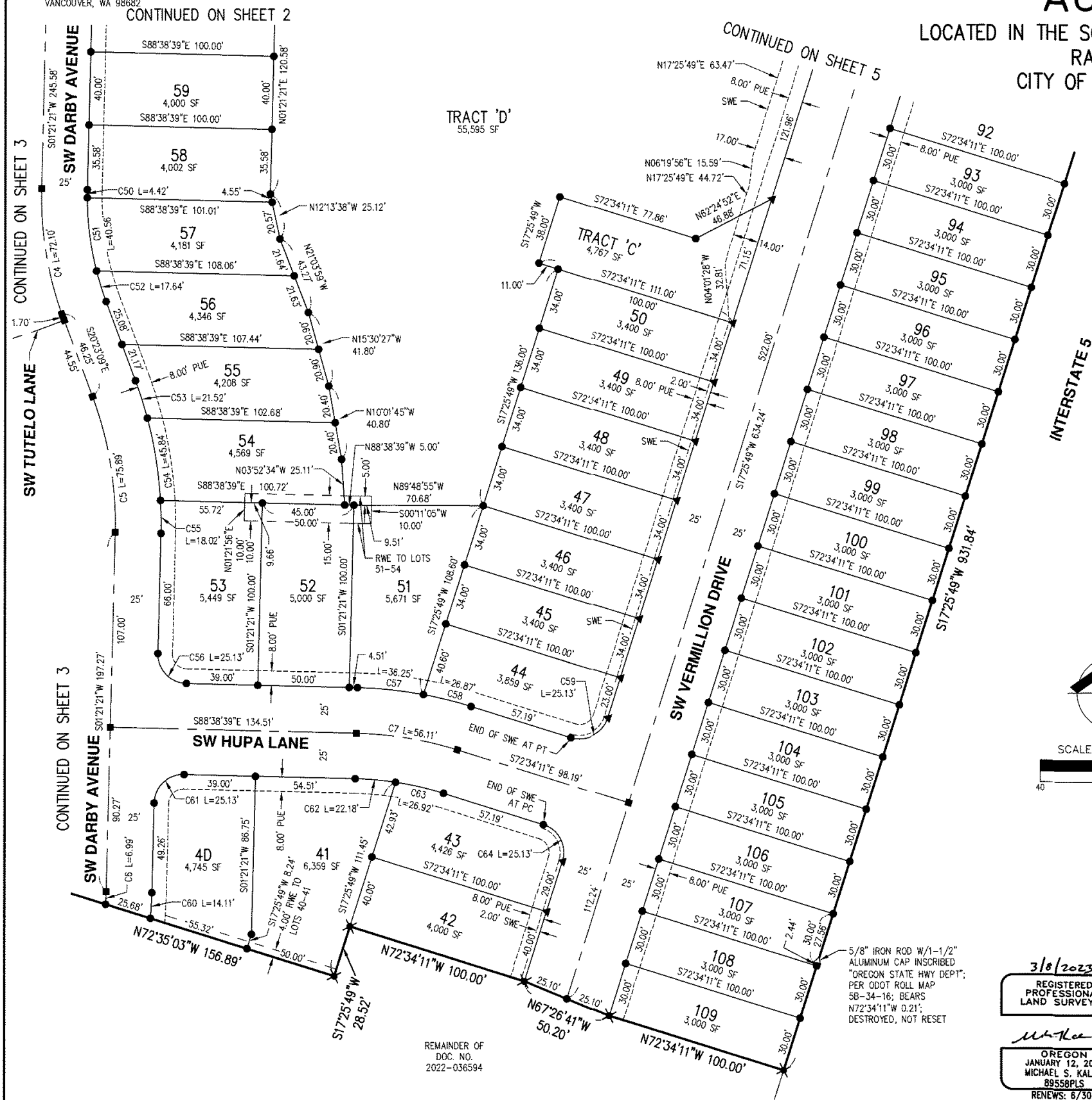
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SHEET 4 OF 6

AUTUMN SUNRISE

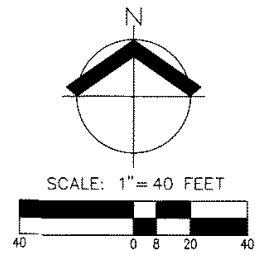
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DATE: FEBRUARY 3, 2023



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 - ▲ 1-1/8" BRASS DISK INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION, SET ON: ___/___/20__
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER WASHINGTON COUNTY DEED RECORDS
W/YPC WITH A YELLOW PLASTIC CAP
PUE PUBLIC UTILITY EASEMENT
RWE RETAINING WALL EASEMENT TO LOTS AS NOTED
SWE PUBLIC SIDEWALK EASEMENT
SF SQUARE FEET
PC POINT OF CURVATURE
PT POINT OF TANGENCY

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C4	190.00'	21'44"30"	72.10'	N09'30'54"W 71.67'
C5	200.00'	21'44"30"	75.89'	N09'30'54"W 75.44'
C6	200.00'	2'00"11"	6.99'	N02'21'27"E 6.99'
C7	200.00'	16'04"28"	56.11'	N80'36'25"W 55.93'
C50	165.00'	1'32"04"	4.42'	S00'35'19"W 4.42'
C51	165.00'	14'04"59"	40.56'	S07'13'12"E 40.45'
C52	165.00'	6'07"27"	17.64'	S17'19'25"E 17.63'
C53	225.00'	5'28"50"	21.52'	S17'38'44"E 21.51'
C54	225.00'	11'40"21"	45.84'	S09'04'08"E 45.76'
C55	225.00'	4'35"19"	18.02'	S00'56'19"E 18.01'
C56	16.00'	90'00"00"	25.13'	S43'38'39"E 22.63'
C57	225.00'	9'13"52"	36.25'	S84'01'43"E 36.21'
C58	225.00'	6'50"36"	26.87'	S75'59'29"E 26.86'
C59	16.00'	90'00"00"	25.13'	N62'25'49"E 22.63'
C60	225.00'	3'35"31"	14.11'	S03'09'06"W 14.10'
C61	16.00'	90'00"00"	25.13'	S46'21'21"W 22.63'
C62	175.00'	7'15"44"	22.18'	N85'00'47"W 22.17'
C63	175.00'	8'48"44"	26.92'	N76'58'33"W 26.89'
C64	16.00'	90'00"00"	25.13'	N27'34'11"W 22.63'



3/8/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLUS
RENEWS: 6/30/23

JOB NAME: AUTUMN SUNRISE
JOB NUMBER: 7454
DRAWN BY: MK/EN
CHECKED BY: GP/DK
DRAWING NO.: 7454 PLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

AKS

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CONTINUED ON SHEET 3

CONTINUED ON SHEET 5

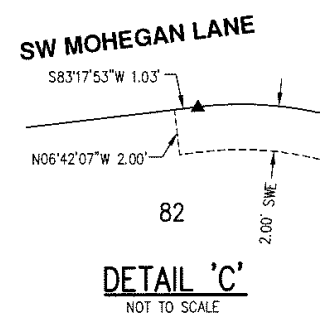
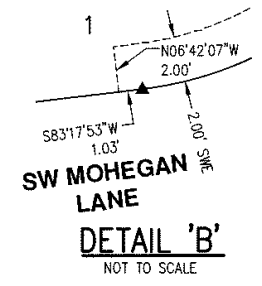
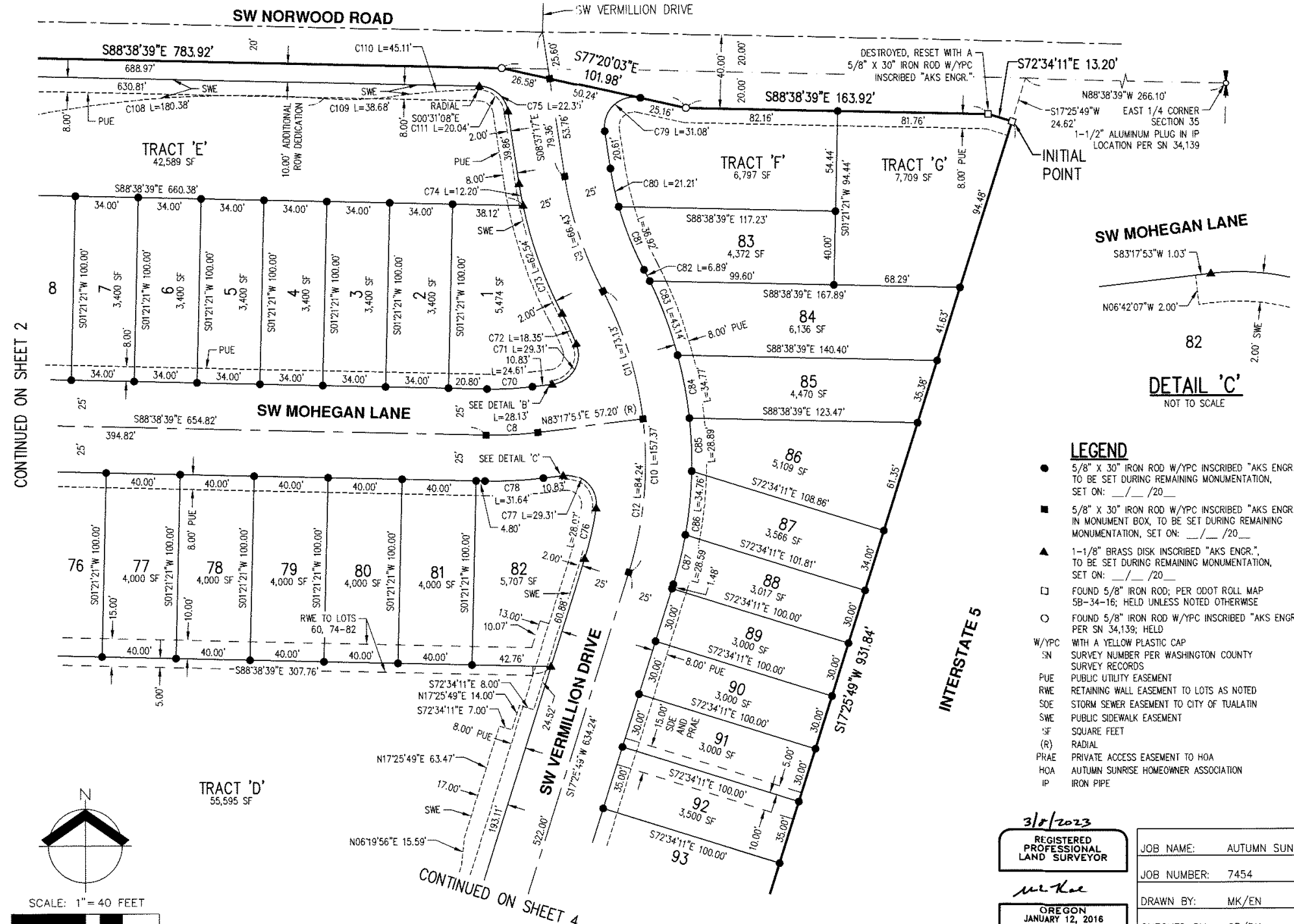
TRACT 'D'
55,595 SF

TRACT 'C'
4,787 SF

REMAINDER OF
DOC. NO.
2022-036594

AUTUMN SUNRISE

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,
 RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF TUALATIN, WASHINGTON COUNTY, OREGON
 DATE: FEBRUARY 3, 2023




CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C8	200.00'	8°03'28"	28.13'	N87°19'37"E 28.10'
C9	200.00'	19°01'51"	66.43'	N18°08'13"W 66.13'
C10	200.00'	45°04'57"	157.37'	N05°06'39"W 153.34'
C11	200.00'	20°57'01"	73.13'	N17°10'37"W 72.72'
C12	200.00'	24°07'56"	84.24'	N05°21'51"E 83.62'
C70	175.00'	8°03'28"	24.61'	N87°19'37"E 24.59'
C71	16.00'	104°56'36"	29.31'	N30°49'35"E 25.38'
C72	175.00'	6°00'25"	18.35'	N24°38'55"W 18.34'
C73	225.00'	15°55'30"	62.54'	N19°41'23"W 62.34'
C74	225.00'	3°06'21"	12.20'	N10°10'27"W 12.19'
C75	16.00'	80°01'22"	22.35'	N48°37'58"W 20.57'
C76	175.00'	9°11'20"	28.07'	N12°50'09"E 28.04'
C77	16.00'	104°56'36"	29.31'	N44°13'49"W 25.38'
C78	225.00'	8°03'28"	31.64'	S87°19'37"W 31.62'
C79	16.00'	111°17'14"	31.08'	N47°01'20"E 26.42'
C80	175.00'	6°56'39"	21.21'	N12°05'37"W 21.20'
C81	175.00'	12°05'12"	36.92'	N21°36'32"W 36.85'
C82	225.00'	1°45'13"	6.89'	N26°46'32"W 6.89'
C83	225.00'	10°59'06"	43.14'	N20°24'22"W 43.07'
C84	225.00'	8°51'19"	34.77'	N10°29'10"W 34.74'
C85	225.00'	7°21'25"	28.89'	N02°22'48"W 28.87'
C86	225.00'	8°51'03"	34.76'	N05°43'26"E 34.72'
C87	225.00'	7°16'51"	28.59'	N13°47'23"E 28.57'
C108	587.00'	17°36'22"	180.38'	S85°42'22"W 179.67'
C109	177.00'	12°31'11"	38.68'	S88°14'58"W 38.60'
C110	345.00'	7°29'30"	45.11'	S85°44'07"W 45.08'
C111	14.00'	81°59'49"	20.04'	N49°37'11"W 18.37'

- LEGEND**
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION, SET ON: __/__/20__
 - 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." IN MONUMENT BOX, TO BE SET DURING REMAINING MONUMENTATION, SET ON: __/__/20__
 - ▲ 1-1/8" BRASS DISK INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION, SET ON: __/__/20__
 - FOUND 5/8" IRON ROD; PER ODOT ROLL MAP 58-34-16; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 34,139; HELD
 - W/YPC WITH A YELLOW PLASTIC CAP
 - SN SURVEY NUMBER PER WASHINGTON COUNTY SURVEY RECORDS
 - PUE PUBLIC UTILITY EASEMENT
 - RWE RETAINING WALL EASEMENT TO LOTS AS NOTED
 - SOE STORM SEWER EASEMENT TO CITY OF TUALATIN
 - SWE PUBLIC SIDEWALK EASEMENT
 - SF SQUARE FEET
 - (R) RADIAL
 - PRAE PRIVATE ACCESS EASEMENT TO HOA
 - HOA AUTUMN SUNRISE HOMEOWNER ASSOCIATION
 - IP IRON PIPE

3/8/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR
 Michael S. Kalina
 OREGON JANUARY 12, 2016
 MICHAEL S. KALINA 89558PLS
 RENEWS: 6/30/23

JOB NAME:	AUTUMN SUNRISE
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CONTINUED ON SHEET 2

CONTINUED ON SHEET 4



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

23740 SW Boones Ferry Rd
R560253
2S135D000400
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 06/22/2023

OWNERSHIP INFORMATION

Owner: Lennar Northwest Inc
CoOwner:
Site: 23740 SW Boones Ferry Rd Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560253
Ref Parcel #: 2S135D000400
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 1900 - Urban Developable Tract - Vacant
Std Land Use: RCON - Condominium, Pud
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34837945 / -122.77384747
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 1.88

ASSESSMENT AND TAXATION

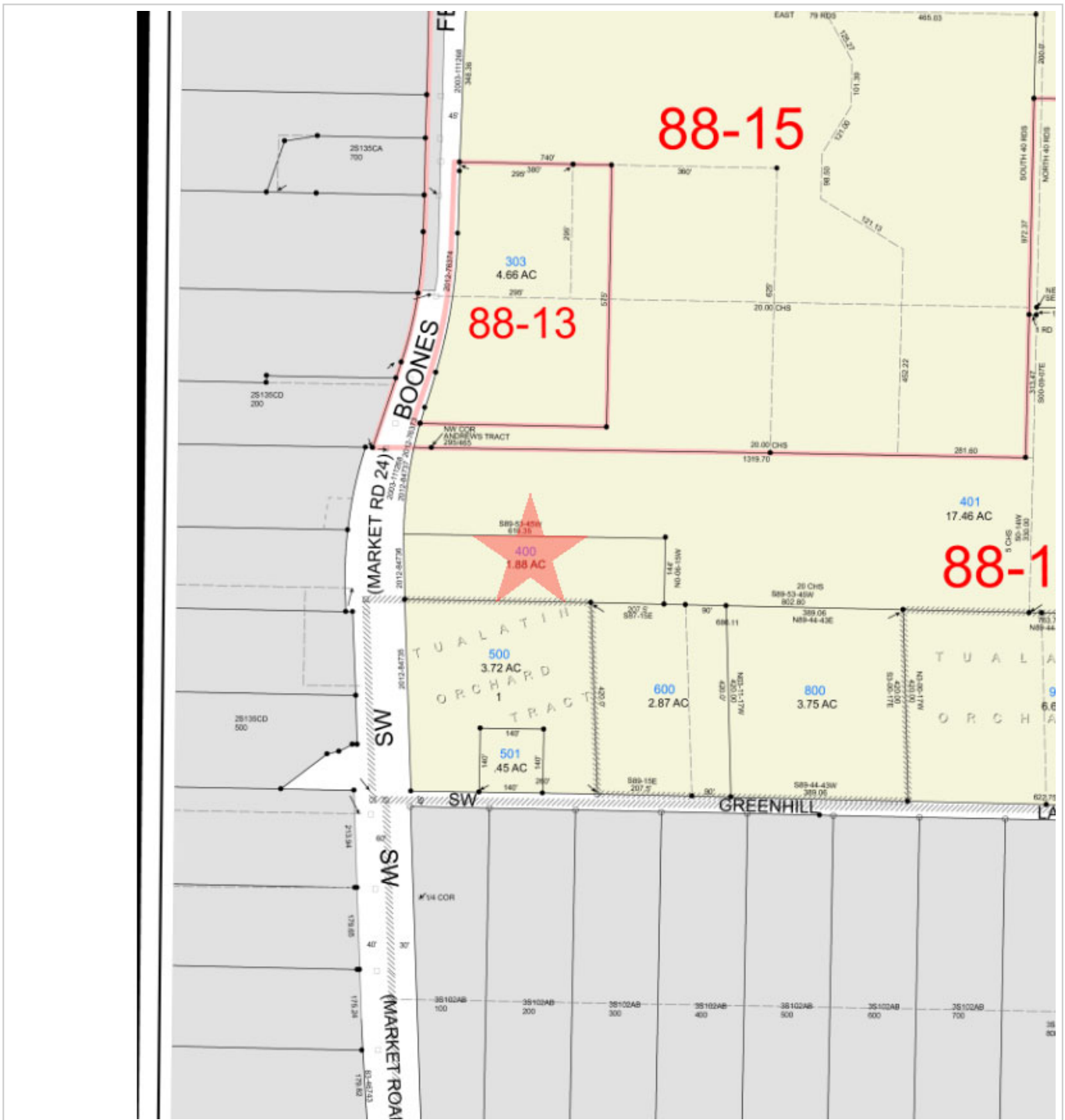
Market Land: \$382,140.00
Market Impr: \$0.00
Market Total: \$382,140.00 (2022)
% Improved: 0.00%
Assessed Total: \$155,660.00 (2022)
Levy Code: 88.50
Tax: \$2,761.27 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 1.88 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 81,893 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
LENNAR NORTHWEST INC	01/27/2022	6884	\$18,100,000.00	Deed		Conv/Unk
AUTUMN SUNRISE LLC	02/04/2021	14624		Deed Of Trust	\$2,500,000.00	Conventional
AUTUMN SUNRISE LLC	09/28/2007	105096	\$7,143,000.00	Deed	\$1,039,000.00	Conv/Unk
KIMBALL HILL HOMES OREGON INC	10/03/2005	121808	\$15,000,000.00	Deed	\$9,800,000.00	Conventional
ROOT HOLDINGS LLC	06/17/2005	69068	\$200,000.00	Deed		Conv/Unk
GEORGE H ANDREWS	09/26/1995	68678		Deed		Conv/Unk
				Deed		Conv/Unk



First American Title

Parcel ID: R560253

Site Address: 23740 SW Boones Ferry Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



First American Title

Parcel ID: R560253

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon **2022-006884**
D-DW
Stn=61 N MEJIA **01/27/2022 02:26:40 PM**
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00 **\$18,211.00**

THIS SPACE RESERVED

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

STATUTORY WARRANTY DEED

Autumn Sunrise, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lennar Northwest, Inc., a Delaware corporation, Grantee, the following real property described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true consideration for this conveyance is **\$18,100,000.00**. (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.

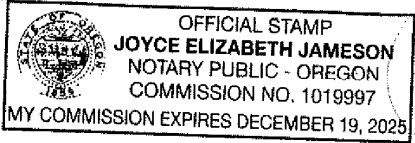
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY QUITCLAIM DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084734.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK

APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JEJ)

FREWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0012
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
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Recording Information: August 14, 1948 as Book 288, Page 0013
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Pole
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0014
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 11, 1951 as Book 325, Page 0577 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
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Document re-recorded February 29, 1968 as Book 682, Page 0686
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(Affects Parcel VIII)
- Restrictive Covenant to Waive Remonstrance, pertaining to Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: September 21, 1992 as Fee No. 92065398
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- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

23620 SW Boones Ferry Rd
R560262
2S135D000401
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 06/22/2023

OWNERSHIP INFORMATION

Owner: Lennar Northwest Inc
CoOwner:
Site: 23620 SW Boones Ferry Rd Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560262
Ref Parcel #: 2S135D000401
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.3486529 / -122.77095718
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 17.55

ASSESSMENT AND TAXATION

Market Land: \$3,567,310.00
Market Impr: \$0.00
Market Total: \$3,567,310.00 (2022)
% Improved: 0.00%
Assessed Total: \$703,940.00 (2022)
Levy Code: 88.50
Tax: \$12,487.32 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

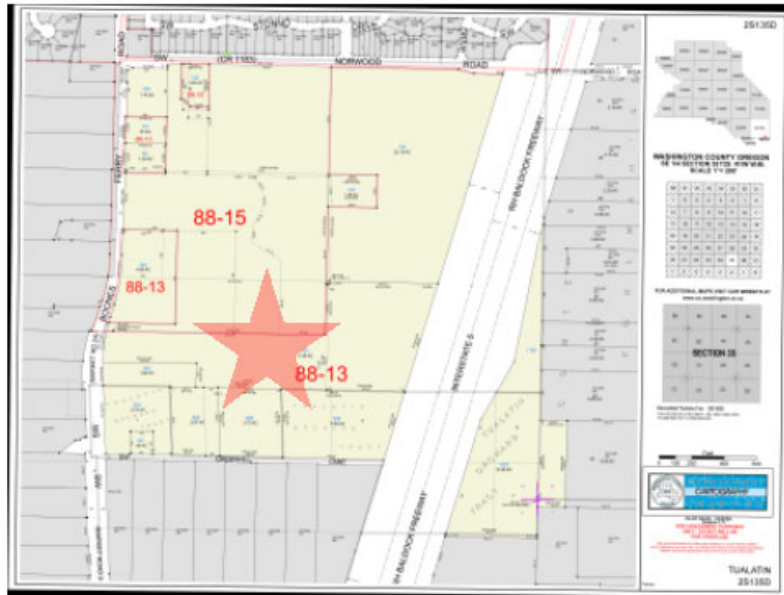
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 17.55 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 764,478 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lennar Northwest Inc	01/27/2022	2022006884	\$18,100,000.00	Deed		Conv/Unk
RECORD OWNER	09/28/2007	105096		Deed	\$1,039,000.00	Conv/Unk
GRACE COMMUNITY CHURCH	06/17/2005	0000069065		Deed Of Trust	\$4,500,000.00	Conv/Unk
GRACE COMMUNITY CHURCH	01/11/2002	4397	\$537,890.00	Deed		Conv/Unk
STEVEN R KAER	10/24/1997	100067	\$200,000.00	Deed	\$125,000.00	Conventional
GEORGE H ANDREWS	09/26/1995	68678		Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



First American Title

Parcel ID: R560262

Site Address: 23620 SW Boones Ferry Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



First American Title

Parcel ID: R560262

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After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon **2022-006884**
D-DW
Stn=61 N MEJIA **01/27/2022 02:26:40 PM**
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00 **\$18,211.00**

THIS SPACE RESERVED

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

STATUTORY WARRANTY DEED

Autumn Sunrise, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lennar Northwest, Inc., a Delaware corporation, Grantee, the following real property described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true consideration for this conveyance is **\$18,100,000.00**. (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.

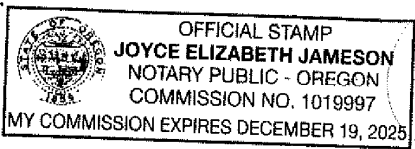
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY QUITCLAIM DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084734.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

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APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JEJ)

FREWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

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- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Ns
R560271
2S135D000500
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 06/22/2023

OWNERSHIP INFORMATION

Owner: Lennar Northwest Inc
CoOwner:
Site: Ns Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560271
Ref Parcel #: 2S135D000500
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: G - General Improvements
Subdiv/Plat: Tualatin Orchard Tract
Land Use: 1900 - Urban Developable Tract - Vacant
Std Land Use: RCON - Condominium, Pud
Zoning: Tualatin-CN - Neighborhood Commercial
Lat/Lon: 45.34779775 / -122.77411217
Watershed: Abernethy Creek-Willamette River
Legal: TUALATIN ORCHARD TRACT, LOT PT 1,
ACRES 3.72

ASSESSMENT AND TAXATION

Market Land: \$945,190.00
Market Impr: \$1,890.00
Market Total: \$947,080.00 (2022)
% Improved: 0.00%
Assessed Total: \$92,540.00 (2022)
Levy Code: 88.50
Tax: \$1,641.57 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built: 1970
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 3.72 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 162,043 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lennar Northwest Inc	01/27/2022	2022006884	\$18,100,000.00	Deed		Conv/Unk
RECORD OWNER	09/28/2007	105096		Deed	\$1,039,000.00	Conv/Unk
KIMBALL HILL HOMES OREGON INC	10/03/2005	121808	\$15,000,000.00	Deed	\$9,800,000.00	Conventional
MARY L MUIR	09/25/1991	53277	\$160,000.00	Deed		Conv/Unk
RECORD OWNER	01/04/1991	520		Deed		Conv/Unk
RECORD OWNER	09/29/1989	47096		Deed		Conv/Unk

Aerial Map



First American Title

Parcel ID: R560271

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After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon	2022-006884
D-DW	
Stn=61 N MEJIA	01/27/2022 02:26:40 PM
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00	\$18,211.00

THIS SPACE RES

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

STATUTORY WARRANTY DEED

Autumn Sunrise, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lennar Northwest, Inc., a Delaware corporation, Grantee, the following real property described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true consideration for this conveyance is **\$18,100,000.00**. (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.

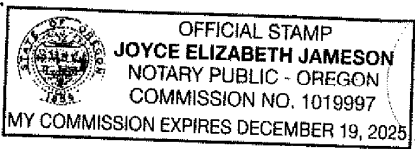
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY QUITCLAIM DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084734.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK

APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JEJ)

FREWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0012
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0013
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Pole
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0014
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 11, 1951 as Book 325, Page 0577 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
(Affects Parcel II)
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded March 18, 1953 as Book 342, Page 0501 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Document re-recorded February 29, 1968 as Book 682, Page 0686
Document re-recorded July 2, 1968 as Book 703, Page 0638
(Affects Parcel VIII)
- Restrictive Covenant to Waive Remonstrance, pertaining to Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: September 21, 1992 as Fee No. 92065398
(Affects Parcel I and II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Customarily (Commonly) Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: July 13, 1998 as Fee No. 98075768
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Motor Vehicle Access including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111269
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Street Improvement including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111270
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Road Improvement/Maintenance including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111271
(Affects Parcel II)
- The terms and provisions contained in the document entitled "Easement, Covenant and Servitude" recorded October 1, 2003 as Fee No. 2003 168582 of Official Records.
- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

9415 SW Greenhill Ln
R560280
2S135D000501
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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cs.oregon@firstam.com
Date: 06/22/2023

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Owner: Lennar Northwest Inc
CoOwner:
Site: 9415 SW Greenhill Ln Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560280
Ref Parcel #: 2S135D000501
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: CPO5S1 - Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat: Tualatin Orchard Tract
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34722316 / -122.77400242
Watershed: Abernethy Creek-Willamette River
Legal: TUALATIN ORCHARD TRACT, LOT PT 1,
ACRES 0.45

ASSESSMENT AND TAXATION

Market Land: \$212,020.00
Market Impr: \$1,000.00
Market Total: \$213,020.00 (2022)
% Improved: 0.00%
Assessed Total: \$213,020.00 (2022)
Levy Code: 88.50
Tax: \$3,731.13 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

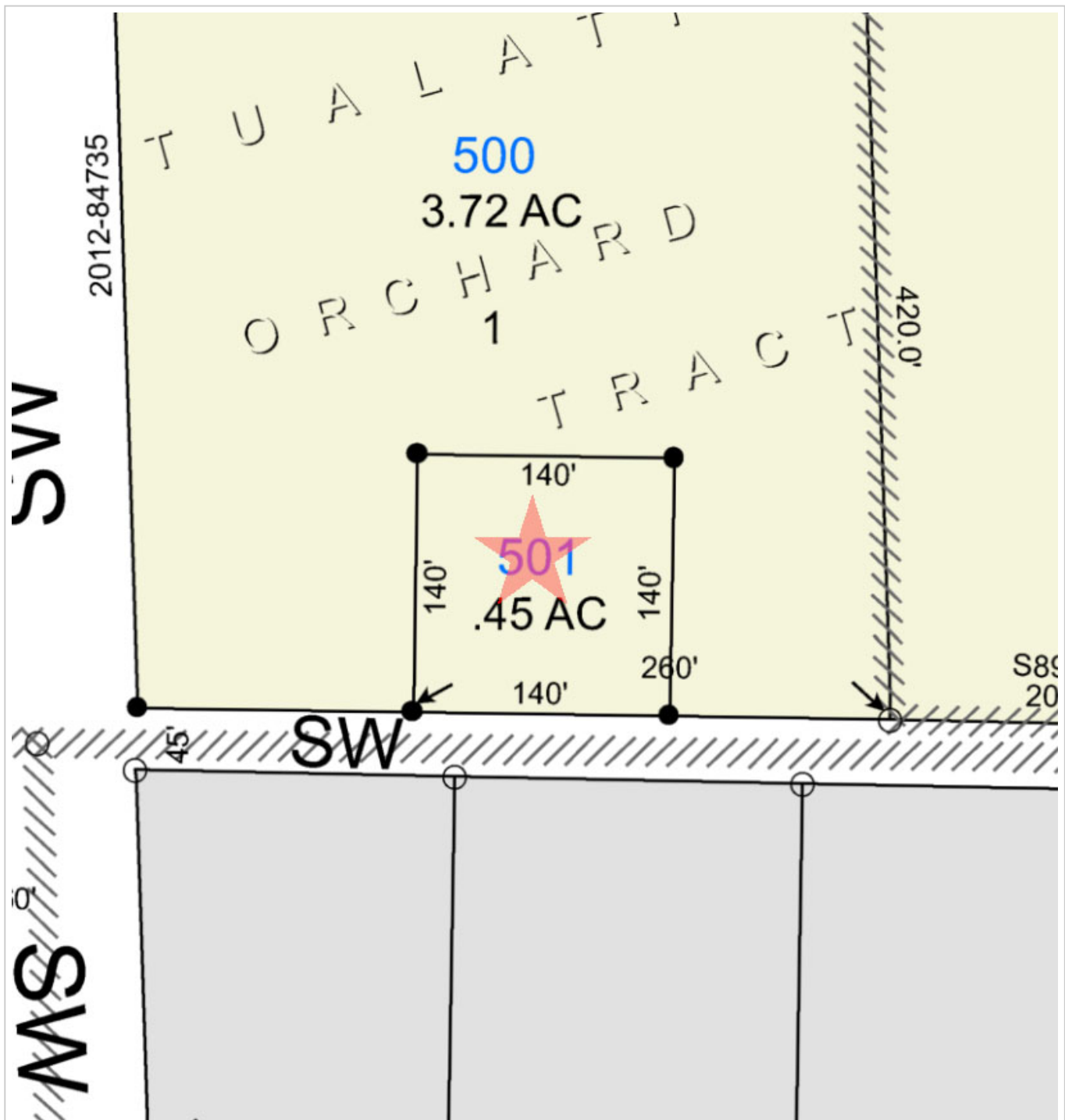
PROPERTY CHARACTERISTICS

Bedrooms: 4	Total SqFt: 2,313 SqFt	Year Built: 1952
Baths, Total: 3	First Floor: 1,753 SqFt	Eff Year Built: 1970
Baths, Full:	Second Floor: 560 SqFt	Lot Size Ac: 0.45 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 19,602 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Shake
Cooling:	Attic Unfin:	Roof Shape: Hip
Heating: Baseboard Electric	Attic Total:	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage: Finished Garage 716 SqFt	Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lennar Northwest Inc	01/27/2022	2022006884	\$18,100,000.00	Deed		Conv/Unk
RECORD OWNER	09/28/2007	105096		Deed	\$1,039,000.00	Conv/Unk
KIMBALL HILL HOMES OREGON INC	10/03/2005	121808	\$15,000,000.00	Deed	\$9,800,000.00	Conventional
ROOT HOLDINGS LLC	06/17/2005	69070	\$950,000.00	Deed	\$4,500,000.00	Private Party Lender
MARY L MUIR	09/25/1991	53277	\$160,000.00	Deed		Conv/Unk
RECORD OWNER	01/04/1991	520		Deed		Conv/Unk
RECORD OWNER	09/29/1989	47096		Deed		Conv/Unk

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First American Title

Parcel ID: R560280

Site Address: 9415 SW Greenhill Ln

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Aerial Map



First American Title

Parcel ID: R560280

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After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
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Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon	2022-006884
D-DW	
Stn=61 N MEJIA	01/27/2022 02:26:40 PM
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00	\$18,211.00

THIS SPACE RES

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

STATUTORY WARRANTY DEED

Autumn Sunrise, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lennar Northwest, Inc., a Delaware corporation, Grantee, the following real property described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true consideration for this conveyance is **\$18,100,000.00**. (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.

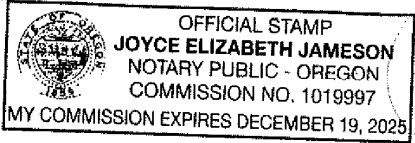
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY QUITCLAIM DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084734.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK

APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JEJ)

FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0012
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0013
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Pole
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0014
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 11, 1951 as Book 325, Page 0577 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
(Affects Parcel II)
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded March 18, 1953 as Book 342, Page 0501 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Document re-recorded February 29, 1968 as Book 682, Page 0686
Document re-recorded July 2, 1968 as Book 703, Page 0638
(Affects Parcel VIII)
- Restrictive Covenant to Waive Remonstrance, pertaining to Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: September 21, 1992 as Fee No. 92065398
(Affects Parcel I and II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Customarily (Commonly) Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: July 13, 1998 as Fee No. 98075768
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Motor Vehicle Access including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111269
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Street Improvement including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111270
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Road Improvement/Maintenance including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111271
(Affects Parcel II)
- The terms and provisions contained in the document entitled "Easement, Covenant and Servitude" recorded October 1, 2003 as Fee No. 2003 168582 of Official Records.
- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

9335 SW Greenhill Ln
R560299
2S135D000600
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 06/22/2023

OWNERSHIP INFORMATION

Owner: Lennar Northwest Inc
CoOwner:
Site: 9335 SW Greenhill Ln Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560299
Ref Parcel #: 2S135D000600
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34761295 / -122.77273339
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 2.87

ASSESSMENT AND TAXATION

Market Land: \$972,290.00
Market Impr: \$1,000.00
Market Total: \$973,290.00 (2022)
% Improved: 0.00%
Assessed Total: \$325,300.00 (2022)
Levy Code: 88.50
Tax: \$5,770.55 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

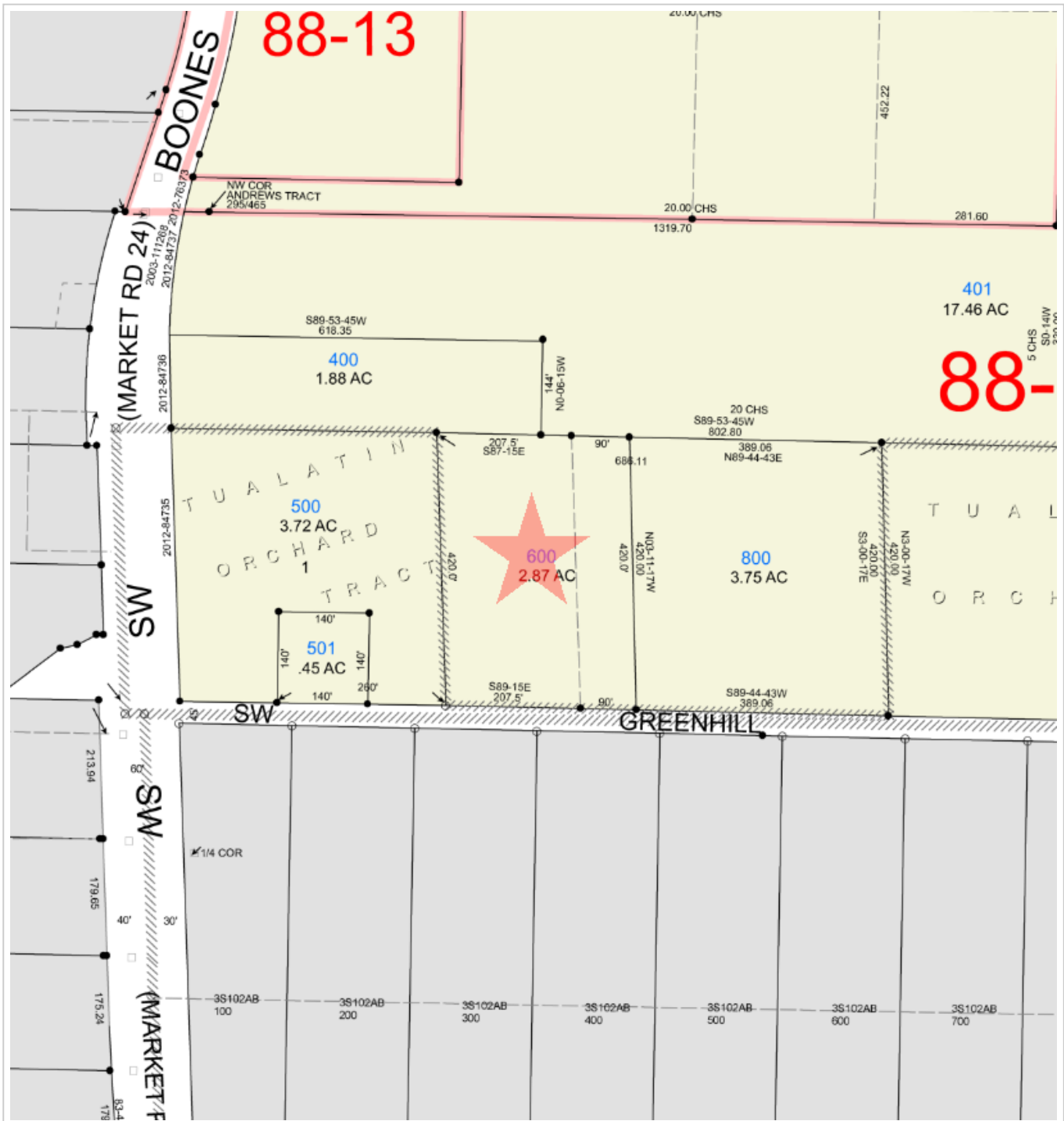
Bedrooms: 2	Total SqFt: 1,548 SqFt	Year Built: 1975
Baths, Total: 2	First Floor: 1,548 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 2.87 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 125,017 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition Shingle
Cooling:	Attic Unfin:	Roof Shape: Gable
Heating: Baseboard Electric	Attic Total:	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage: Finished Garage 480 SqFt	Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lennar Northwest Inc	01/27/2022	2022006884	\$18,100,000.00	Deed		Conv/Unk
RECORD OWNER	09/28/2007	105096		Deed	\$1,039,000.00	Conv/Unk
ROOT HOLDINGS LLC	06/17/2005	69069	\$1,600,000.00	Deed		Conv/Unk
RECORD OWNER	04/04/2002	39067		Deed		Conv/Unk
WILLEY ANNIE M TRUST	04/04/2002	39070		Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



First American Title

Parcel ID: R560299

Site Address: 9335 SW Greenhill Ln

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Aerial Map



First American Title

Parcel ID: R560299

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After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon	2022-006884
D-DW	
Stn=61 N MEJIA	01/27/2022 02:26:40 PM
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00	\$18,211.00

THIS SPACE RES

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

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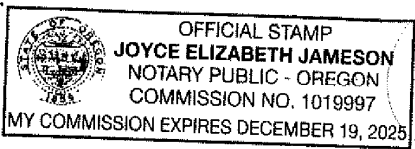
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

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BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARDS TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK

APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JEJ)

FREWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0012
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0013
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Pole
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0014
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 11, 1951 as Book 325, Page 0577 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
(Affects Parcel II)
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded March 18, 1953 as Book 342, Page 0501 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Document re-recorded February 29, 1968 as Book 682, Page 0686
Document re-recorded July 2, 1968 as Book 703, Page 0638
(Affects Parcel VIII)
- Restrictive Covenant to Waive Remonstrance, pertaining to Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: September 21, 1992 as Fee No. 92065398
(Affects Parcel I and II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Customarily (Commonly) Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: July 13, 1998 as Fee No. 98075768
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Motor Vehicle Access including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111269
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Street Improvement including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111270
(Affects Parcel II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Road Improvement/Maintenance including the terms and provisions thereof
Recorded: July 9, 2003 as Fee No. 2003 111271
(Affects Parcel II)
- The terms and provisions contained in the document entitled "Easement, Covenant and Servitude" recorded October 1, 2003 as Fee No. 2003 168582 of Official Records.
- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

9185 SW Greenhill Ln
R560306
2S135D000800
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 06/22/2023

OWNERSHIP INFORMATION

Owner: Lennar Northwest Inc
CoOwner:
Site: 9185 SW Greenhill Ln Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560306
Ref Parcel #: 2S135D000800
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34761356 / -122.77140214
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 3.75

ASSESSMENT AND TAXATION

Market Land: \$941,050.00
Market Impr: \$54,960.00
Market Total: \$996,010.00 (2022)
% Improved: 6.00%
Assessed Total: \$278,350.00 (2022)
Levy Code: 88.50
Tax: \$4,937.69 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

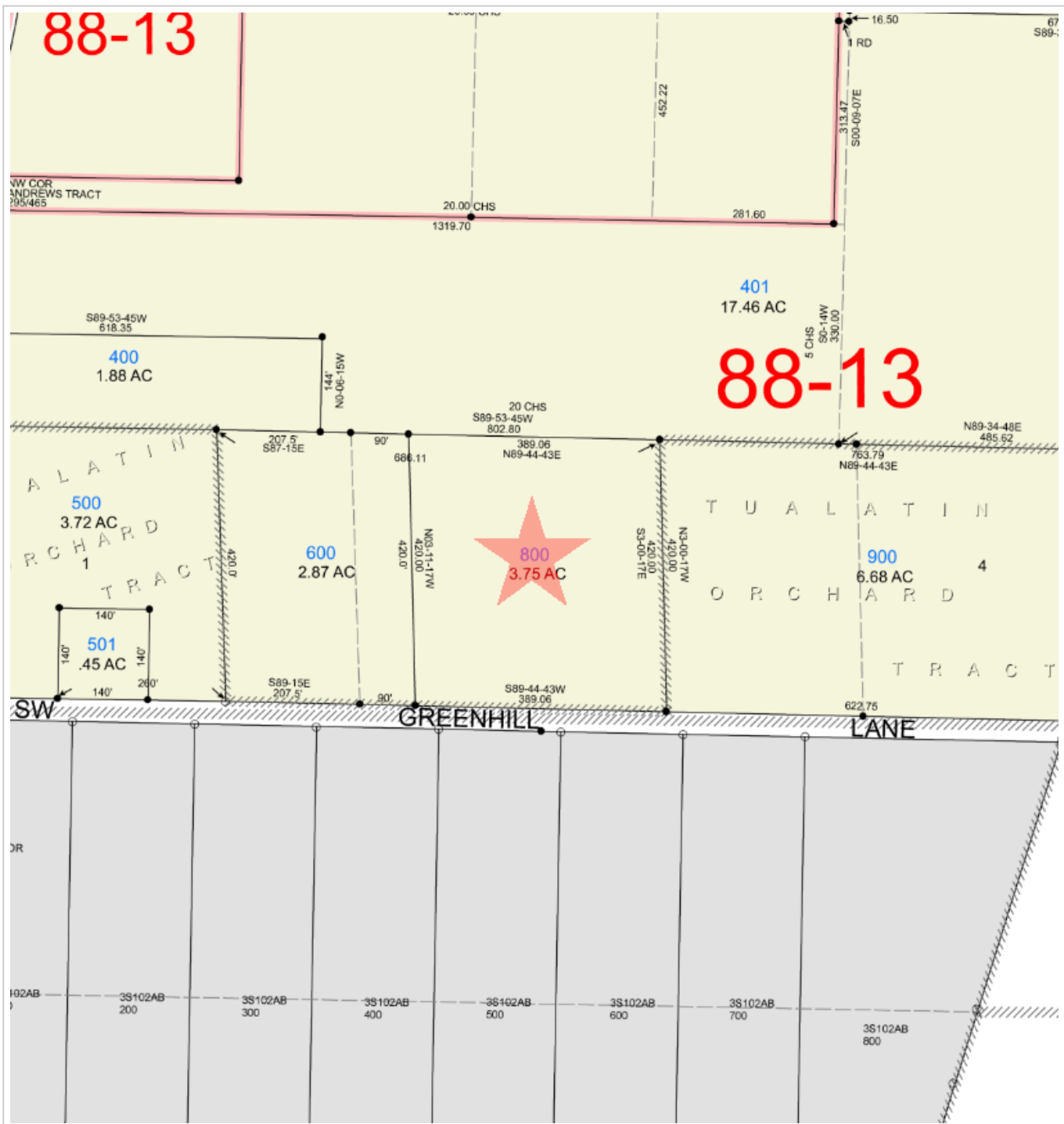
Bedrooms: 3	Total SqFt: 1,178 SqFt	Year Built: 1980
Baths, Total: 1	First Floor: 954 SqFt	Eff Year Built:
Baths, Full:	Second Floor: 224 SqFt	Lot Size Ac: 3.75 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 163,350 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin: 224 SqFt	Roof Material: Composition Shingle
Cooling:	Attic Unfin:	Roof Shape: Gable
Heating: Forced Air	Attic Total: 224 SqFt	Ext Walls: Wood Sheathing
Building Style: RS0 - Single Family	Garage:	Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lennar Northwest Inc	01/27/2022	2022006884	\$18,100,000.00	Deed		Conv/Unk
RECORD OWNER	09/28/2007	105096		Deed	\$1,039,000.00	Conv/Unk
RECORD OWNER	04/04/2002	39067		Deed		Conv/Unk
WILLEY ANNIE M TRUST	04/04/2002	39068		Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



First American Title

Parcel ID: R560306

Site Address: 9185 SW Greenhill Ln

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



First American Title

Parcel ID: R560306

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After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon **2022-006884**
D-DW
Stn=61 N MEJIA **01/27/2022 02:26:40 PM**
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00 **\$18,211.00**

THIS SPACE RESERVED

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

STATUTORY WARRANTY DEED

Autumn Sunrise, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lennar Northwest, Inc., a Delaware corporation, Grantee, the following real property described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true consideration for this conveyance is **\$18,100,000.00**. (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.

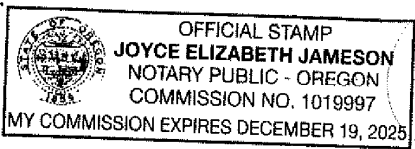
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY QUITCLAIM DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084734.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK

APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JE)

FREWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0012
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0013
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Pole
- Easement, including terms and provisions contained therein:
Recording Information: August 14, 1948 as Book 288, Page 0014
In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
For: Utility, pole line and anchor
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 11, 1951 as Book 325, Page 0577 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
(Affects Parcel II)
- Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded March 18, 1953 as Book 342, Page 0501 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Document re-recorded February 29, 1968 as Book 682, Page 0686
Document re-recorded July 2, 1968 as Book 703, Page 0638
(Affects Parcel VIII)
- Restrictive Covenant to Waive Remonstrance, pertaining to Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: September 21, 1992 as Fee No. 92065398
(Affects Parcel I and II)
- Restrictive Covenant to Waive Remonstrance, pertaining to Customarily (Commonly) Accepted Farm or Forestry Practices including the terms and provisions thereof
Recorded: July 13, 1998 as Fee No. 98075768
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(Affects Parcel II)
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- The terms and provisions contained in the document entitled "Easement, Covenant and Servitude" recorded October 1, 2003 as Fee No. 2003 168582 of Official Records.
- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Ns
R560315
2S135D000900
Washington

OWNER

Lennar Northwest Inc

DATE PREPARED

Date: 06/22/2023

PREPARED BY

mconsulta@firstam.com



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 06/22/2023

OWNERSHIP INFORMATION

Owner: Lennar Northwest Inc
CoOwner:
Site: Ns Tualatin OR 97062
Mail: 11807 NE 99th St Ste 1170 Vancouver WA 98682

Parcel #: R560315
Ref Parcel #: 2S135D000900
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Byrom
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat: Tualatin Orchard Tract
Land Use: 1900 - Urban Developable Tract - Vacant
Std Land Use: RCON - Condominium, Pud
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34763568 / -122.7692987
Watershed: Abernethy Creek-Willamette River
Legal: TUALATIN ORCHARD TRACT, LOT PT 4,
ACRES 6.68

ASSESSMENT AND TAXATION

Market Land: \$1,150,760.00
Market Impr: \$0.00
Market Total: \$1,150,760.00 (2022)
% Improved: 0.00%
Assessed Total: \$862,610.00 (2022)
Levy Code: 88.50
Tax: \$15,301.99 (2022)
Millage Rate: 17.7392
Exemption:
Exemption Type:

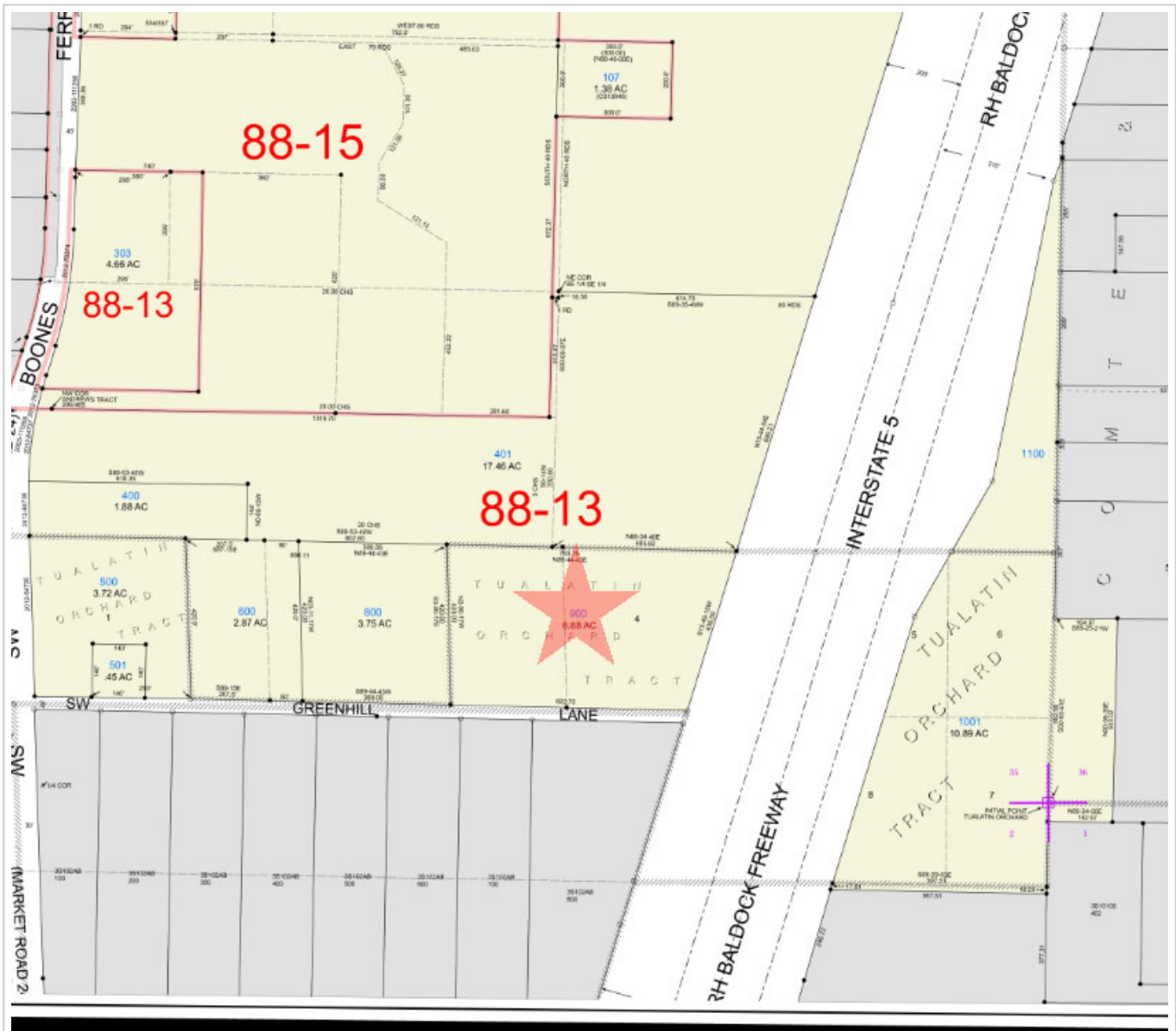
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 6.68 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 290,981 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lennar Northwest Inc	01/27/2022	2022006884	\$18,100,000.00	Deed		Conv/Unk
ROOT HOLDINGS LLC	09/19/2005	114105	\$1,640,000.00	Deed	\$4,500,000.00	Private Party Lender
ANNIE M WILLEY	10/07/2004	116501		Deed		Conv/Unk
RECORD OWNER	04/04/2002	39067		Deed		Conv/Unk
WILLEY ANNIE M TRUST	04/04/2002	39069		Deed		Conv/Unk
CLOYD E WILLEY			\$35,560.00	Deed		Conv/Unk

Assessor Map



First American Title

Parcel ID: R560315

Site Address: Ns

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



First American Title

Parcel ID: R560315

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After recording return to:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

Until a change is requested all tax
statements shall be sent to the
following address:
Lennar Northwest, Inc.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

File No.: 7000-3366483 (JEJ)
Date: January 20, 2022

Washington County, Oregon	2022-006884
D-DW	
Stn=61 N MEJIA	01/27/2022 02:26:40 PM
\$35.00 \$11.00 \$5.00 \$60.00 \$18,100.00	\$18,211.00

THIS SPACE RES

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

STATUTORY WARRANTY DEED

Autumn Sunrise, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lennar Northwest, Inc., a Delaware corporation, Grantee, the following real property described on Exhibit A attached hereto, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true consideration for this conveyance is **\$18,100,000.00**. (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.

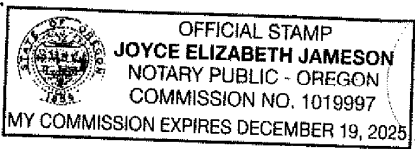
Dated this 24th day of January, 2022.

Autumn Sunrise, LLC, an Oregon limited liability company

By: [Signature]
Name: Gordon C. Root
Title: Manager

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 24th day of January, 2022 by Gordon C. Root as Manager of Autumn Sunrise, LLC, on behalf of the limited liability company.



[Signature]
Joyce E. Jameson
Notary Public for Oregon
My commission expires: 12/19/2025

EXHIBIT A

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

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY QUITCLAIM DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084734.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO

THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084737.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THAT PORTION OF LAND CONVEYED TO WASHINGTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY DEDICATION DEED RECORDED OCTOBER 09, 2012 AS FEE NO. 2012 084735

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE

SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

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APN: R560253

Statutory Warranty Deed
- continued

File No.: 7000-3366483 (JEJ)

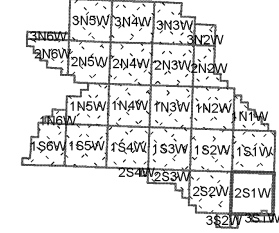
FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43' WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

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In Favor of: Pacific Telephone and Telegraph Company, a California Corporation
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- The terms and provisions contained in the document entitled "Easement, Covenant and Servitude" recorded October 1, 2003 as Fee No. 2003 168582 of Official Records.
- Memorandum of Agreement, including terms and provisions thereof.
Recorded: December 19, 2019 as Fee No. 2019-092430

Exhibit D: Washington County Assessor's Map

WASHINGTON COUNTY OREGON
SE 1/4 SECTION 35 T2S R1W
SCALE 1"= 200'

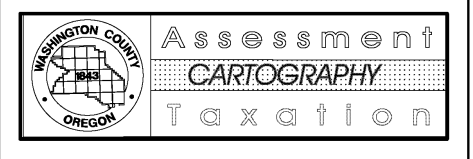
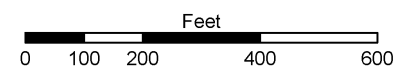


36	31	32	33	34	35	36	31
f	8	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
f	8	5	4	3	2	1	6

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	BB	DA
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S135D
104, 105, 200, 301, 700, 1000T1, 103, 1000, 1002, 1003, 110, 300, 302, 107C1,
502, 402, 403, 100, 107



PLOT DATE: 6/12/2023
RELATION: 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern
are for reference only and may not indicate the most current property boundaries.
Please consult the appropriate map for the most current information.

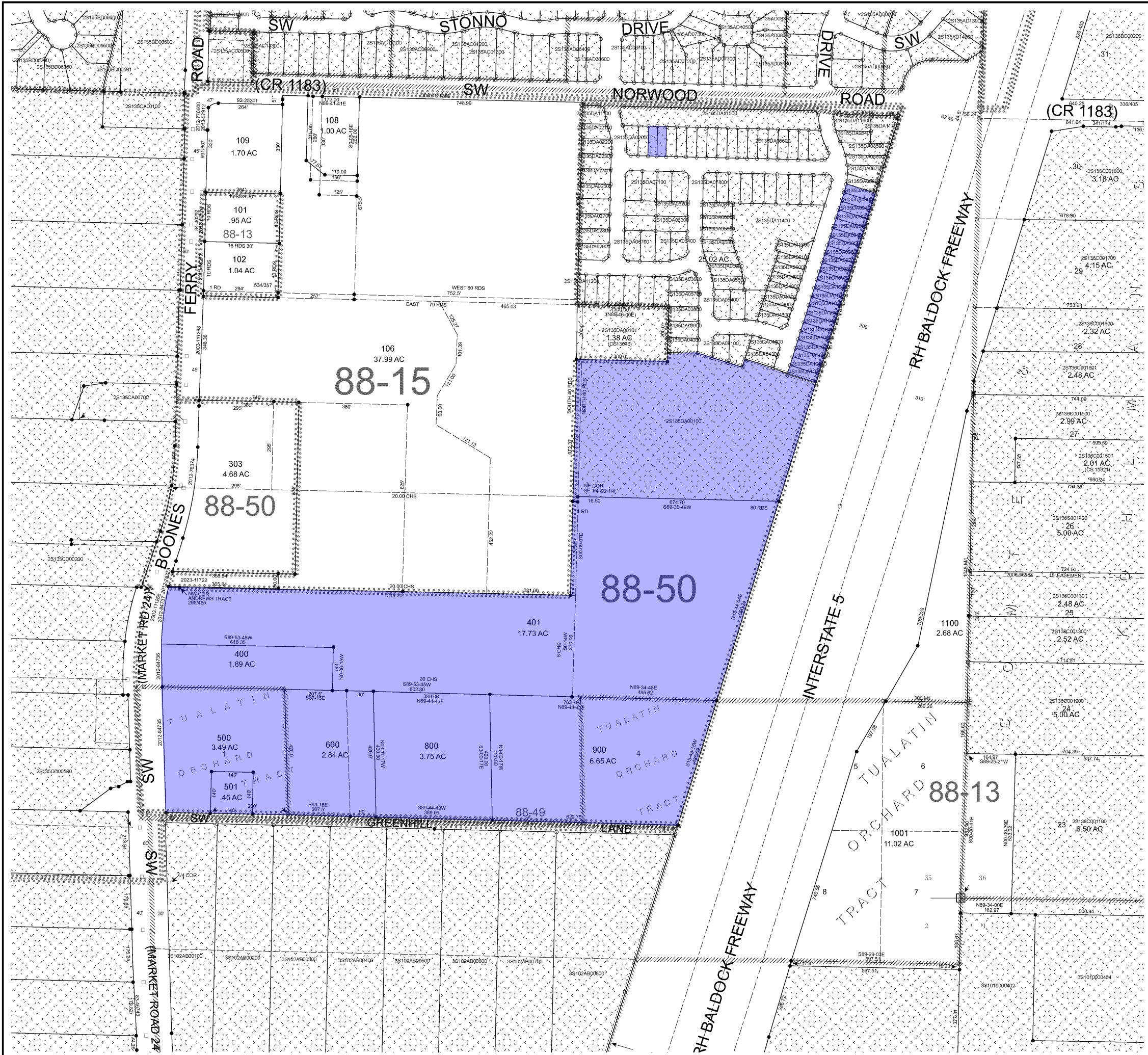


Exhibit E: Neighborhood Meeting Documentation

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

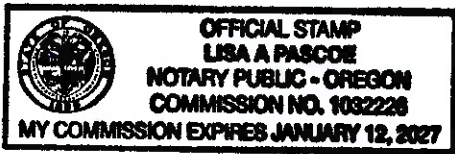
I, Michael O'Brien being first duly sworn, depose and say:

That on the 11th day of May, 20 23, 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.

[Handwritten Signature]

Signature

SUBSCRIBED AND SWORN to before me this 11th day of May, 20 23.



Lisa A. Pascoe
Notary Public for Oregon
My commission expires: January 12, 2027

RE: Autumn Sunrise Townhomes Architectural Review



May 11, 2023

**RE: Neighborhood Review Meeting
Architectural Review for the Attached Single-Family Homes in Autumn Sunrise Subdivision**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding the Architectural Review application for the attached single-family homes in the approved Autumn Sunrise Subdivision located south of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon. A total of 82 attached single-family homes are planned within Phases 1, 2, and 3 of Autumn Sunrise. The site is comprised of Tax Lots 100, 400, 401, 500, 501, 600, 800, and 900 of Washington County Assessor's Map 2S 1 35D and is zoned Medium-Low Density Residential (RML). An Architectural Review application will be submitted to the City to ensure compliance with applicable Tualatin Development Code design standards. The attached single-family lots are shown in purple on the attached map and front elevation examples are also provided.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applications are submitted to the City. This meeting will give you the opportunity to share any special information about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of Tualatin Development Code. This neighborhood meeting is scheduled for:

May 25, at 6:15 p.m.

Tualatin Public Library- 18878 SW Martinazzi Avenue, Tualatin, OR 97062

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of applications to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to contact me at 503-563-6151 or by email at slotemakerm@aks-eng.com.

Sincerely,

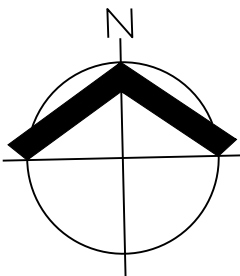
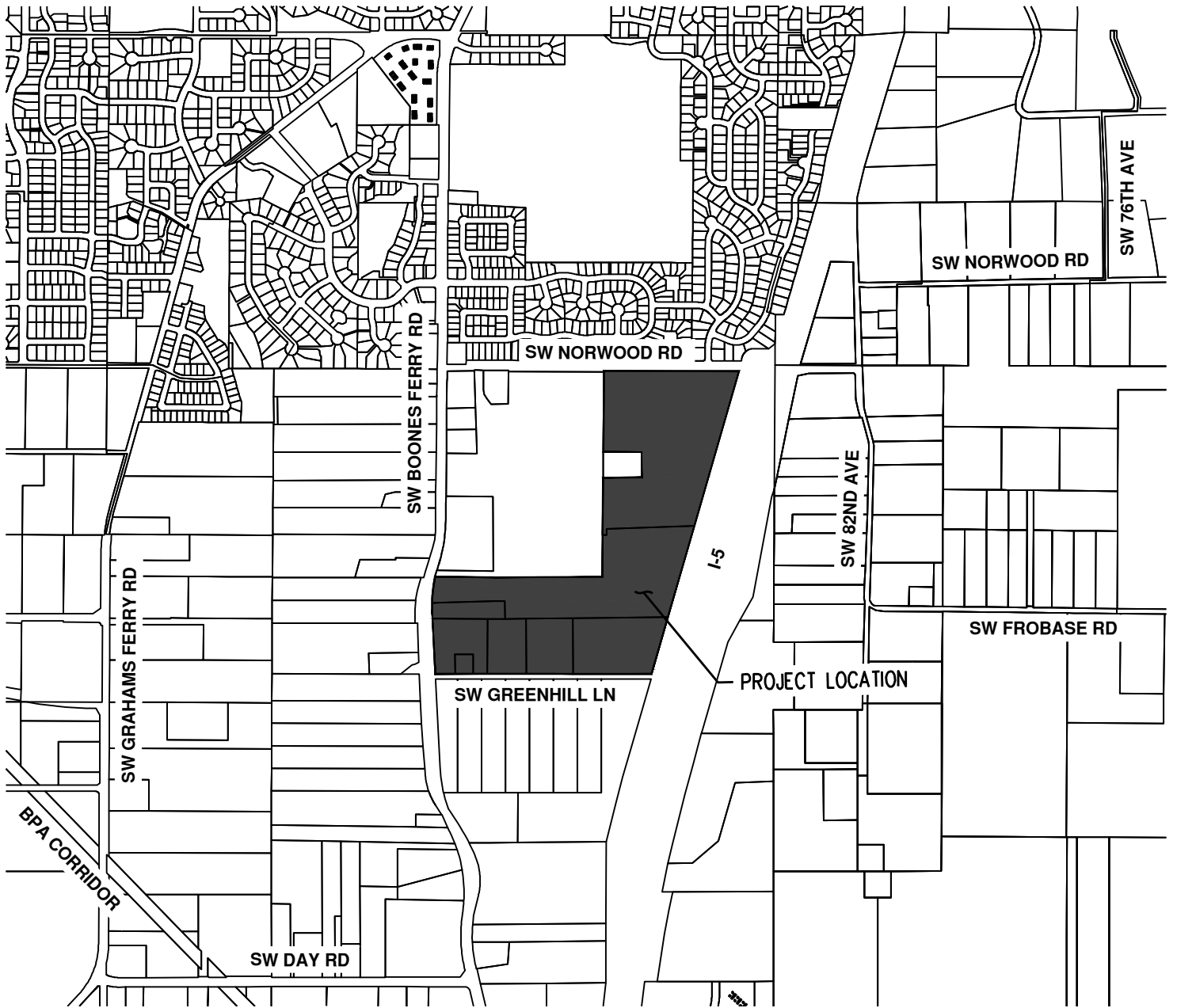
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'M. Slotemaker'.

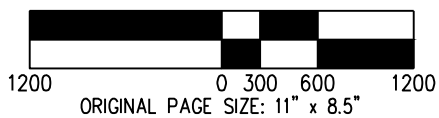
Melissa Slotemaker, AICP
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | slotemakerm@aks-eng.com

Enclosure: Product Distribution Map and Sample Elevations

cc: planning@tualatin.gov, City of Tualatin Community Development Department
Tualatin Citizen Involvement Organizations (CIOs) by email



SCALE: 1" = 1200 FEET



DATE: 05/13/2021

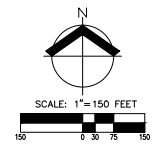
AUTUMN SUNRISE SITE VICINITY MAP

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
A

DRWN: JSM
 CHKD: DS
 AKS JOB:
 7454



DENSITY CALCULATIONS

	SQ. FT.	ACRES
GROSS SITE AREA:	± 2,688,206	± 61.71
PUBLIC R.O.W. DEDICATION AREA:	± 628,769	± 14.43
PRIVATE STREET/ACCESS AREA:	± 5,718	± 0.13
STORMWATER FACILITY AREA:	± 106,471	± 2.44
COMMERCIAL AREA:	± 82,144	± 1.89
PUMP STATION DEDICATION AREA:	± 7,709	± 0.18
NET DEVELOPABLE:	± 1,857,395	± 42.64

RML ZONE

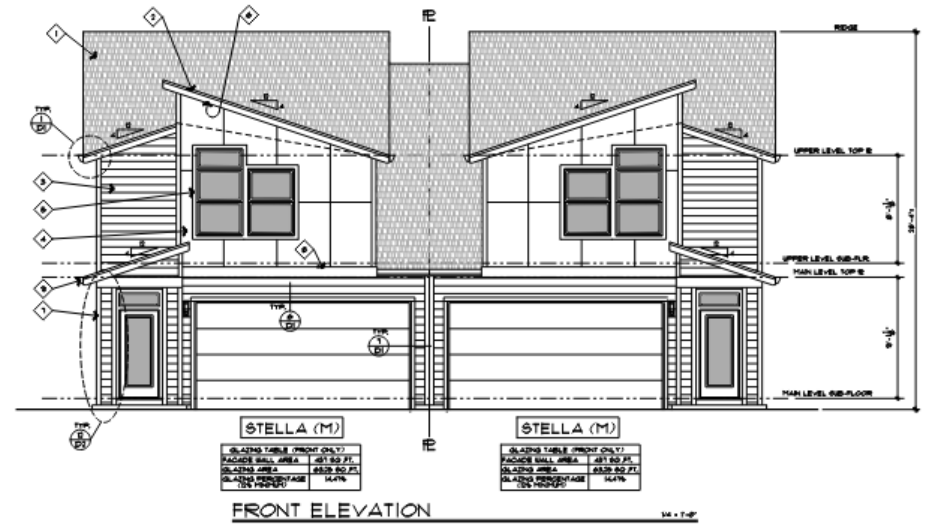
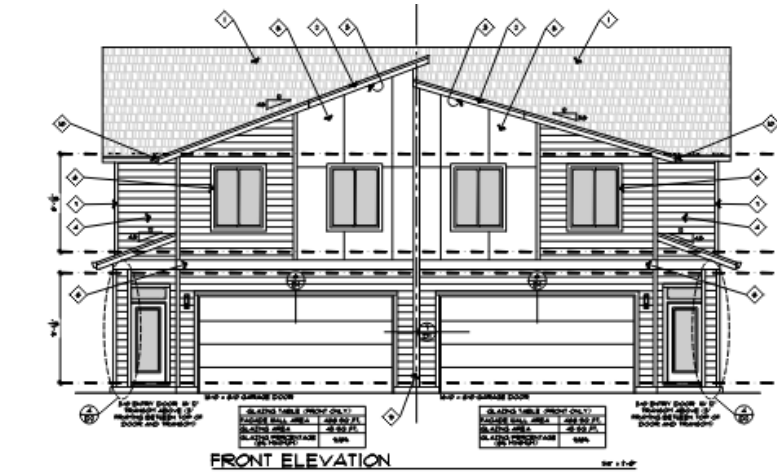
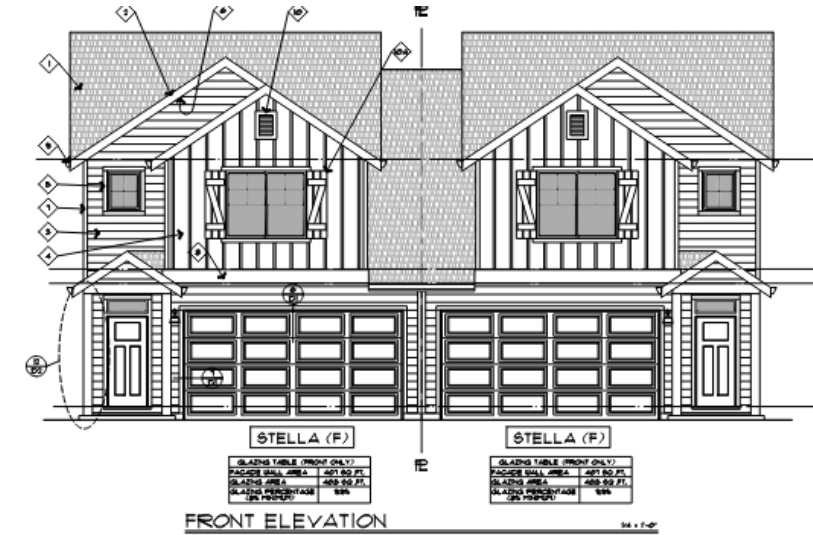
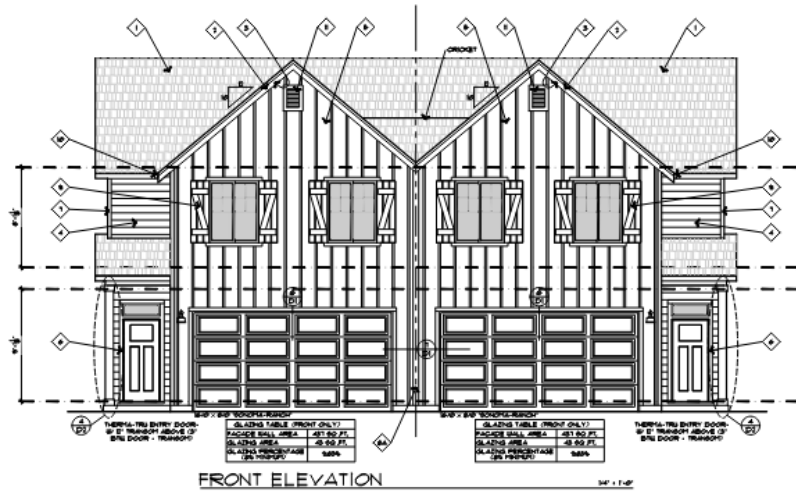
MAXIMUM DENSITY (10 DU PER ACRE):	426 LOTS
MINIMUM DENSITY (7 DU PER ACRE):	298 LOTS
PLANNED DENSITY:	404 LOTS
REQUIRED OPEN SPACE AREA (5% GROSS):	± 134,410 SQ. FT.
OPEN SPACE PROVIDED:	± 171,904 SQ. FT.

LOT AREA SUMMARY

MAXIMUM LOT AREA:	± 7,731 SQ. FT.
MINIMUM LOT AREA:	± 3,000 SQ. FT.
AVERAGE LOT AREA (ALL DU):	± 4,151 SQ. FT.
AVERAGE LOT AREA FOR SF DETACHED DU:	± 4,407 SQ. FT.
AVERAGE LOT AREA FOR SF ATTACHED DU:	± 3,147 SQ. FT.

LOT DIMENSION	HOUSE TYPE	PH-1	PH-2	PH-3	PH-4	TOTAL UNITS
50'x100'	Detached	36	27	7	34	104
40'x100'	Detached	21	17	26	61	125
34'x100'	Detached	28	1	56	8	93
29'x100'	Attached	24	14	44	-	82

Autumn Sunrise Attached Single-Family Homes Example Front Elevations



9300 SW NORWOOD ROAD OR LLC
2964 PEACHTREE RD STE #585
ATLANTA GA 30305

AGHAZADEH-SANAEI MEHDI & ASIAEE
NAHID
23745 SW BOONES FERRY RD
TUALATIN OR 97062

AGORIO DIANA
22790 SW 87TH PL
TUALATIN OR 97062

ALLARD JOHN A & ALLARD KELCIE L
8885 SW IOWA DR
TUALATIN OR 97062

ALLISON VICKI R
8994 SW STONO DR
TUALATIN OR 97062

ANDERSON SCOTT A & ANDERSON
ANDREA N
22825 SW 92ND PL
TUALATIN OR 97062

ANDERSON RICHARD J JR
22630 SW 93RD TER
TUALATIN OR 97062

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
TUALATIN OR 97062

ANTHIMIADES GEORGE T &
ANTHIMIADES STEPHANIE J
8735 SW STONO DR
TUALATIN OR 97062

ARCHULETA JOHN L & ARCHULETA ELISHA
J
9385 SW SKOKOMISH LN
TUALATIN OR 97062

ARCIGA MARCO A & ARCIGA VIRGINIA L
22550 SW 93RD TER
TUALATIN OR 97062

AROZA EMMANUEL E
17084 SW LYNNLY WAY
SHERWOOD OR 97140

ATKINS DANIEL J & ATKINS DAWNITA G
22570 SW 93RD TER
TUALATIN OR 97062

AUGEE JOEL L & AUGEE HEIDI M S
8905 SW IOWA DR
TUALATIN OR 97062

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN OR 97062

AUSTIN MICHAEL P & AUSTIN ALLISON M
9325 SW IOWA DR
TUALATIN OR 97062

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN OR 97062

BACA GREGORY R & BACA ELIZABETH R
16869 SW 65TH AVE #387
LAKE OSWEGO OR 97035

BADARACCO ERIN
22885 SW 82ND AVE
TUALATIN OR 97062

BAILEY JILL
3657 SE ROANOKE CT
HILLSBORO OR 97123

BAVARO EMILY EVELYN & BAVARO
JOSHUA
22940 SW VERMILLION DR
TUALATIN OR 97062

BAZANT CHRISTINE LEE & BAZANT JOHN
JOSEPH
36449 HWY 34
LEBANON OR 97355

BEAR ALISA ANN TRUST
8525 SW MARICOPA DR
TUALATIN OR 97062

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN OR 97062

BECKEN LLC
2785 ARBOR DR
WEST LINN OR 97068

BECKSTEAD BRIAN A & BECKSTEAD
ZERELDA G
8886 SW STONO DR
TUALATIN OR 97062

BEEBE BRENT E & BEEBE SANDRA L
8895 SW STONO DR
TUALATIN OR 97062

BEIKMAN STEPHEN & BEIKMAN
MONIQUE
22760 SW 87TH PL
TUALATIN OR 97062

BELL JAMES M & BELL EVA J
22710 SW VERMILLION DR
TUALATIN OR 97062

BELL REV TRUST
8930 SW IOWA DR
TUALATIN OR 97062

BENNETT JASON M & MCALEER
MARGUERITE T
22730 SW VERMILLION DR
TUALATIN OR 97062

BERGEE CYNTHIA T & BERGE WILLIAM C
16997 SW TEMPEST WAY
KING CITY OR 97224

BLACK JENNIFER O & BLACK DAVID O JR
9040 SW STONO DR
TUALATIN OR 97062

BOCCI JAMES A & BOCCI JULIA A
23205 SW BOONES FERRY RD
TUALATIN OR 97062

BOELL DONALD B & BOELL PATRICIA J
22675 SW 87TH
TUALATIN OR 97062

BOSKET JOHN A & JULIE L BOSKET LIV
TRUST
9355 SW STONO DR
TUALATIN OR 97062

BOX MICHAEL L & BOX KATIE M
9370 SW PALOUSE LN
TUALATIN OR 97062

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATIN OR 97062

BRECK KOLTE TRISTON & BEATTIE
DANIELLE NICOLE
9290 SW STONO DR
TUALATIN OR 97062

BRENES VALERIE & BRENES GERARDO
MANUEL
22830 SW 89TH PL
TUALATIN OR 97062

BUCKMASTER SHANNON LEE
22635 SW MANDAN DR
TUALATIN OR 97062

BUHAY JASON & BUHAY MICHELLE
9300 SW STONO DR
TUALATIN OR 97062

BUNCE MICHAEL R REVOC LIV TRUST &
BUNCE DEBORAH J REVOC LIV TRUST
9150 SW IOWA DR
TUALATIN OR 97062

BURCHFIEL LARRY & BURCHFIEL
DEBORAH
8858 SW STONO DR
TUALATIN OR 97062

BURNS DANIEL D & KRILL DEANN R
9345 SW QUINAULT LN
TUALATIN OR 97062

CAIS CARLY J
9340 SW STONO DR
TUALATIN OR 97062

CALDERON CAMIE M & CALDERON
DANIEL
22735 SW 92ND PL
TUALATIN OR 97062

CALKINS MICHAEL & CALKINS DIANE
8890 SW STONO DR
TUALATIN OR 97062

CAMPBELL ANGELA R & CAMPBELL
CHRISTOPHER A
22910 SW MANDAN DR
TUALATIN OR 97062

CARBAJAL PEDRO & CARBAJAL REGINA
8925 SW IOWA DR
TUALATIN OR 97062

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN OR 97062

CARLSON RICHARD
11105 BERRY RD
VALLEY CENTER CA 92082

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN OR 97062

CHAMBERLAND MATHEW &
CHAMBERLAND JAMES W
8975 SW IOWA DR
TUALATIN OR 97062

CHAMBERLAIN JOHN & CHAMBERLAIN
DEBRA
9000 SW GREENHILL LN
TUALATIN OR 97062

CHAMBERLAIN PARTNERS LLC
10340 SW TUALATIN RD
TUALATIN OR 97062

CHAMPAGNE PATRICK & ROY CELINE
8880 SW IOWA DR
TUALATIN OR 97062

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN OR 97068

CHAN CHEUK YEE CHAN REVOC LIV TRUST
22800 SE VERMILION DR
TUALATIN OR 97062

CHAND PARBIN
22600 SW MANDAN DR
TUALATIN OR 97062

CHAPEK CARRIEANN & CHAPEK CALEB
9360 SW SKOKOMISH LN
TUALATIN OR 97062

CHASE HARRY M & CHASE CATHY LEE
8799 SW STONO DR
TUALATIN OR 97062

CHAUSSE PETER L & CHAUSSE PAULINA
22920 SW 82ND AVE
TUALATIN OR 97062

CHEN RICHARD & CHEN LENA
PO BOX 1551
LAKE OSWEGO OR 97035

CHILDS ROBERT M & CHILDS MARY J
22705 SW VERMILLION DR
TUALATIN OR 97062

CHRISTENSEN STANFORD DEE & CAROL
MAE REV INTERVIVOS TRUST
8980 SW STONO DR
TUALATIN OR 97062

CHRISTENSEN MICHAEL A &
CHRISTENSEN JAMIE L
23725 SW 82ND AVE
TUALATIN OR 97062

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN OR 97062

COBB DANIEL Z & COBB ROSA
22770 SW 89TH PL
TUALATIN OR 97062

COKELEY HEATHER & COKELEY KEITH
9320 SW IOWA DR
TUALATIN OR 97062

COMMUNITY PARTNERS FOR
AFFORDABLE HOUSING
PO BOX 23206
TIGARD OR 97281

CONFER ANDREW B
22575 SW 87TH PL
TUALATIN OR 97062

COOPER JULIE ANN LIV TRUST
9390 SW IOWA DR
TUALATIN OR 97062

CRISP TONI K
9380 SW IOWA DR
TUALATIN OR 97062

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN OR 97062

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN OR 97062

CURTHOYS CAROL ANN REV LIV TRUST
8879 SW IOWA DR
TUALATIN OR 97062

DARLING LANCE F
22865 SW 94TH TER
TUALATIN OR 97062

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN OR 97062

DAVIS JAMES HAYES & BRANSON-DAVIS
NESHIA
3585 NW LEHMAN PL
BEAVERTON OR 97006

DEARDORFF CRAIG S & DEARDORFF
ALBERTA
22595 SW 93RD TER
TUALATIN OR 97062

DEMPSTER MICHAEL M
22830 SW MANDAN DR
TUALATIN OR 97062

DERIENZO NICHOLAS C & DERIENZO
COURTNEY LEIGH
22755 SW 87TH PL
TUALATIN OR 97062

DITTMAN ADAM H & DITTMAN
ELIZABETH A C
22785 SW 89TH PL
TUALATIN OR 97062

DOSS ANDREA & DOSS BRANDON
22580 SW 94TH TER
TUALATIN OR 97062

DOW PETER J REV TRUST & SHERFY
JENNIFER L REV TRUST
9360 SW QUINAULT LN
TUALATIN OR 97062

DUFFIELD RICHARD & HELFER SUZANNE
22865 SW MANDAN DR
TUALATIN OR 97062

DUNN PATRICK P & DUNN CLARA I
RUSINQUE
9380 SW PALOUSE LN
TUALATIN OR 97062

EAKINS EILEEN G
22760 SW 93RD TERR
TUALATIN OR 97062

EDELIN JENNIFER A & EDELIN SEAN M
9350 SW QUINAULT LN
TUALATIN OR 97062

EDWARDS DANIELLE
22585 SW 93RD TER
TUALATIN OR 97062

EGGERT BRENDA & EGGERT CHARLES
30000 SW 35TH DR
WILSONVILLE OR 97070

EISENSTEIN ETHAN & EISENSTEIN MEGAN
22750 SW VERMILLION DR
TUALATIN OR 97062

ENNIS MARK & ENNIS BARBARA
9380 SW STONO DR
TUALATIN OR 97062

ERDMAN PAUL & ERDMAN PAMALA B
8862 SW STONO DR
TUALATIN OR 97062

ERWERT EMILY
22915 SW 94TH TER
TUALATIN OR 97062

ESZLINGER ERIC & ESZLINGER NATASHA
9395 SW QUINAULT LN
TUALATIN OR 97062

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN OR 97062

FAST JEFFREY & FAST TIFFANY
22800 SW MANDAN DR
TUALATIN OR 97062

FEUCHT DANIEL & BEVERLY LIV TRUST
22715 SW 87TH PL
TUALATIN OR 97062

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN OR 97062

FORCE LIVING TRUST
9365 SW PALOUSE LN
TUALATIN OR 97062

FOSSE PATRICIA J & FOSSE RANDY C
22925 SW MANDAN DR
TUALATIN OR 97062

FOWLER TREVOR & FOWLER KAYLA
22645 SW VERMILLION DR
TUALATIN OR 97062

FRANCIS FRANK J & FRANCIS HELEN
MARIE
9130 SW IOWA DR
TUALATIN OR 97062

FRANCIS KATHLEEN
9345 SW SKOKOMISH LN
TUALATIN OR 97062

FRANKS TERRENCE D
22730 SW 90TH PL
TUALATIN OR 97062

FRAVEL LINDA SHAW TRUST
9365 SW SKOKOMISH LN
TUALATIN OR 97062

FRENCH RODERICK LEE & FRENCH
THERESE LYNN
9080 SW STONO DR
TUALATIN OR 97062

FRIBLEY SARAH E & FRIBLEY CHAD C
9005 SW STONO DR
TUALATIN OR 97062

FRONIUS JOHN A & FRONIUS SUSAN A
22650 SW 87TH PL
TUALATIN OR 97062

FRY ALBERTA A TRUST
9175 SW STONO DR
TUALATIN OR 97062

FULLER ERIC M & FULLER XIAOYAN
9365 SW QUINAULT LN
TUALATIN OR 97062

GALANG JAN VINCENT SUNGA & GALANG
CINDY BUSTOS
9400 SW IOWA DR
TUALATIN OR 97062

GALVER ROBERTO & GALVER PATRICIA
BYRNE
22995 SW VERMILLION DR
TUALATIN OR 97062

GAMACHE ROBERT R & GAMACHE CHERI
M
22770 SW VERMILLION DR
TUALATIN OR 97062

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN OR 97062

GENSLER KRISTOPHER & GENSLER
MARIAH
8540 SW MARICOPA DR
TUALATIN OR 97062

GEORGE TIMOTHY P & GEORGE BETHANY
9335 SW IOWA DR
TUALATIN OR 97062

GHODS SHAWN M & GHODS JENNA N
22815 SW 89TH PL
TUALATIN OR 97062

GIACCHI ROBYN M
8900 SW IOWA DR
TUALATIN OR 97062

GIESS SIMONE ELISABETH & IVERSON
SEAN PATRICK
9355 SW QUINAULT LN
TUALATIN OR 97062

GILBERT CHRISTOPHER S & GILBERT
TAYLOR A
22680 SW 87TH PL
TUALATIN OR 97062

GILCHRIST BEVERLY & GILCHRIST ROLAND
T
9310 SW IOWA ST
TUALATIN OR 97062

GLAESER CHARLES W & GLAESER CHRISTA
M
8955 SW IOWA DR
TUALATIN OR 97062

GLASS BRIAN D & GLASS LEAH M
8900 SW SWEET DR #537
TUALATIN OR 97062

GOFORTH NATHAN L & TAAFFE JULIA C
22755 SW 90TH PL
TUALATIN OR 97062

GORGER MOLLY J TRUST
PO BOX 230725
TIGARD OR 97281

GOUY PHIL
8995 SW IOWA DR
TUALATIN OR 97062

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN OR 97062

GRENZ CAITLIN & GRENZ MACKENZIE
22590 SW VERMILLION DR
TUALATIN OR 97062

GRIFFITH DWIGHT A & GRIFFITH H KAY
22905 SW VERMILLION DR
TUALATIN OR 97062

GRIFFITH NOEL T JR & GRIFFITH ANGELA
R
8898 SW STONO DR
TUALATIN OR 97062

GUERRA FILEMON M JR & QUIRANTE
MALINDA
8899 SW IOWA DR
TUALATIN OR 97062

HALL SCOTT & HALL BETH
9065 SW STONO DR
TUALATIN OR 97062

HAMILTON GEORGE & ALICE TRUST
22740 SW 87TH PL
TUALATIN OR 97062

HAMM STEVEN & HAMM SANDRA
22725 SW VERMILLION DR
TUALATIN OR 97062

HANAWA IWAO & HANAWA LAURIE
3528 CHEROKEE CT
WEST LINN OR 97068

HARRISON LIV TRUST
14938 SW 116TH PL
TIGARD OR 97224

HAUDBINE PATRICK E & HAUDBINE DELEE
H
9215 SW STONO DR
TUALATIN OR 97062

HEIRONIMUS JULIE A & VALLECK GEORGE
D
22710 SW 90TH PL
TUALATIN OR 97062

HERNANDEZ KIMBERLY A & HERNANDEZ
RICARDO
22500 SW MANDAN DR
TUALATIN OR 97062

HERRERA FERNANDO JR & HERRERA
REBEKAH
9260 SW SKOKOMISH LN
TUALATIN OR 97062

HERRERA FERNANDO & HERRERA MARIA
D
9360 SW STONO DR
TUALATIN OR 97062

HERTZ PAULA D
22900 SW MANDAN DR
TUALATIN OR 97062

HEYER TRUST
22775 SW VERMILLION DR
TUALATIN OR 97062

HICKOK TODD J & HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATIN OR 97062

HIGASHI DUSTIN L & SANTORO ANGELA C
22895 SW MANDAN DR
TUALATIN OR 97062

HODGE KENNETH M
9235 SW STONO DR
TUALATIN OR 97062

HOLDBROOK-DADSON DENISE
9330 SW SKOKOMISH LN
TUALATIN OR 97062

HOOVER DAN M
8993 SW STONO DR
TUALATIN OR 97062

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN OR 97062

HUALA ROBIN PATRICK
14607 NE 57TH ST
BELLEVUE WA 98007

HUMPHREY MARGIE LIV TRUST
22820 SW 92ND PL
TUALATIN OR 97062

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN OR 97062

HYRE TIMOTHY R & HYRE ANNILEE D
22840 SW VERMILLION DR
TUALATIN OR 97062

INGRAM CLIFFORD KEITH & INGRAM
ELISABETH JOY
22785 SW 87TH PL
TUALATIN OR 97062

JACKIE MATHYS & STEVE ZIMMERMAN
FAMILY TRUST
24305 SW BOONES FERRY RD
TUALATIN OR 97062

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN OR 97062

JASTRAM WILLIAM E & JASTRAM
CHRISTINE A
9015 SW IOWA DR
TUALATIN OR 97062

JENKINS PHILIP D & JENKINS KRISTEN K
9240 SW STONO DR
TUALATIN OR 97062

JOHNSON FLETCHER & JOHNSON
CHRISTINA
9365 SW STONO DR
TUALATIN OR 97062

JOHNSON JOSHUA JAMES & MAYER
MONICA FRANCES
22695 SW MANDAN DR
TUALATIN OR 97062

JORGENSEN HEATHER & JORGENSEN
COLBIE
9375 SW STONO DR
TUALATIN OR 97062

KALATEH EBRAHIM SHIRDOOST & DOOST
NOOSHIN NEZAM
22585 SW 87TH PL
TUALATIN OR 97062

KARIS ALEXANDER DONALD
22930 SW MANDAN DR
TUALATIN OR 97062

KENNEDY MICHAEL C & KENNEDY LINDA
M
22735 SW 87TH PL
TUALATIN OR 97062

KERN KEVIN
9450 SW IOWA DR
TUALATIN OR 97062

KERNER ROBERT
8850 SW STONO DR
TUALATIN OR 97062

KIMMEL RONALD A & KIMMEL REBECCA
A
23605 SW BOONES FERRY RD
TUALATIN OR 97062

KINNAMAN JEFFREY B & KINNAMAN
JENNIFER D
8780 SW STONO DR
TUALATIN OR 97062

KIS JUAN ANTONIO & KIS CLAUDIA
22615 SW 93RD TER
TUALATIN OR 97062

KLAUSS CYDNI M
22635 SW 87TH PL
TUALATIN OR 97062

KLEPICH DAVID & KLEPICH BRITTANI
22545 SW MANDAN DR
TUALATIN OR 97062

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN OR 97062

KNUDSON THOMAS & KNUDSON LINDA
SALYERS
8725 SW STONO DR
TUALATIN OR 97062

LACEY LONNIE D & LACEY LORI A
22665 SW 94TH TER
TUALATIN OR 97062

LAM DAVID & NGUYEN BETH NGOC BICH
8700 SW STONO DR
TUALATIN OR 97062

LANDCASTER DEVELOPMENT
CORPORATION
6770 SW CANYON DR
PORTLAND OR 97225

LARA SALVADOR
22845 SW 93RD TER
TUALATIN OR 97062

LARSON ANDREW & WISEMAN LEAH
DANIELLE
22845 SW 94TH TER
TUALATIN OR 97062

LATHROP FAMILY LIV TRUST
9265 SW IOWA DR
TUALATIN OR 97062

LEE WILLIAM B REV LIV TRUST
37301 28TH AVE S UNIT 65
FEDERAL WAY WA 98003

LEE FLORENCE & YAM WAI LUN
8822 SW STONO DR
TUALATIN OR 97062

LEE DAVID O & RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATIN OR 97062

LEMON CHASE ANTHONY & LEMON HEIDI
8940 SW IOWA DR
TUALATIN OR 97062

LENNAR NORTHWEST LLC
11807 NE 99TH ST STE #1170
VANCOUVER WA 98682

LILLEY KRISTEN M & LILLEY NICHOLAS L
22800 SW 89TH PL
TUALATIN OR 97062

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN OR 97062

LUCINI JOHN W & GRACE N FAM TRUST
23677 SW BOONES FERRY RD
TUALATIN OR 97062

LUEDERS TANNER P & LUEDERS TONJA A
22650 SW MANDA DR
TUALATIN OR 97062

LUSCOMBE BRUCE C TRUST
22605 SW 87TH PL
TUALATIN OR 97062

LYNCH LARRY L & LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATIN OR 97062

MACCLANATHAN MELANIE &
MACCLANATHAN MICHAEL
22575 SW 94TH TER
TUALATIN OR 97062

MADONDO JEFFRET & JOHNSON
MORGAN IRENE
22795 SW 94TH TER
TUALATIN OR 97062

MAIER DARLA & MAIER THOMAS
9340 SW PALOUSE LN
TUALATIN OR 97062

MALONSON FAMILY REV LIV TRUST
22955 SW VERMILLION DR
TUALATIN OR 97062

MARBLE AMANDA L TRUST
8989 SW STONO DR
TUALATIN OR 97062

MARK HENRY & MARK CHRISTINE
22725 SW 90TH PL
TUALATIN OR 97062

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN OR 97062

MARTIN FAMILY TRUST
8986 SW STONO DR
TUALATIN OR 97062

MARTIN GARY D & LUMLEY-MARTIN
MEGAN B
22785 SW MANDAN DR
TUALATIN OR 97062

MAST MARVIN R & JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATIN OR 97062

MATHERS LES D & MATHERS CHRIS A
23050 SW 82ND AVE
TUALATIN OR 97062

MCALLISTER DENNIS C & MCALLISTER
RAGNHILD
8805 SW STONO DR
TUALATIN OR 97062

MCCALED KEVIN L
8950 SW IOWA DR
TUALATIN OR 97062

MCDONOUGH JOHN MICHAEL &
MCDONOUGH MAUREEN CLARE
8750 SW STONO DR
TUALATIN OR 97062

MCGILCHRIST STEPHEN R & NYSTROM-
GERDES ELIZABETH R
22720 SW 93RD TER
TUALATIN OR 97062

MCKEAN AMY & MCKEAN RAYMOND
22685 SW VERMILLION DR
TUALATIN OR 97062

MCKEAN JOHN R & MCKEAN LINDA L
21370 MAKAH CT
TUALATIN OR 97062

MCLAUGHLIN NATHANIEL ANDREW &
MCLAUGHLIN AREENA DEVI
8960 SW IOWA DR
TUALATIN OR 97062

MCLEOD TRUST
23465 SW BOONES FERRY RD
TUALATIN OR 97062

MCMANUS HEIDI
22820 SW 90TH PL
TUALATIN OR 97062

MCREYNOLDS CHRIS & MCREYNOLDS
AUDREY
22720 SW 87TH PL
TUALATIN OR 97062

MENES MARK A
9280 SW STONO DR
TUALATIN OR 97062

MENESES VIRGINIA & VALENCIA DIEGO
22915 SW MANDAN DR
TUALATIN OR 97062

MICHAEL SCOTT CURTIS & MICHAEL TINA
FRANCINE
8580 SW MARICOPA DR
TUALATIN OR 97062

MICHELS ELIZABETH A
22590 SW 93RD TER
TUALATIN OR 97062

MIKULA KATERINA
9330 SW PALOUSE LN
TUALATIN OR 97062

MILLER CAROLE D LIV TRUST
8834 SW STONO DR
TUALATIN OR 97062

MOLLER THERESA
22825 SW 93RD TER
TUALATIN OR 97062

MOORE DAVID C & MOORE TAMMY
8990 SW STONO DR
TUALATIN OR 97062

MORELAND GREG E
753 KOTZY AVE S
SALEM OR 97302

MOSHOFSKY JOHN & MOSHOFSKY
GINGER
9310 SW SKOKOMISH LN
TUALATIN OR 97062

MOTT LINDA L LIV TRUST
22525 SW MANDAN DR
TUALATIN OR 97062

MOYES DUSTIN R & MOYES CAROL L
8765 SW STONO DR
TUALATIN OR 97062

MUD ROOM LLC
1320 SW TURNER RD
WEST LINN OR 97068

MUELLER FAMILY TRUST
22660 SW 93RD TER
TUALATIN OR 97062

MULGAONKER SHAILESH S
PO BOX 367
TUALATIN OR 97062

MURPHY MICHAEL F & OLSON-MURPHY
ANTONETTE K
8870 SW IOWA DR
TUALATIN OR 97062

MUSIAL LUKE & MUNSEY VICTORIA
22825 SW 94TH TER
TUALATIN OR 97062

NEARY TIMOTHY & NEARY LUCY
22780 SW 92ND PL
TUALATIN OR 97062

NEILL RACHEL & HUSUM BRENT
9350 SW STONO DR
TUALATIN OR 97062

NELL ZACHARY D & NELL KENDRA
8842 SW STONO DR
TUALATIN OR 97062

NELSON KIRIN H
8826 SW STONO DR
TUALATIN OR 97062

NEULEIB TAMI R
9395 SW SKOKOMISH LN
TUALATIN OR 97062

NEWBERRY GARY B & THOMPSON
DONNA L
9295 SW IOWA DR
TUALATIN OR 97062

NEWTON KYLE C & NEWTON HAILEY R
8814 SW STONO DR
TUALATIN OR 97062

NGUYEN KHANH T & FONG TODD P
23605 SW 82ND AVE
TUALATIN OR 97062

NORTH DAVID P & NORTH BARBARA
8818 SW STONO DR
TUALATIN OR 97062

NOYES PATRICK A & THOMPSON
CAMILLIA M
22810 SW 92ND PL
TUALATIN OR 97062

ODOMS LIVING TRUST
PO BOX 2446
TUALATIN OR 97062

OLIVERA APOLINAR & OLIVERA DEBBIE &
WHITWORTH DAVID ET AL
22640 SW VERMILLION DR
TUALATIN OR 97062

O'NEAL DANNY F & O'NEAL JONI L
22625 SW 94TH TER
TUALATIN OR 97062

OSTROWSKI MICHAEL J & OSTROWSKI
SHERIE M
9370 SW STONO DR
TUALATIN OR 97062

PADE VIRGIL DEAN & PADE DEBORAH
LYNN
PO BOX 1310
SHERWOOD OR 97140

PANOCH RICHARD S & CHAVEZ CARISA L
22530 SW MANDAN DR
TUALATIN OR 97062

PAROSA JOSHUA DAVID
9360 SW IOWA DR
TUALATIN OR 97062

PATTON ANDREW M & PATTON LINDSEY
M
9270 SW STONO DR
TUALATIN OR 97062

PEEBLES CRAIG M & PEEBLES TANYA A
22840 SW 90TH PL
TUALATIN OR 97062

PERRY JANETTE & PERRY KENNETH
8885 SW STONO DR
TUALATIN OR 97062

PETTY NEIL & HIBBITTS JOANN
22985 SW 82ND
TUALATIN OR 97062

PFEIFER STEPHANIE B
22530 SW 93RD TER
TUALATIN OR 97062

PIERCE KELLY JOANNE & PIERCE BRIAN
LAWRENCE
8675 SW STONO DR
TUALATIN OR 97062

PIRTLE JAMES L JR & PIRTLE LINDA L
22780 SW 93RD TER
TUALATIN OR 97062

PITT CHARLES R
8883 SW IOWA DR
TUALATIN OR 97062

PORTIS DAVID B & PORTIS PHYLLIS A
24195 SW 82ND
TUALATIN OR 97062

POTTER DYLAN D & POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATIN OR 97062

QIAN LIDONG & YANG YUYUAN
8815 SW STONO DR
TUALATIN OR 97062

RAMIREZ JOSE ANTONIO & RAMIREZ
SILVIA
22560 SW 94TH TER
TUALATIN OR 97062

RAMIREZ DANIEL LOPEZ & TOVAR LAURA
BRAMBILLA
23100 SW 82ND AVE
TUALATIN OR 97062

RAMKU FAMILY TRUST
14193 NW MEADOWRIDGE DR
PORTLAND OR 97229

RAY CYNTHIA P
8878 SW STONO DR
TUALATIN OR 97062

RAZ DOUGLAS JOHN
22685 SW 94TH TER
TUALATIN OR 97062

REPCAK ROMAN & PARK-REPCAK ROBIN
22810 SW 93RD TER
TUALATIN OR 97062

REYNOLDS GLENN A & REYNOLDS
NANCY J
22795 SW 92ND PL
TUALATIN OR 97062

REYNOLDS KIRK & REYNOLDS CORINNE
22820 SW VERMILLION DR
TUALATIN OR 97062

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATIN OR 97062

ROBLES MARCELINO
22880 SW MANDAN DR
TUALATIN OR 97062

ROGERS JOHN & AGUILAR-NELSON LIZI
22600 SW 93RD TER
TUALATIN OR 97062

ROLISON MIKEL J
23685 SW 82ND AVE
TUALATIN OR 97062

ROMEIKE ROGER W & ROMEIKE SHERREL
K
22665 SW MANDAN DR
TUALATIN OR 97062

ROMINE CLAUDIA
22980 SW VERMILLION
TUALATIN OR 97062

RONALD TY & RONALD JENNIFER
8870 SW STONO DR
TUALATIN OR 97062

RUDISEL A TRUST
PO BOX 1667
LAKE OSWEGO OR 97035

SALDIVAR CASIMIRO & SALDIVAR MARIA
CONCEPCION
22755 SW MANDAN DR
TUALATIN OR 97062

SANCHEZ SALVADOR & VARGAS YOANA A
22570 SW MANDAN DR
TUALATIN OR 97062

SANDSTROM GLENN M
9405 SW PALOUSE LN
TUALATIN OR 97062

SAWAI STUART T & SAWAI MARY JANE
8891 SW IOWA DR
TUALATIN OR 97062

SAYLOR ERIC M & SAYLOR BRITTA M
22835 SW 90TH PL
TUALATIN OR 97062

SCHAFROTH J F & SCHAFROTH KATE R
8838 SW STONO DR
TUALATIN OR 97062

SCHOTT DAVID M & SCHOTT COURTNEY A
22690 SW VERMILLION DR
TUALATIN OR 97062

SCHULTZ LARRY & JOANN REV LIV TRUST
8890 SW IOWA DR
TUALATIN OR 97062

SCHWEITZ ERIC J & SCHWEITZ KAREN M
9390 SW SKOKOMISH LN
TUALATIN OR 97062

SCOTT JERRY MICHAEL & STAMBAUGH
DEBRA R
9080 SW IOWA DR
TUALATIN OR 97062

SCOTT JOAN D
PO BOX 2594
TUALATIN OR 97062

SCOTT THOMAS M
22436 SE PIMA AVE
TUALATIN OR 97062

SCRUGGS ERIC & SCRUGGS LAUREN
9275 SW IOWA DR
TUALATIN OR 97062

SEKI KATSUMICHI & SEKI MIYUKI
22625 SW 87TH PL
TUALATIN OR 97062

SELIVONCHICK GREGORY A &
SELIVONCHICK GEORGANNE
8945 SW IOWA DR
TUALATIN OR 97062

SEPP JULIE & SEPP ROBERT
9150 SW STONO DR
TUALATIN OR 97062

SHAMBURG SCOTT A
PO BOX 908
WILSONVILLE OR 97070

SHAVLOVSKIY VITALIY & SHAVLOVSKIY
NATALIA
32031 SW GUISS WAY
WILSONVILLE OR 97070

SHEETZ DONALD K & MARY M SHEETZ
REV LIV TRUST
9155 SW IOWA DR
TUALATIN OR 97062

SHIMADA HIROSHI & SHIMADA
ANGELIQUE
22645 SW 94TH TER
TUALATIN OR 97062

SHIPLEY HEATHER
9355 SW IOWA DR
TUALATIN OR 97062

SHMULEVSKY MICHAEL & BALANETSKAYA
NATALIA ALEKSANDROVNA
25935 NE NORTH VALLEY RD
NEWBERG OR 97132

SHOBAKEN THOMAS R
8795 SW STONO CT
TUALATIN OR 97062

SINGLETERRY ELNORA & SEITLINGER LEO
FRANCIS JR & SEITLINGER LAURA RENE
23535 SW 82ND AVE
TUALATIN OR 97062

SIROIS TYSON & JARRARD LINDSEY
22500 SW PINTO DR
TUALATIN OR 97062

SLAWIK JON V & SLAWIK VAN MY
23445 SW 82ND AVE
TUALATIN OR 97062

SMITH WILLIAM R & SMITH BARBARA J
22865 SW 89TH PL
TUALATIN OR 97062

SMITH ROBERT D & SMITH JANIS K
13547 SW HILLSHIRE DR
TIGARD OR 97223

SNODDY ROBERT B
9430 SW IOWA DR
TUALATIN OR 97062

SOMERTON RITA G & SOMERTON
MARVIN
9375 SW IOWA DR
TUALATIN OR 97062

SPECHT-SMITH DANA LYNN & SPECHT
DAVID LEE
9380 SW QUINAULT LN
TUALATIN OR 97062

SPENCER EVERETT & SPENCER LORRIE
HEAPE
22830 SW 93RD TER
TUALATIN OR 97062

ST CLAIR DEBORAH J LIVING TRUST
9375 SW QUINAULT LN
TUALATIN OR 97062

STILLS DANNY T & STILLS DEBRA J
3498 CHAPARREL LOOP
WEST LINN OR 97068

STIMSON TOM P & GUTIERREZ-STIMSON
ERINN M
8894 SW STONO DR
TUALATIN OR 97062

STONE LEAH
8755 SW STONO DR
TUALATIN OR 97062

STRATTON GILLIAN M LIVING TRUST
9195 SW IOWA DR
TUALATIN OR 97062

STUART JAMES W & STUART HOLLY V
9235 SW IOWA DR
TUALATIN OR 97062

SUTHERLAND STUART P & SUTHERLAND
LEEANN N FAM TRUST
22805 SW 92ND PL
TUALATIN OR 97062

SWANK ERICA & SWANK TRAVIS
22715 SW MANDAN DR
TUALATIN OR 97062

SYVERSON FAMILY LIV TRUST
8895 SW IOWA DR
TUALATIN OR 97062

TAM AARON L M & TAM AMY
9250 SW IOWA DR
TUALATIN OR 97062

TAPASA HEIDI L & TAPASA TUUMAMAO
22605 SW 94TH TER
TUALATIN OR 97062

TAYLOR FLORDELIZA J
22535 SW 94TH TER
TUALATIN OR 97062

TAYLOR BRENDA & TAYLOR JOE N
22885 SW 94TH TER
TUALATIN OR 97062

TAYLOR ARTHUR R & MANANDIL MYLYN
22675 SW VERMILLION DR
TUALATIN OR 97062

TENLY PROPERTIES CORP
PO BOX 6839
BEND OR 97708

THOMPSON JOYCE TRUST
PO BOX 91
TUALATIN OR 97062

THURLEY CHRISTOPHER
9135 SW STONO DR
TUALATIN OR 97062

TIGARD-TUALATIN SCHOOL DISTRICT #23J
6960 SW SANDBURG ST
TIGARD OR 97223

TOLER E TRENT & TOLER ROSEANN T
22595 SW 87TH PL
TUALATIN OR 97062

TOMPKINS TIMOTHY L & TOMPKINS
RACHEL N
22570 SW VERMILLION DR
TUALATIN OR 97062

TRAN NICHOLAS
8983 SW STONO DR
TUALATIN OR 97062

TRICKETT AARON & TRICKETT HEATHER
22580 SW VERMILLION DR
TUALATIN OR 97062

TRIKUR MARTA LUIZA & TRIKUR SERGEY F
22775 SW 90TH PL
TUALATIN OR 97062

TROTMAN NEIL
9385 SW IOWA DR
TUALATIN OR 97062

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN OR 97062

TURNBULL BRENT D
9340 SW IOWA DR
TUALATIN OR 97062

TURNER BENJAMIN & PERKINS EMILY A
22745 SW VERMILLION DR
TUALATIN OR 97062

TYGART DONALD G & MERCADO LORELEI
22920 SW MANDAN DR
TUALATIN OR 97062

VANDERBURG SUSAN B & VANDERBURG
JOHN TIMOTHY REV TRUST &
VANDERBURG JACQUELIN
21715 SW HEDGES DR
TUALATIN OR 97062

VELAZQUEZ BRIAN A & VELAZQUEZ
CHRISTINA RALSTON
9325 SW PALOUSE LN
TUALATIN OR 97062

VETETO NANCY LIV TRUST
9220 SW STONO DR
TUALATIN OR 97062

WADSWORTH ERIC & WADSWORTH
WENDY
9265 SW STONO DR
TUALATIN OR 97062

WASHINGTON COUNTY FACILITIES MGMT
169 N 1ST AVE #42
HILLSBORO OR 97124

WEBB BRIAN & ROBERTS KIRA
22850 SW MANDAN DR
TUALATIN OR 97062

WEGENER RODNEY R
8882 SW STONO DR
TUALATIN OR 97062

WELBORN RANDALL J & JULIE ANN
WELBORN LIV TRUST
22885 SW VERMILLION DR
TUALATIN OR 97062

WELCH RAYMOND P & WELCH PAMELA K
8575 SW MARICOPA DR
TUALATIN OR 97062

WHEELER MARK TIMOTHY & WHEELER
YIN TUN
8555 SW MARICOPA DR
TUALATIN OR 97062

WHEELER TERRANCE J & WHEELER LINDA
K
8745 SW STONO DR
TUALATIN OR 97062

WILLIAMS MEGANN E & WILLIAMS
AUSTIN J
8830 SW STONO DR
TUALATIN OR 97062

WILSON DAVID L & WILSON KAREN A
22750 SW 92ND PL
TUALATIN OR 97062

WISER BRIAN R & LIRA MARIA
ALEJANDRA
22845 SW 89TH PL
TUALATIN OR 97062

WONG JONATHAN D & WONG BETH J
9345 SW STONO DR
TUALATIN OR 97062

WOODRUFF VIRGINIA C
22740 SW 93RD TER
TUALATIN OR 97062

WOOLSEY RANDY M & WOOLSEY DONNA
J
8775 SW STONO DR
TUALATIN OR 97062

WORKMAN STEPHEN G & WORKMAN
MARY B
8810 SW STONO DR
TUALATIN OR 97062

YARNELL REV LIV TRUST
22620 SW 87TH PL
TUALATIN OR 97062

YEE DONALD M & YEE PAMELA E
9105 SW STONO DR
TUALATIN OR 97062

YOUNG REV TRUST
987 SOLANA CT
MOUNTAIN VIEW CA 94040

ZACHER BRIAN M & ZACHER MICHAELA F
9325 SW QUINAULT LN
TUALATIN OR 97062

From: [Melissa Slotemaker](#)
To: byromcio@gmail.com
Cc: [Lindsey Hagerman](#); [Keith Leonard](#); planning@tualatin.gov; [Maggie Gordon](#)
Subject: Neighborhood meeting for Townhome Architectural Review
Date: Thursday, May 11, 2023 1:16:00 PM
Attachments: [7454_20230509_Nhood_Mtg_Mailing_final.pdf](#)

Hello Byrom CIO Representatives,

I am pleased to invite you to participate in a Neighborhood/Developer meeting on **May 25, 2023 at 6:15 pm at the Tualatin Library** to discuss a planned land use application for the attached single-family lots of the approved Autumn Sunrise Subdivision. The application is for the Architectural Review of the attached homes.

Attached is the letter that was mailed out to the neighborhood with more information. Feel free to contact me if you have any specific questions about the project and process or if you are unable to attend the meeting.

Sincerely,
Melissa Slotemaker

Melissa Slotemaker, AICP
Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 Ext. 141 | www.aks-eng.com | slotemakerm@aks-eng.com

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

CERTIFICATION OF SIGN POSTING



Meeting Date & Time:

THURS. MAY 25, 2023 6:15 PM
ARCH. REVIEW FOR TOWNHOMES

LOCATION:

TUALATIN CITY LIBRARY

FOR MORE INFORMATION 503-563-6151

In addition to the requirements of TDC32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

As the applicant for the Autumn Sunrise Townhomes Architectural Review project, I hereby certify that on this day, 8 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: Melissa Slotemaker
Applicant's Consultant *(Please Print)*

Applicant's Signature: 
Applicant's Consultant

Date: 5/11/23

Neighborhood Meeting Sign Posting 5/11/2023



Neighborhood Meeting Sign Posting 5/11/2023



Neighborhood Meeting Sign Posting 5/11/2023



Neighborhood Meeting Sign Posting 5/11/2023





AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

Project Name AUTUMN SUNRISE TH ARCH REV.
 Meeting Date 5/25/23
 Meeting Time 6:15 PM

Site Address/ Location
 Meeting Location TUALATIN LIBRARY
 Meeting Location Address 18878 SW MARTINAZZI AVE.

PLEASE PRINT CLEARLY

Printed Name	Full Mailing Address & Email Address	City, State	Zip Code	Phone #
JULIE HEIRONIMUS	22710 SW 90TH PL TUALATIN JULIHEIR@AOL.COM	TUALATIN		503 715-7562
GRACE LUCINI	23677 SW 97062 TUALATIN BOONKS FERRY RD (GRLUCI@GMAIL.COM)			5036929890
Tom Simson	8894 SW Stone Drive	Tualatin		503-730-0392



June 23, 2023

Neighborhood Meeting Summary: Architectural Review for the Attached Single-Family Homes in the Autumn Sunrise Subdivision

Meeting Date: May 25, 2023

Time: 6:15 PM

Location: Tualatin Public Library, 18878 SW Martinazzi Avenue, Tualatin, OR 97062

The following serves as a summary of the Neighborhood Meeting process. On May 11, 2023, property owners within 1000 feet of the proposed development site, as well as those within the adjacent subdivisions, were sent notification of the planned Autumn Sunrise Townhome Architecture Review application. This notification included the project location, project details, and the neighborhood meeting date, time, and location. The Byrom CIO and City staff were also emailed the meeting information. Signs with the neighborhood meeting information were also posted on the subject site on May 11, 2023.

On May 25, 2023, Melissa Slotemaker from AKS Engineering & Forestry, LLC was the meeting presenter. James Limerick from Lennar Northwest, LLC and Justin McArthur from AKS Engineering & Forestry were available to answer questions. The meeting began with Melissa Slotemaker presenting an overview of the planned townhomes, the location, and the planned land use applications. She then provided details on the City's review process and opportunities for public input. Following the presentation, attendees were given the opportunity to ask questions. James Limerick answered many of the questions providing detail and updates on the Autumn Sunrise project. The following topics were discussed:

- Status of the construction of subdivision improvements
- Timing of the home construction
- Who the builders are in Phase 1 of the subdivision
- Discussion of façade design of the townhomes
- Discussion of available parking
- Why this application is necessary even though no longer required by current code
- Discussion of past tree removal
- Discussion of adjacent development

The meeting concluded at approximately 6:50 pm.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'M. Slotemaker'.

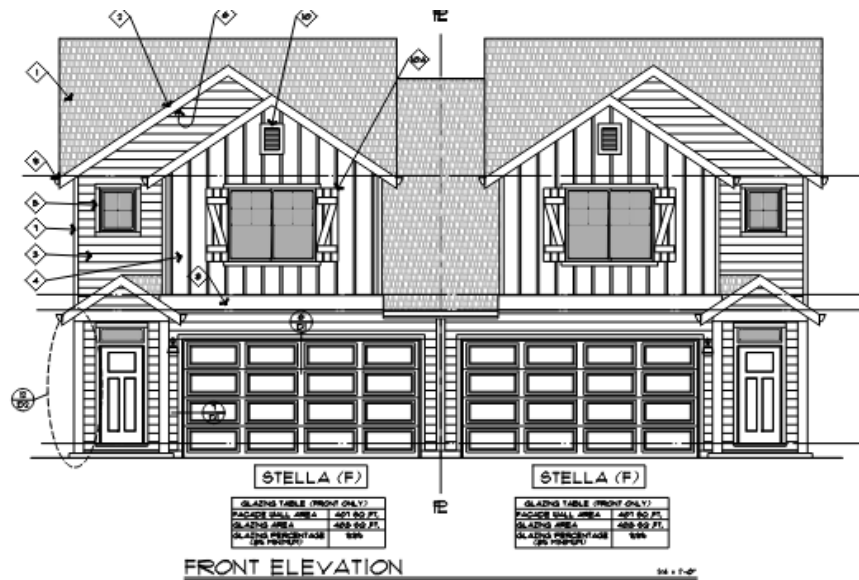
Melissa Slotemaker, AICP

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 | www.aks-eng.com | SlotemakerM@aks-eng.com

Autumn Sunrise Architectural Review for Townhomes

Neighborhood Meeting
May 25, 2023



Introductions

Applicant / Owner

- » Lennar Northwest, Inc.
 - » James Limerick, VP of Forward Planning

The logo for Lennar, featuring the word "LENNAR" in a bold, blue, sans-serif font with a registered trademark symbol.

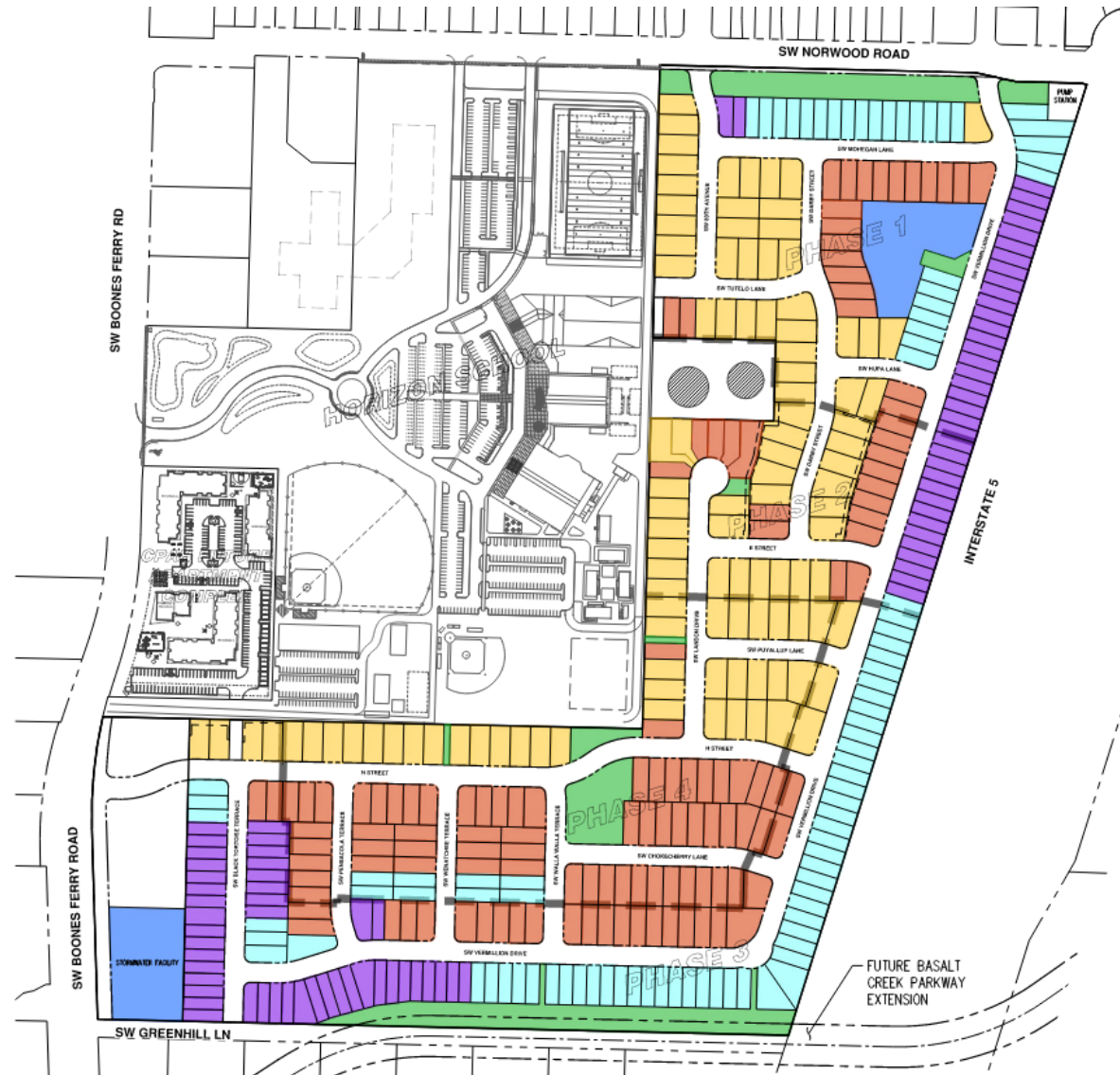
Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
 - » Melissa Slotemaker, AICP
 - » Justin McArthur, EIT

The logo for AKS Engineering & Forestry, featuring the letters "AKS" in a large, bold, blue font with a horizontal line underneath, and the words "ENGINEERING & FORESTRY" in a smaller, blue, sans-serif font below the line.

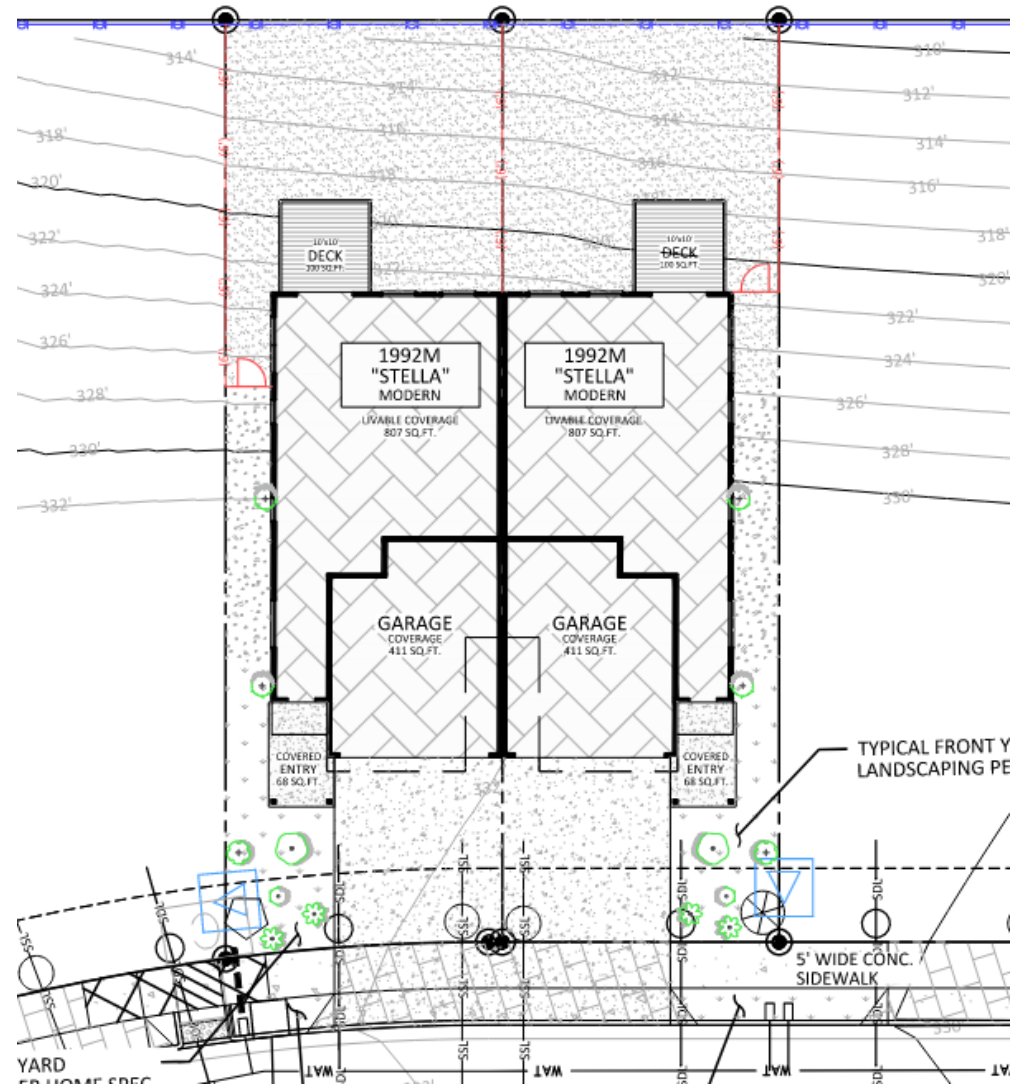
Location

- » Approved Autumn Sunrise Subdivision
- » Detached Single-family and Attached Single-family lots were approved
- » Two-unit Townhomes are planned to be built on the attached single-family lots (in purple)
 - » 82 units
 - » Phases 1, 2, and 3



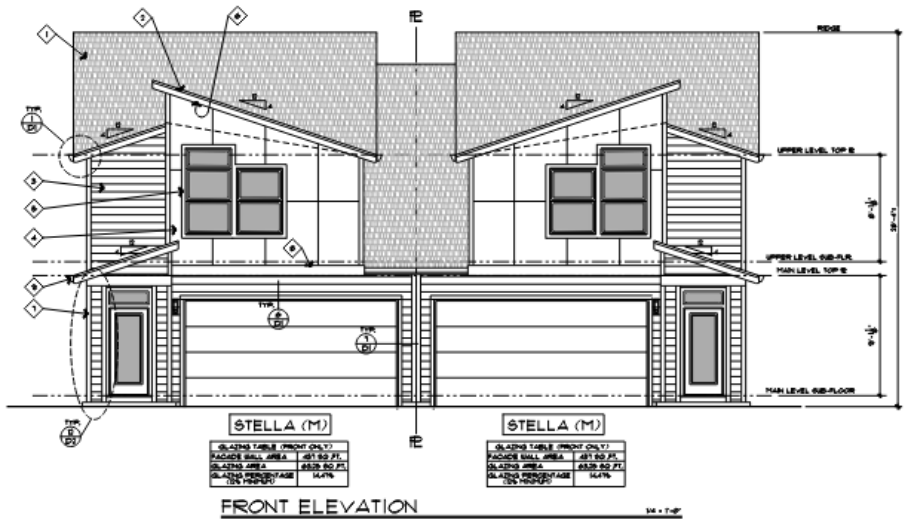
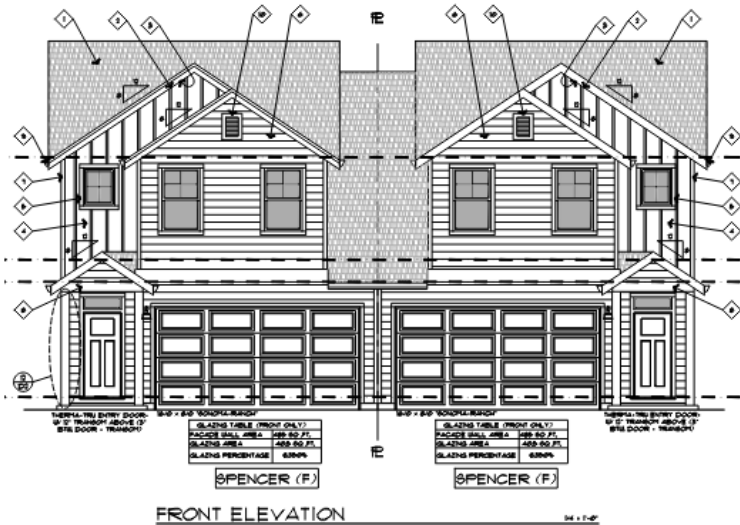
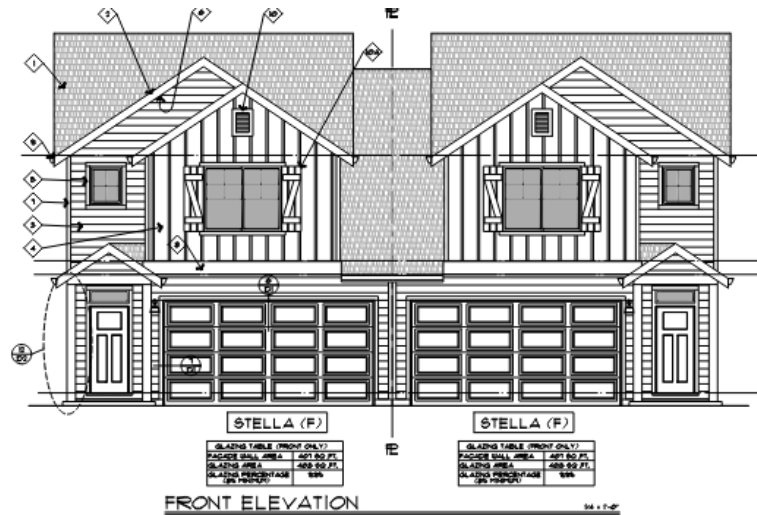
Sample Site Plan

- » One shared wall
- » Shared driveway
- » Two car garages



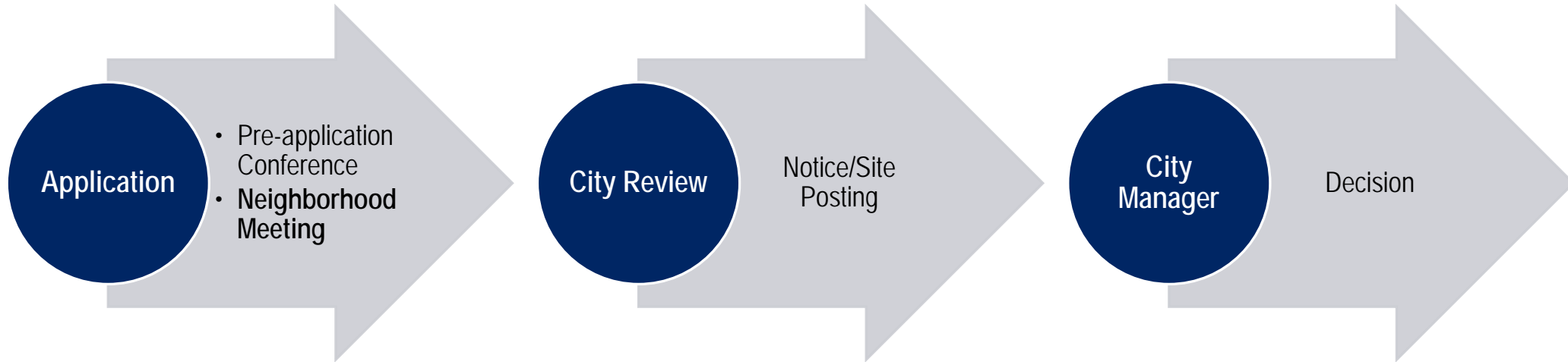
Sample Elevations

- » Two stories
- » Variety of styles
- » Will meet City design standards



The Process

A Type II process is required for Architectural Review of “Common Wall” dwellings like the townhomes. The detached single-family dwellings also go through an Architectural Review process, but public notice is not required.



Questions?

Melissa Slotemaker, AICP
Justin McArthur, EIT

AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

Exhibit F: CWS Service Provider Letter

21-001425

Service Provider Letter

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

Jurisdiction: City of Tualatin Review Type: Tier 2 Analysis

Site Address / Location: SW Boones Ferry/SW Norwood Rd
Tualatin, OR 97062 SPL Issue Date: June 23, 2021
SPL Expiration Date: June 23, 2023

Applicant Information:

Name: SONYA TEMPLETON
Company: AKS ENGINEERING & FORESTRY LLC
12965 SW HERMAN RD SUITE 100
Address: TUALATIN OR 97062
Phone/Fax: (503) 867-2613
E-mail: templetons@aks-eng.com

Owner Information:

Name: DAVID FORCE
Company: LENNAR NORTHWEST INC
11807 NE 99TH STREET, SUITE 1170
Address: VANCOUVER WA 98682
Phone/Fax: (360) 258-7879
E-mail: David.force@lennar.com

Tax lot ID

2S135D000100, 400, 401,
500, 501, 600, 800, 900

Development Activity

Autumn Sunrise Residential Subdivision

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 50
Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: _____

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Stormwater Facility (Permanent Encroachment; Mitigation Required)</u>	<u>11,011</u>
_____	_____
_____	_____

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Per R&O 13-12 VC Encroachment Mitigation Requirement Met Through Wetland Mitigation Bank Credit Purchase</u>	_____
_____	_____
_____	_____

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

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

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

1. 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, as amended by R&O 19-22.
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, as amended by R&O 19-22 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.**
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 any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
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. 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.
8. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

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

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


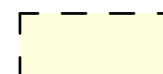

Stacy Benjamin

**Stacy Benjamin
Environmental Plan Review**

Attachments (2)

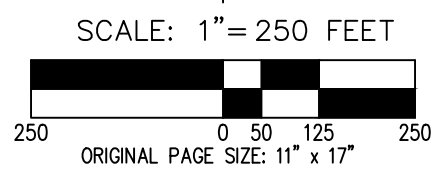
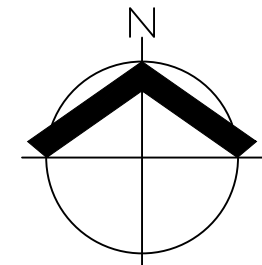


LEGEND (COLOR COPY):

-  ON-SITE PEM/SLOPE WETLAND A:
1,930 SF± (0.04 ACRES±)
-  ON-SITE DEGRADED CONDITION VEGETATED CORRIDOR:
11,011 SF± (0.25 ACRES±)
-  PHOTO LOCATION & ORIENTATION

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON 02/24/2020 AND WAS LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

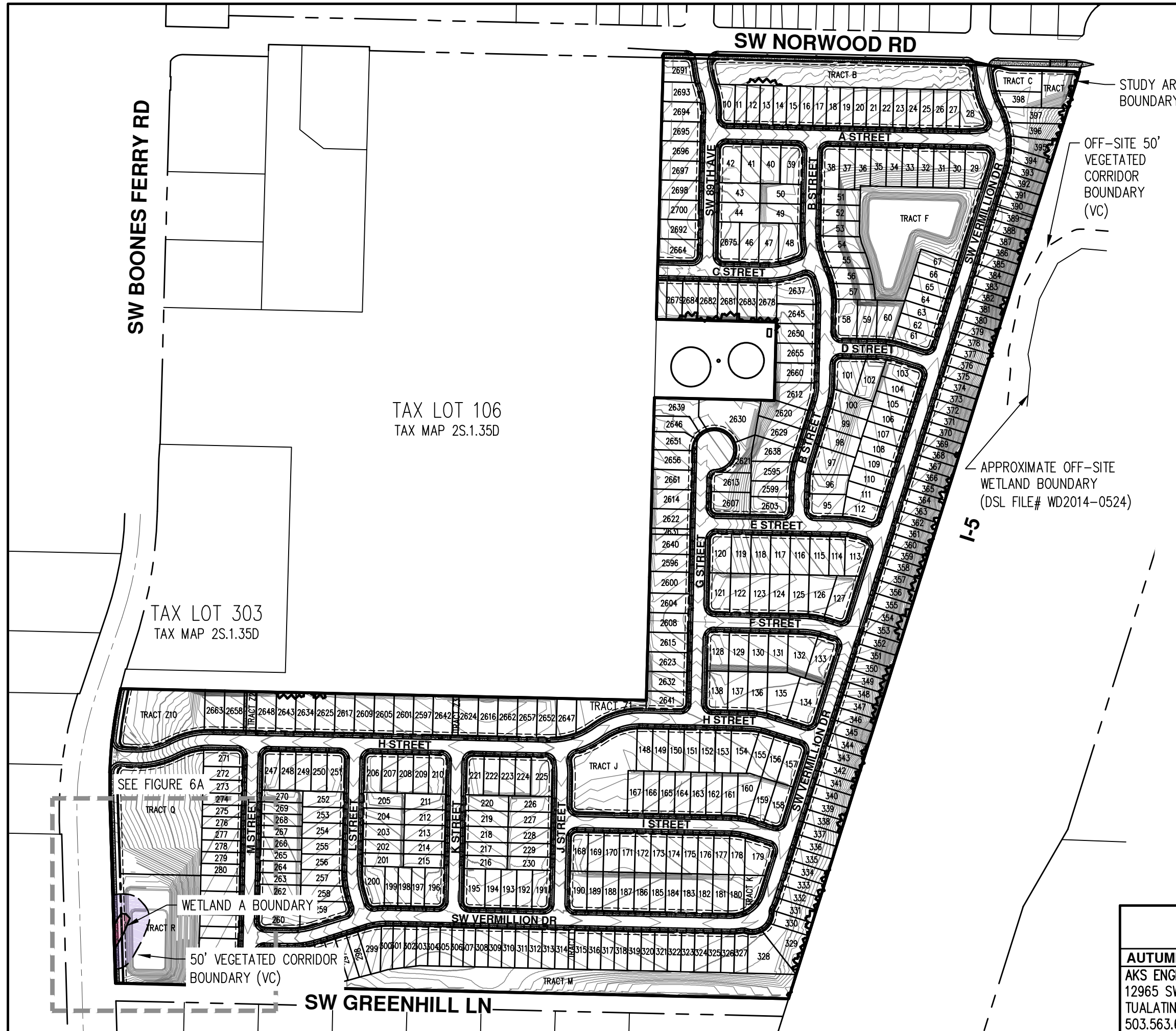
1-FOOT INTERVAL CONTOURS DERIVED FROM NOAA LIDAR EXISTING CONDITIONS, AND STUDY AREA ARE DERIVED FROM AKS LAND SURVEY WITH SUB-METER ACCURACY.

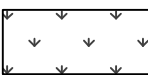

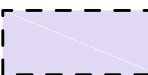


DATE: 05/24/2021

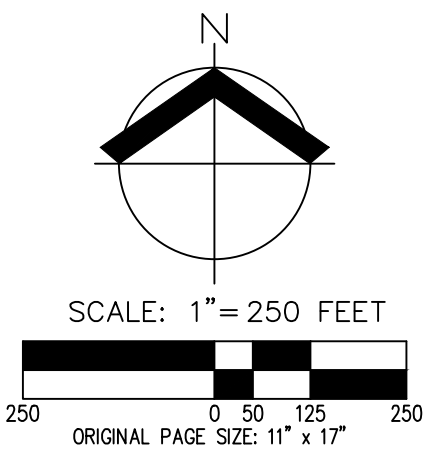
NATURAL RESOURCES EXISTING CONDITIONS OVERVIEW	FIGURE
AUTUMN SUNRISE NATURAL RESOURCE ASSESSMENT	5
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: SKT CHKD: SAR AKS JOB: 7454

CWS FILE NO. 21-001425
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 6/23/2021
 SPL ATTACHMENT 2 OF 2



- LEGEND (COLOR COPY):**
-  ON-SITE WETLAND A AREA:
1,930 SF± (0.04 ACRES±)
 -  PERMANENT ON-SITE WETLAND A IMPACT AREA:
1,930 SF± (0.04 ACRES±)
 -  PERMANENT VEGETATED CORRIDOR IMPACT AREA:
11,011 SF± (0.25 ACRES±)

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING AND FORESTRY, LLC ON 02/24/2020 AND WAS LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.



DATE: 5/26/2021

SUBDIVISION SITE PLAN OVERVIEW	EXHIBIT
AUTUMN SUNRISE NATURAL RESOURCE ASSESSMENT	6
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: JSM CHKD: ST AKS JOB: 7454

Exhibit G: Notices of Decision CUP 21-0001/SB 21-0001 and Modification to SB 21-0001



NOTICE OF PLANNING COMMISSION DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	CUP 21-0001 and SB 21-0001
Project:	Autumn Sunrise
Location:	23620 & 23740 SW Boones Ferry Road; 9185, 9335, & 9415 SW Greenhill Lane; Tax ID: 2S1 35D, Tax Lots 100, 400, 401, 500, 501, 600, 800, and 900
Applicant:	Lennar Northwest, Inc.
Property Owner:	Autumn Sunrise, LLC; P3 Properties LLC

I. FINDINGS

- A. An application for a Conditional Use Permit (CUP 21-0001) and Subdivision (SB 21-0001) was filed by Lennar Northwest, Inc., requesting approval of a 400-lot "small lot" residential subdivision, approximately 3.1 acres of open space and two commercial lots for future development.
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on December 2, 2021 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Planning Commission found the proposed Conditional Use Permit and Subdivision applications will comply with the standards of the Tualatin Development Code (TDC). The TPC finds that the findings and analysis, the staff presentation, testimony at the public hearing, materials in the record, and discussion on the record, support the approval of CUP 21-0001 and SB 21-0001 with Conditions of Approval.

II. ACTION

The Tualatin Planning Commission approved CUP 21-0001 and SB 21-0001 and adopted the staff analysis and findings, dated December 2, 2021, with the following Conditions of Approval (**bold underline** conditions were added by the Planning Commission at the hearing and are supported by the staff findings and discussion on the record):

CUP GENERAL CONDITIONS:

- C1) Building permits for up to six (6) model home units within each phase may be issued prior to completion of public improvements identified in SB 21-0001, subject to prior City Engineer approval. These units may not be sold, inhabited, or issued Certificates of Occupancy until such time as the public improvements for the phase in which they are located are fully completed, inspected and accepted by the City.
- C2) SB 21-0001 must not allow for the platting of more than 70 percent of the single-family detached lots prior to the platting of 100 percent of the total townhome lots.
- C3) Any modification to Conditions of Approval associated with the Conditional Use Permit (CUP 21-0001) will be subject to additional Conditional Use Permit application review.

SUBDIVISION GENERAL CONDITIONS:

- 1) All open spaces and common landscaped areas must comply with the requirements of Chapter 73B.
- 2) The applicant must submit with their final plans a tree removal, protection, and preservation plan consistent with their preliminary tree removal plan (Exhibit C) that demonstrates compliance with TDC 33.110, 73B.080 and 73.090.
- 3) The final plat for each phase must consistent with the requirements of TDC 36.160:
 - a) Be in substantial conformance with the approved tentative plan or tentative replat plan,
 - b) If the approval of a final plat for a specific phase requires the change of a boundary of a subsequent phase, or a change to the conditions of approval, the tentative plan must be modified first to reflect the changes,
 - c) Comply with all applicable provisions of ORS Chapter 92,
 - d) Comply will all conditions of approval of CUP 21-0001 and SB 21-0001,
 - e) Dedicate, free and clear of all liens and encumbrances and without any reservation or restriction other than reversionary rights upon vacation, all City infrastructure, if such dedication is required by the Tualatin Development Code or as a condition of approval.
- 4) The applicant must construct all approved public improvements and private improvements with approval from the City of Tualatin, ODOT, and Washington County; or the owner of the property subject to the final plat must have executed and filed with the City an Improvement Agreement under TDC 36.320 (Improvement Agreement for Public Improvements), requiring all City infrastructure and private improvements to be completed within 24 months of the final plat approval.
- 5) The applicant must submit a copy of the recorded plat for each phase of the subdivision where Building Permits are requested in accordance with code section TDC 36.330.
- 6) The applicant must submit final plans that show wells to be abandoned and septic tanks removed in accordance with TDC 36.340.
- 7) Each dwelling unit must be accessed from a driveway approach meeting applicable TDC requirements and provide a minimum of two (2) parking spaces, in addition to garages per TDC 73C.100.
- 8) Where facilities and common property, including, but not limited to, private streets, parking areas, privately owned pedestrian walkways and bikeways, and landscape strips, are included within the development, the recorded covenants, conditions, and restrictions for the development must include a provision that such facilities and common property be perpetually operated and maintained by a property owners' association. Each property owner must be a member of the property owners' association. The association must have the power to levy and assess against privately owned property in the development all necessary costs for operation and maintenance of such facilities and common property. The documents creating such association must be approved by the City Manager.
- 9) The applicant must submit final stormwater plans and calculations in accordance with PWCC 206:
 - a) Certified by an Oregon registered, professional engineer that in accordance with TMC 3-5-390(1):

- i) Demonstrates runoff from all new and modified private and public impervious areas meet the standards of Clean Water Services.
 - ii) Treats 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.
 - iii) Demonstrates the public stormwater facility within Tract C can detain up to the 50 year storm event to discharge to the ODOT system (ODOT Hydraulics Manual
 - iv) Demonstrates the public stormwater system in Tract K is constructed in accordance with TMC 3-5-220(1), TMC 3-5-230, and CWS D&CS 4.08
 - v) Demonstrates the project site meets CWS hydromodification and detention standards, as applicable.
 - vi) Includes conveyance calculations that all public stormwater facilities can accommodate up to a 25-year storm event in accordance with TDC 74.640 and CWS D&CS 5.05.2.d.
 - vii) Demonstrate compliance with the submitted Clean Water Services' Service Provider Letter CWS File Number 21-001425 conditions (Exhibit G) to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d).
 - viii) Demonstrates compliance with all requirements stated within the Service Provider Letter and CWS Memo dated October 29, 2021 (Exhibit N).
- 10) The applicant must provide the City with a copy of an approved ODOT Miscellaneous Permit for stormwater connection to the stormwater system within Interstate 5 right-of-way.
- 11) The applicant must submit final plans showing street improvements consistent with TDC 74 and 75 that show:
- a) Frontage improvements along the site's frontage with SW Norwood Road that includes:
 - i) Dedication of right-of-way required to permit the construction of the public improvements,
 - ii) Pavement, curbs, and gutters,
 - iii) A 12-foot wide curb-tight sidewalk on the south side,
 - iv) Street lights and street signs,
 - v) An 8-foot wide public utility easement adjacent to right-of-way, which may be reduced to preserve trees at the discretion of the City Engineer,
 - vi) The portion of the street cost above local standard is Transportation Development Tax creditable.
 - b) Improvements for the internal Local streets SW 89th Avenue, SW Vermillion Drive, SW "A" Street, SW "B" Street, SW "C" Street, SW "D" Street, SW "E" Street, SW "F" Street, SW "G" Street, SW "H" Street, SW "I" Street, SW "J" Street, SW "K" Street, SW "L" Street, and SW "M" Street that include:
 - i) 50 feet of right-of-way dedication,
 - ii) 32 feet of pavement,
 - iii) Curbs and gutters,
 - iv) 4-foot wide planter strips,
 - v) Street lights,
 - vi) Street signs with local street names approved by the City Engineer,
 - vii) Street trees and planting locations with irrigation consistent with the requirements of TDC 74.765,
 - viii) 5-foot wide sidewalks except for streets with one side 6-foot wide sidewalk per condition 11c,
 - ix) 8-foot wide public utility easements adjacent to right-of-way.
 - c) A 6-foot wide sidewalk with one foot located within the public utility easement:

- i) From SW Norwood Road to SW “H” Street intersection on the west side of SW Vermillion Drive,
 - ii) From SW Vermillion Drive to SW Boones Ferry Road intersections on the north side of SW “H” Street..
 - d) Between SW Boones Ferry Road and SW “M” Street SW “H” Street must be paved 36 feet wide to accommodate three 12-foot travel lanes. A westbound left and right turn lane storage length of 125 feet must be provided at the intersection with SW Boones Ferry Road with appropriate street tapers, per City of Tualatin Public Works Construction Code standards. SW “H” Street right-of-way must be widened to match the required additional pavement width.
 - e) The SW Boones Ferry Road and SW “H” Street intersection must be constructed to accommodate truck turning movements, as directed by City Engineer.
 - f) Frontage improvements along the property’s SW Boones Ferry Road frontage that include:
 - i) Dedication of right-of-way required to permit the construction of the public improvements ,
 - ii) Striping,
 - iii) A traffic signal,
 - iv) Crosswalks and receiving ramp on the west side of SW Boones Ferry Road,
 - v) Curbs and gutters,
 - vi) One 6-foot wide planter strip on the east side,
 - vii) Street signs with local street name for SW “H” Street approved by the City Engineer,
 - viii) Approvable street trees and planting locations with irrigation,
 - ix) A 12-foot wide multi-use path on the east side with Parks System Development Credits for the additional 6 feet greater than a standard sidewalk,
 - x) An 8-foot wide public utility easement adjacent to right-of-way,
 - xi) Subject to the addition of a project consisting of a transit stop pull-out along SW Boones Ferry Road to the City’s Transportation Development Tax (TDT) approved project list, TriMet approval, and Washington County approval, the applicant must design, permit, and construct a transit stop pull-out along SW Boones Ferry Road adjacent to the project site. All costs are Transportation Development Tax creditable.
 - g) For the future SW Basalt Creek Parkway as shown on Exhibit C, Sheets SB-03 and SB-04
 - i) Dedication of adequate right-of-way,
 - ii) An 8-foot wide public utility easement,
 - iii) A slope easement sufficient for rough grading of the right-of-way.
 - h) A Private Tract L to provide access to adjacent properties to the north and east built to the following standards:
 - i) A 5-foot wide sidewalk on the west side,
 - ii) Curbs and gutters on both sides,
 - iii) A minimum of 24 feet paved travel surface to accommodate two-way traffic,
 - iv) A concrete approach to SW “H” Street matching the travel surface width,
 - v) With a blanket public access and utility easement.
- 12) The applicant must obtain construction permit approval in accordance with TDC 36.160, ODOT, Washington County, and the City of Tualatin including provision of associated financial assurance.
- 13) The applicant must purchase and install approved street trees.
- 14) The applicant must purchase and install approved street lights.
- 15) The applicant must purchase and install street signs and traffic control signs.
- 16) The applicant must submit final sanitary sewer plans in accordance with PWCC 205 that show:

- a) Location of the sanitary sewer lines, grade, materials, and other details,
 - b) A separate lateral serving each lot,
 - c) Cleanouts for all laterals as directed by City Engineer,
 - d) The applicant must extend 8-inch public sanitary sewer mains within SW Norwood Road and local public streets within each subdivision phase as shown in the Preliminary Plans (Exhibit C),
 - e) The public lines in SW "M" Street must extend to the south boundary of the development.
- 17) The applicant must submit final water plans in accordance with PWCC 204 that show,
- a) The existing 12-inch water mains from the B-Level reservoir site that connect to the existing line near the northwest corner of the development upsized to 18-inch diameter and routed within SW "C" Street and SW 89th Avenue. The portion of the pipe material cost above an 8-inch water main is System Development Charge creditable.
 - b) At developer's discretion, and with coordination with City Engineer, developer may construct additional SW Norwood Road water main improvements as outlined by City's SW Norwood Road water main improvements project. All associated costs are System Development Charge creditable.
 - c) A 12-inch diameter water main line from SW Norwood Road within SW Vermillion Drive to SW "H" Street then to SW Boones Ferry Road and the remainder of the public water main lines within the subdivision as 8-inches in diameter. The portion of the pipe material cost above an 8-inch water main is System Development Charge creditable.
 - d) A 12-inch diameter water main line within SW "J" Street from SW "H" Street extended south past SW Vermillion Drive through Tract J between lots 207 and 208 a minimum 10 feet south of the south residential lot lines for a future C Level connection. Tract J must include a public water line easement over its entirety. A 15-foot wide public water line easement must be centered on the water main from SW Vermillion Drive adjacent to lots 207 and 208 or as approved by City Engineer. The portion of the pipe material cost above an 8-inch water main is System Development Charge creditable.
 - e) A 12-inch diameter water main line ending with a blow off assembly to the north property line within SW Boones Ferry Road. The portion of the pipe material cost above an 8-inch water main is System Development Charge creditable.
 - f) A separate lateral for each lot and tract in accordance with PWCC 204.
- 18) The applicant must submit financial assurance for construction performance of the approved stormwater system in accordance with TMC 3-390(c), PWCC 102.14.00, and amount per CWS D&CS 2.07 Table 2-1.
- 19) The applicant must show all easements, tracts, and dedications on the Final Plat consistent with these conditions of approval. All easements must be dedicated to the public as specified. Except as specified, all Tracts must be owned and maintained by the applicant or a Homeowners' Association.
- 20) SB 21-0001 is subject to all conditions in CUP 21-0001, except as modified through future Conditional Use Permit application(s).
- 21) The applicant must be responsible for construction and acceptance of all improvements shown within the Preliminary Plans (Exhibit C), except as modified by condition of approval. In the event of a conflict, conditions of approval supersede improvements shown in the plans.
- 22) All future structural development is subject to the Site Design Standards requirements of TDC 73A.

PRIOR TO EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMIT ISSUANCE FOR EACH SEQUENTIAL PHASE:

Submit to the Engineering Division via eTrakit for review and approval:

- 23) The applicant must comply with the contractor insurance and bond requirements of the City of Tualatin.
- 24) The applicant must submit final erosion control plans in accordance with PWCC 200.
- 25) The applicant must submit a copy of the National Pollution Discharge Elimination System (NPDES) 1200-C Construction Erosion Control permit from Oregon DEQ.
- 26) The applicant must submit final plans demonstrating easement access to public improvements for operation and maintenance in accordance with TDC 74.350 as follows:
 - a) A 15-foot wide public maintenance access easement over lot 251 from the public right-of-way to the public stormwater facility on Tract K with a turn-around.
 - b) Construction of a 12-foot wide Portland Cement concrete all-weather driving surface capable of carrying a 60,000-pound vehicle from public right-of-way to surround manholes by five feet:
 - i) Within the easement over Lot 251 and Tract K with a turn-around.
 - ii) Within Tract C adjacent to SW Vermillion Drive at least 20-feet past the back of sidewalk.
 - c) 15-foot wide public stormwater easements:
 - i) Between lots 91 and 92 or as approved by City Engineer.
 - ii) Between lots 239 and 240 or as approved by City Engineer.
- 27) The applicant must submit final plans showing Tracts A, D, E, G, J, M, and O as open space, owned and maintained by the applicant or a Homeowners' Association. The improvements shown in the Preliminary Plans in Tract M must be completed prior to issuance of building permits for the fourth subdivision phase.
- 28) The applicant must submit final plans showing Tract B as dedicated to the City of Tualatin and construction of a 12-foot wide Portland Cement asphalt or concrete all-weather driving surface capable of carrying a 60,000-pound vehicle.
- 29) The applicant must submit final plans showing Tract H as dedicated to the City of Tualatin. Water System Development Charge credits must be provided to developer based on fair market value of developed land. All trees must be removed from Tract H and site graded per the approval of the City Engineer.
- 30) The applicant must submit final plans showing Tract C and K as dedicated to the City of Tualatin for public stormwater facilities.
- 31) The applicant must coordinate conveyance of Tract F to Clean Water Services.
- 32) The applicant must submit final plans showing Tract I and N as 8-foot wide concrete public accessways in compliance with TDC 74.460.
- 33) The applicant must submit final plans showing Tract L as owned as maintained by the applicant or Homeowners' Association with an easement for public utilities, public pedestrian, and vehicular access over the entire Tract.

- 34) The applicant must submit final plans showing public pedestrian access easements as shown on plans for Tracts A, D, and E sufficient for meandering sidewalk.
- 35) All retaining walls, fences, support structures, and walls must be constructed outside of public utility easements.
- 36) A gated emergency vehicle access from the south end of SW “G” Street to SW Boones Ferry Road to be constructed to TVF&R’s requirements that must be constructed prior plat approval for Phase 2. An emergency vehicle gate must be installed at the end of the constructed SW “G” Street and the access intersection with SW Boones Ferry Road which must be removed prior to acceptance of the public improvements in Phase 3. **Prior to construction of the Autumn Sunrise Phase 2 temporary emergency access onto SW Boones Ferry Road, the applicant must abandon the existing stormwater outfall releasing flows onto Tax Lot 2S135CD00302 and reroute all upstream flows to Autumn Sunrise’s existing southwest stormwater discharge point.**
- 37) The applicant must obtain City of Tualatin Public Works, Water Quality, and Erosion Control Permits and provide copies of the ODOT Miscellaneous Permit and Washington County Facilities Permits.

PRIOR TO APPROVAL OF THE FINAL PLAT OF EACH SEQUENTIAL PHASE:

Submit to the Engineering Division via eTrakit for review and approval:

- 38) The first phase expires two years from the effective date of this decision, unless an application for final plat is submitted or an extension is granted under TDC 36.210. All subsequent phases expire ten years from the effective date of this decision, and an extension under TDC 36.210 is not available. No building permits for development of lots or parcels will be issued until the final plat for applicable phase is recorded.

PRIOR TO BUILDING PERMIT ISSUANCE FOR LOTS WITHIN EACH PHASE:

Submit to the Engineering Division via eTrakit for review and approval:

- 39) The applicant must substantially construct improvements required of each phase as permitted by issued Erosion Control, Public Works, and Water Quality Permits from the City of Tualatin in accordance with TDC 36.330, the obtained ODOT Miscellaneous Permit for stormwater, and Washington County Facility Permits.
- 40) The applicant must submit paper and electronic as-builts of the Engineering permits along with maintenance bonds and any final fees for public and water quality improvements.
- 41) Prior to the 51st building permit issuance the City of Tualatin Water Main upsizing project to the existing reservoirs must be completed and operational.
- 42) **The applicant must construct a continuous minimum six-foot high wooden fence along the easterly plat boundary (Lots 84-192), prior to issuance of building permits for the Phase in which the segment of fence is located, unless otherwise approved by the Community Development Director.**

PRIOR TO OCCUPANCY:

- 43) An approved public sanitary sewer system (pump station or approved alternative approach) must be available prior to occupancy of any home, including model homes.

- 44) Prior to occupancy of the 298th home (the first home of the fourth subdivision phase) the SW Boones Ferry Road and SW "H" Street signal must be operational and all public improvements completed.

III. APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Planning Commission hearing and who may be adversely affected by the Commission's decision may file a request for review of the final decision of the Variance land application to the City Council. The Tualatin Planning Commission's decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Community Development Department Planning Division at 10699 SW Herman Road, Tualatin, Oregon, before 5:00 p.m., December 21, 2021. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons and the applicable appeal fee and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 13 DAY OF DECEMBER 2021.

CITY OF TUALATIN
PLANNING COMMISSION

BY:



Bill Beers, Chair
Tualatin Planning Commission



E-mailed: June 5, 2023

Melissa Slotemaker
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
slotemakerm@aks-eng.com

RE: Autumn Sunrise Subdivision Modification to Phase 2 and 3 (SB 23-0001)

Melissa,

Thank you for submitting a modification to the Autumn Sunrise Subdivision Phase 2 and 3 (original casefile CUP 21-0001 and SB 21-0001). The ±61.71 acre site is located south of SW Norwood Road, east of SW Boones Ferry Road, and north of SW Greenhill Lane. The site is located in the Medium Low-Density Residential (RML) and Neighborhood Commercial (CN) Planning Districts.

The applicant submitted a modification to the original tentative subdivision plan (CUP 21-0001 and SB 21-0001) approval to create four additional lots within Phase 2 of Autumn Sunrise in accordance with the Modification of Prior Approval process in Section 36.200 of the Tualatin Development Code. The original tentative subdivision approval required a minimum of 20 percent of the lots to be attached residential dwellings. With the addition of four lots to Phase 2, at least one additional attached residential dwelling is required in order to meet the 20 percent minimum. Therefore, this modification application also includes changing two lots in Phase 3 from detached residential lots to attached residential lots.

Findings

TDC 36.200. Modification of Prior Approval.

(4) *Criteria.* An application for modification pursuant to this section must be approved if all of the following criteria are met:

(a) The proposed modification is not substantially inconsistent with the conditions of the original approval; and

Finding:

The Conditions of Approval for the original subdivision application (SB 21-0001) are attached as Exhibit B. With Condition of Approval A2 this standard is met.

(b) Accessways to adjacent streets or properties must not be relocated more than 25 feet from the location approved on the subdivision plan. In addition, accessways must not be relocated to a different adjacent property.

Finding:

The modification does not include relocating access ways. This standard is met.

(c) Stub streets must not be changed to non-through streets.

Finding:

The modification does not propose changing any stub streets to non-through streets. This standard is met.

(d) Culs-de-sac must not be changed to stub streets.

Finding:

The modification does not propose changing any cul-de-sacs into stub streets. This standard is met.

(e) Density decreases must not exceed a 20 percent reduction in the total number of approved lots or dwelling units.

Finding:

The modification does not propose a decrease in density. This standard is met.

(f) The proposed modification must not result in a change or deletion of a condition of approval of the subdivision plan approval.

Finding:

The modification does not propose a change or deletion of a condition of the original subdivision approval (SB 21-0001). With Condition of Approval A2 this standard is met.

(g) The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

Finding:

The proposed modification does not change the use of the site and does not impact surrounding properties. The proposed modification will have minimal impact to the physical appearance of the project and will remain consistent with the surrounding improvements of the new residential neighborhood. This standard is met.

Decision

Pursuant to Tualatin Development Code (TDC), the City of Tualatin Planning Division **approves the proposal** as described, illustrated, and cited by the application materials with the following conditions:

GENERAL:

- A1. The proposed modification must comply with all applicable standards and objectives in TDC Chapter 36.
- A2. The proposed modification must adhere to the conditions of the original decision (CUP 21-0001 and SB 21-0001).
- A3. The proposed modification does not affect the expiration date of the original decision (CUP 21-0001 and SB 21-0001).

Please contact me with any questions at 503.691.3027 or mnelson@tualatin.gov

Thank you,



Madeleine Nelson
Assistant Planner

Exhibits:

- Exhibit A: Preliminary Plans
- Exhibit B: CUP 21-0001/SB 21-0001 Conditions of Approval

cc: Steve Koper, AICP, Assistant Community Development Director
Mike McCarthy, City Engineer
Tony Doran, Engineering Associate
Lindsey Hagerman, Office Coordinator

file: SB 23-0001

Figure 1: Original Layout and Lot Types



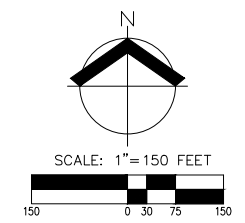
Figure 2: Planned Modifications



PRODUCT DISTRIBUTION PLAN
 AUTUMN SUNRISE SUBDIVISION
 LENNAR NORTHWEST, INC.
 TUALATIN, OREGON



JOB NUMBER: 7454
 DATE: 5/30/2023
 DESIGNED BY: JSM
 DRAWN BY: JSM
 CHECKED BY: DS



DENSITY CALCULATIONS

	SQ. FT.	ACRES
GROSS SITE AREA:	± 2,688,206	± 61.71
PUBLIC R.O.W. DEDICATION AREA:	± 628,769	± 14.43
PRIVATE STREET/ACCESS AREA:	± 5,718	± 0.13
STORMWATER FACILITY AREA:	± 106,471	± 2.44
COMMERCIAL AREA:	± 82,144	± 1.89
PUMP STATION DEDICATION AREA:	± 7,709	± 0.18
NET DEVELOPABLE:	± 1,857,395	± 42.64

RML ZONE

MAXIMUM DENSITY (10 DU PER ACRE):	426 LOTS
MINIMUM DENSITY (7 DU PER ACRE):	298 LOTS
PLANNED DENSITY:	404 LOTS
REQUIRED OPEN SPACE AREA (5% GROSS):	± 134,410 SQ. FT.
OPEN SPACE PROVIDED:	± 171,904 SQ. FT.

LOT AREA SUMMARY

MAXIMUM LOT AREA:	± 7,731 SQ. FT.
MINIMUM LOT AREA:	± 3,000 SQ. FT.
AVERAGE LOT AREA (ALL DU):	± 4,151 SQ. FT.
AVERAGE LOT AREA FOR SF DETACHED DU:	± 4,407 SQ. FT.
AVERAGE LOT AREA FOR SF ATTACHED DU:	± 3,147 SQ. FT.

LOT DIMENSION	HOUSE TYPE	PH-1	PH-2	PH-3	PH-4	TOTAL UNITS
50'x100'	Detached	36	27	7	34	104
40'x100'	Detached	21	17	26	61	125
34'x100'	Detached	28	1	56	8	93
29'x100'	Attached	24	14	44	-	82