

## **Exhibit C: Application Form**

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## 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 (TDC 32.120)

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*)
- N/A  Phasing Plan (*if proposed*)
- Summary of Contact with Citizen Involvement Organization
- Preliminary Title Report, including current deed and legal description
- 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/>
- Service Provider Letter/Agreement from Republic Services
- 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:

- Existing Conditions
- Site Plan
- N/A  Tree Preservation Plan
- Grading Plan
- Utility Plan
- Landscape Plan
- Lighting Plan
- Color Elevations
- Architectural Materials Schedule

### PUBLIC NOTICE:

- 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:

- N/A  Tree Assessment Report
- N/A  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

## Land Use Application

Project Information		
Project Title:		
Brief Description:		
Property Information		
Address:		
Assessor's Map Number and Tax Lot(s):		
Primary Contact		
Name:	Company Name:	
Address:		
City:	State:	ZIP:
Phone:	Email:	
Property Owner/Applicant		
Name:		
Address:		
City:	State:	ZIP:
Phone:	Email:	
Property Owner's Signature: <b>(Note: Letter of authorization is required if not signed by owner)</b>		Date:


<p><b>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.</b></p>	
Applicant's Signature:	Date:


### Land Use Application Type:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input 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:	

## Land Use Application

Project Information		
Project Title: <b>Cipole Properties LLC. Industrial Building</b>		
Brief Description: <b>Establish a ±13,790 SF building for light manufacturing on a ±1.44 acre property in the MG zone.</b>		
Property Information		
Address: <b>Unaddressed</b>		
Assessor's Map Number and Tax Lot(s): <b>2S121DC, Tax Lot 700</b>		
Primary Contact		
Name: <b>Tony Mills (Consultant)</b>	Company Name: <b>AKS Engineering &amp; Forestry</b>	
Address: <b>12965 SW Herman Road, Suite 100</b>		
City: <b>Tualatin</b>	State: <b>OR</b>	ZIP: <b>97062</b>
Phone: <b>(503) 563 - 6151</b>	Email: <b>millst@aks-eng.com</b>	
Property Owner/Applicant		
Name: <b>Cipole Properties, LLC</b>		
Address: <b>1990 SW Cipole Road</b>		
City: <b>Tualatin</b>	State: <b>OR</b>	ZIP: <b>97062</b>
Phone: <b>Please contact applicant's consultant</b>	Email:	
Property Owner's Signature:  (Note: Letter of authorization is required if not signed by owner)		Date: <b>4.17.23</b>

<p><b>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.</b></p>	
Applicant's Signature: 	Date: <b>4.17.23</b>

**Land Use Application Type:**

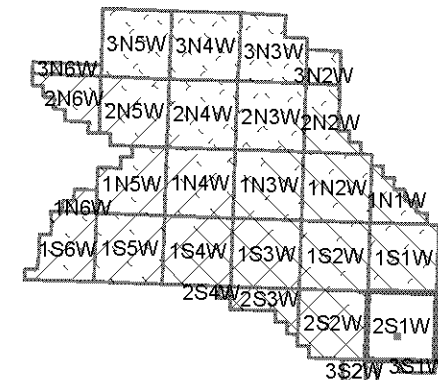
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR)      | <input type="checkbox"/> 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:	

## **Exhibit D: Washington County Assessor's Map**

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WASHINGTON COUNTY OREGON  
SW 1/4 SE 1/4 SECTION 21 T2S R1W  
SCALE 1"= 100'



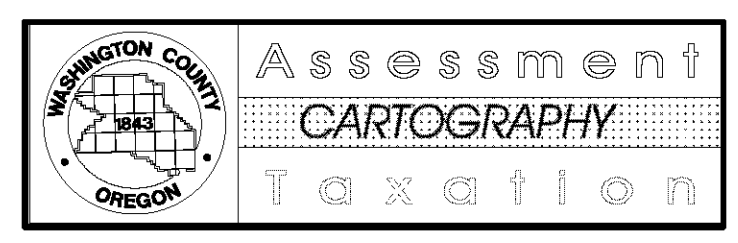
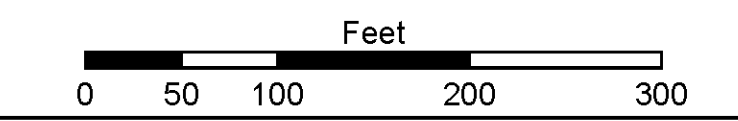
36	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6

BB	BA	AB	AA
B	D	A	A
BC	BD	AC	AD
C	C	B	A
CB	CA	DB	DA
C	C	D	D
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 2S121DC  
1200, 1300, 800



PLOT DATE: 4/6/2022  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

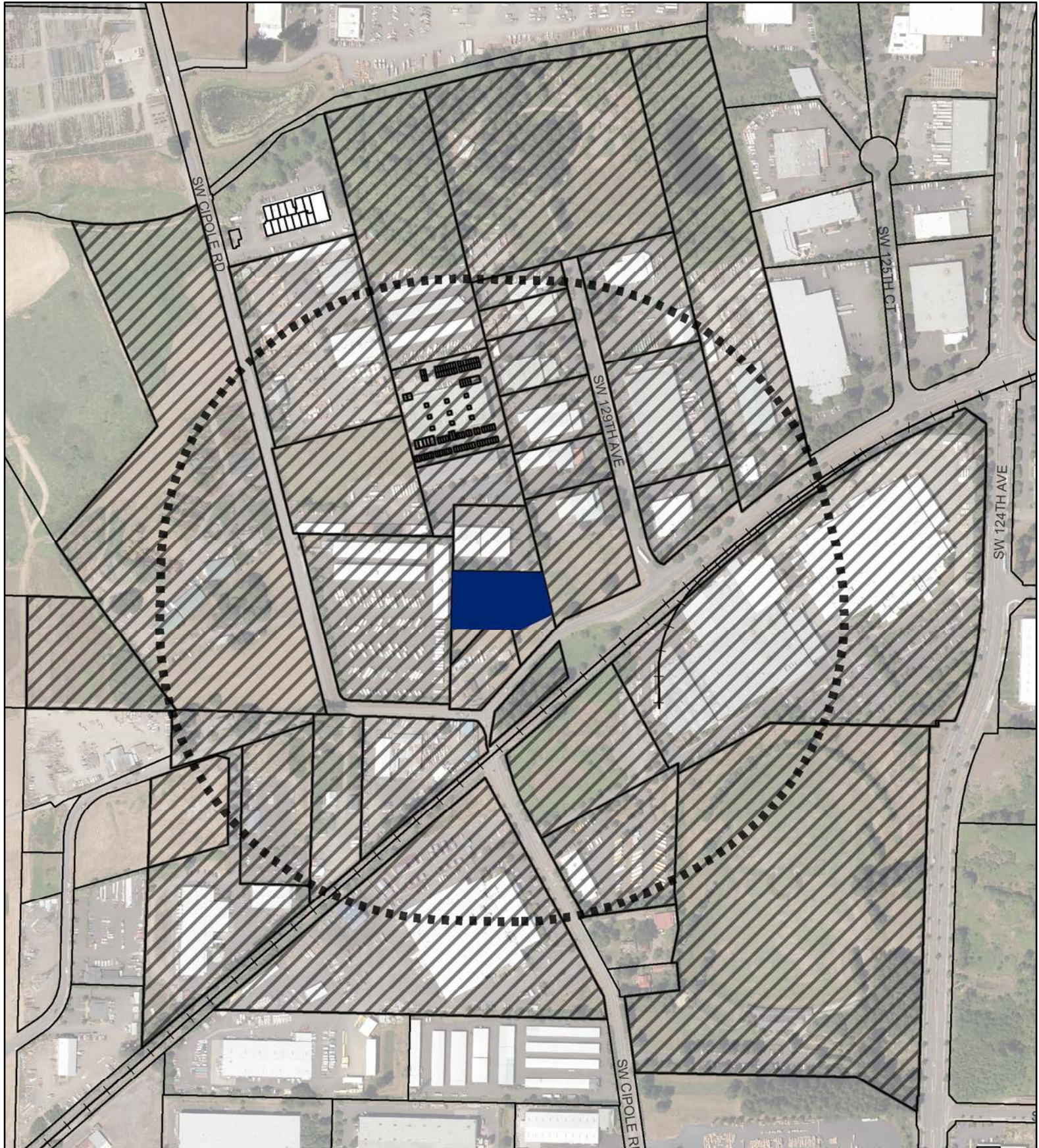
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

## Exhibit E: Mailing Labels

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 1000' Buffer

 Selected Taxlots



TLID	OWNER1
2S128A000900	WADDILL JOHN
2S121C001400	UNITED STATES OF AMERICA
2S121DB00200	UNION WINE COMPANY
2S121DC90000	TUALATIN INDUSTRIAL CONDOS OWNERS OF ALL UNITS
2S128A000103	SHERWOOD SCHOOL DIST #88J
2S121DC00200	PURA PROPERTY LLC
2S121DD01200	PETER COTTONTAIL ENTERPRISES LLC
2S128B000700	OREGON STREET PARTNERS
2S121DC01000	NSA PROPERTY HOLDINGS LLC
2S128A000600	NORTHWEST NATURAL GAS CO
2S121DC01100	MACHINE SPECIALTIES INC
2S121DC00500	LUDWIG LARRY W & LUDWIG JUDY K
2S128A000800	LUDWIG JASON L
2S128A000700	JNA PROPERTIES LLC
2S128A001500	JK PROPERTY LLC
2S121DC00400	JCBAY LLC
2S121DB00700	JC HOLDINGS LLC
2S121DC00300	JABSHOP LLC
2S121D000301	HERMAN RV STORAGE LLC
2S121DC99097	HERMAN CONDO LLC
2S121DB00300	HAGG FAMILY TRUST
2S121DD00400	GULSONS
2S121DD00300	GUAN'S OREGON LLC
2S121D000600	GRAY ROBERT A TRUST
2S128A000100	FORE-SIGHT BALBOA LLC
2S121DD00201	EXETER 19855 SW 124TH LP
2S128A001600	ENSTROM PATRICK LEE
2S121DC00800	DEEP VALLEY LLC
2S121DC00100	COLEMAN STEVEN R & COLEMAN SANDRA J & COLEMAN MATTHEW J ET AL
2S121C001202	CIPOLE ROAD HOLDINGS LLC
2S121DC00700	CIPOLE PROPERTIES LLC
2S121DC00900	CIPOLE FARMHOUSE LLC
2S121DD00800	BELMONT PROPERTY LLC & JAMFEE3 LLC

**OWNER2**

US FISH & WILDLIFE SERVICE LANDS DIVN WRS/LNDS: CHARLES PARROTT

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
PO BOX 1464	COOS BAY	OR	97420
911 NE 11TH AVE	PORTLAND	OR	97232
PO BOX 370	SHERWOOD	OR	97140
		OR	00000
23295 SW MAIN ST	SHERWOOD	OR	97140
28742 SW PETES MOUNTAIN RD	WEST LINN	OR	97068
PO BOX 1938	WILSONVILLE	OR	97070
PO BOX 1000	SHERWOOD	OR	97140
5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
220 NW 2ND AVE	PORTLAND	OR	97209
19730 CIPOLE RD #1	TUALATIN	OR	97062
PO BOX 473	TUALATIN	OR	97062
19445 SW CIPOLE RD	SHERWOOD	OR	97140
19975 SW CIPOLE RD	SHERWOOD	OR	97140
PO BOX 37	TUALATIN	OR	97062
19435 SW 129TH AVE	TUALATIN	OR	97062
12111 SW MALLOY WAY	SHERWOOD	OR	97140
4850 E PLACITA PROVIDA	TUCSON	AZ	85718
12965 SW HERMAN RD #100	TUALATIN	OR	97062
12965 SW HERMAN RD #100	TUALATIN	OR	97062
19100 SW 129TH AVE	TUALATIN	OR	97062
307 LEWERS ST 6TH FLOOR	HONOLULU	HI	96815
16315 SW BARROWS RD #105A	BEAVERTON	OR	97007
7823 SW KINGFISHER WAY	PORTLAND	OR	97224
20400 SW CIPOLE RD	TUALATIN	OR	97062
101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
9304 SW 51ST	PORTLAND	OR	97219
PO BOX 69	TUALATIN	OR	97062
30600 S ARROW CT	CANBY	OR	97013
19785 SW CIPOLE RD	SHERWOOD	OR	97140
PO BOX 69	TUALATIN	OR	97062
19990 SW CIPOLE RD	TUALATIN	OR	97062
PO BOX 23025	PORTLAND	OR	97281

## **Exhibit F: Pre-Application Meeting Notes**

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## CIPOLE PROPERTIES, LLC

### SW Herman & Cipole Road Pre-Application Meeting Summary

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

#### Required Land Use Reviews

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

#### Neighborhood/Developer meeting

- Holding a Neighborhood/Developer meeting is required for both Annexation and Architectural Review applications. The same meeting may be used for both applications.
- Neighborhood/Developer meetings should generally be held no more than six months prior to application. More detailed information about this meeting, is online here: <https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings>
- Applicants are responsible for mailing and posting notice of your Neighborhood Developer meeting. The City can provide a list of addresses for your notice letters. This mailing list includes neighboring property owners, but communicating with your current residents is also encouraged to proactively address concerns. Please email us at [planning@tualatin.gov](mailto:planning@tualatin.gov) to request a Mailing List for a \$32 fee.

#### Annexation:

- Type IV procedure, subject to City Council hearing and adoption. Within 45-days of determining an annexation application is complete, a public hearing date will be set before the City Council. Council meetings are held virtually on the 2nd and 4th Monday of each month, beginning at 7:00 pm.
- Findings regarding proposed connection to public sanitary sewer, stormwater, and water systems should be described in your narrative. Further comments regarding the available systems are under Public Utilities below.
- Work with Washington County Assessment and Taxation's Cartography staff to certify legal description, map, and property ownership: <https://www.co.washington.or.us/AssessmentTaxation/GISCartography/index.cfm>
- Provide Metro filing fee as a separate check made out to "Metro" with annexation application. For fee schedule, refer to: <https://www.oregonmetro.gov/tools-partners/data-resource-center/annexation-and-boundary-change-information>
- Application packet: <https://www.tualatinoregon.gov/planning/annexation-ann-application>

- Examples of recent annexation applications are found on our projects website:  
[https://www.tualatinoregon.gov/projects?term\\_node\\_tid\\_depth=All&field\\_project\\_status\\_value=All&field\\_project\\_type\\_tid=All&keys=ANN](https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=All&keys=ANN)

### **Architectural Review Application:**

Type II Land Use Decision – See [TDC 33.020\(3\)](#)

[https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5081/ar\\_instructions\\_2019\\_withforms.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5081/ar_instructions_2019_withforms.pdf)

Type II AR applications and examples for industrial development found here:

<https://www.tualatinoregon.gov/planning/ar-21-0012-manhasset-industrial>

Criteria to address for your AR narrative includes:

- **Tualatin Municipal Code:**
  - [03-02: Sewer Regulations;](#)
  - [03-03: Water Service;](#)
  - [03-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building & Sewers;](#)
- **Tualatin Development Code:**
  - [32: Procedures;](#)
  - [33.020: Architectural Review;](#)
  - [33.110: Tree Removal Permit/Review;](#)
  - [61: General Manufacturing Zone;](#)
  - [63: Industrial Uses – Environmental Regulations;](#)
  - [73A, 73B, and 73C: Design Standards;](#)
  - [74: Public Improvements](#)
  - [75: Access Management](#)

### **Type II Timeline:**

- At the applicant’s risk, an AR application may be submitted while the Annexation application is being processed. Please note that the AR application would be deemed incomplete, notwithstanding any other completeness items upon submittal, and not deemed complete until after the annexation is approved, and the city has jurisdiction of the property, regardless of whether other identified completeness items have previously been satisfied.
- Decided by staff:
  - 30 day Completeness Review
  - Staff issues Notice of Application after application is deemed complete:
    - 14 day comment period
    - Those who comment gain standing for potential appeal
  - Draft decision shared with applicant and property owner within 60 days of complete application
  - Notice of Decision:
    - 14 day appeal period – opportunity to appeal decision to City Council

## Required Service Provider Letters

Clean Water Services will comment on additional natural resource, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>

Coordination with Republic Services, the City's waste disposal service, is required as part of the Architectural Review process. To obtain a service provider letter for proposed development, please work directly with John Olivares, Operations Manager: [jolivares@republicservices.com](mailto:jolivares@republicservices.com) and (503) 826-7139.

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

## Highlighted Site Design Standards

Permitted and conditional uses are listed in [Table 61-1](#), and use categories are described in [Chapter 39](#). Manufacturing and warehousing are permitted within the MG zone; however a conditional use permit is required for the warehousing of building materials and supplies.

- [Table 61-2](#): Parking and Circulation Areas require a minimum setback of 5 feet; no minimum setback required adjacent to joint access approach in accordance with TDC 73C.
- [Ordinance 1463-21](#): *Front Lot Line*. A lot line that abuts a street. If two or more lot lines abut a street, the shortest of the lot lines is the front lot line; if two or more lot lines of equal length abut a street, the front line is the lot line that abuts the street of the lower functional classification; and if two or more lot lines are of equal length and abut streets of the same functional classification, any of the lot lines that abut a street can be designated the front lot line.  
[TDC 73A.500\(1\)](#): Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;
- [TDC 73B.020\(3\)](#): The MG zones requires a minimum of 15% landscaping of the total area to be developed.
- [TDC 73B.060\(1\)](#): Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement
- [TDC 73C.20\(4\)](#) Landscape island required for every eight continuous parking stalls
- [TDC 73D.010\(1\)](#): The requirements of the waste and recyclables management standards apply to all new industrial developments.

### Tree Removal:

Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit. Tree is defined as: a living, standing, woody plant having a trunk eight inches or more in diameter, widest cross section, at a point four feet above mean ground level.



If required, tree removal is reviewed under the Architectural Review application. A tree preservation plan and a tree assessment report prepared by a certified arborist are required to address the approval criteria for tree removal found in [TDC 33.110\(5\)](#).

#### **Natural resources:**

Clean Water Services will comment on additional natural resource, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see <http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>

#### **Public Utilities and Other Site Development**

- Request available public utility as-builts by emailing [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov).
- Apply for Tualatin Erosion Control, Public Works, and Water Quality Permits electronically via eTrakit: <https://permits.ci.tualatin.or.us/eTrakit/>.
- An Erosion Control permit is required from Tualatin for projects disturbing over 500 square feet.
  - Additionally if between one and five acres are disturbed, a 1200CN is needed from CWS.
  - If over five acres are disturbed, a 1200C is needed from DEQ.
- A Water Quality Permit is needed for construction and modification of public and private impervious areas. The permit will include wetland mitigation/revegetation required by CWS SPL in addition to treatment, detention as required for conveyance, and hydromodification per CWS D&CS Ch 4.
  - Include all private stormwater treatment and conveyance within a maintenance agreement including existing facilities.
  - For water quality permit application completeness submit stormwater plans and calculations certified by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) proving proposed systems:
    - In accordance with TMC 3-5-200 through 3-5-430, TDC 74.630 and 74.650, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design and Construction Standards (D&CS) Chapter 4.
    - Show onsite facilities for proposed new and modified impervious areas.
    - Address runoff from all new and modified private impervious areas.
    - Treat new and modified impervious areas in accordance with CWS D&CS 4.08.1.d meeting phosphorous removal in accordance with TMC 3-5-350 per the design storm in accordance with TMC 3-5-360 and CWS D&CS 4.08.2.
    - Detain up to the 25 year storm event in accordance with the Leveton Drainage Basin, TMC 3-5-220, TMC 3-5-230, and CWS D&CS 4.08.
    - Accommodate hydromodification in accordance with CWS D&CS 4.03.5.
    - Include conveyance calculations that accommodates up to a 25-year storm event with 100-year overland flow to the public stormwater system in accordance with TDC 74.640 and CWS D&CS 5.05.2.d.
      - Downstream evaluation with a maximum of 82% capacity within public lines per [TMC 3-5-210 - Review of Downstream System](#)
    - Demonstrate compliance with the Clean Water Services' Service Provider Letter CWS conditions sufficient to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d).

- If the proposed water quality facility includes infiltration in the design, a Geotech/soil/infiltration report will need to be submitted to Engineering for a complete land use application.
- A Public Works Permit is needed for any sanitary sewer, stormwater, or water line work within right-of-way or public easements.
  - Public sanitary sewer is to the southeast of this site near SW Herman Road. A private lateral within a private easement may be a proposed opportunity.
  - Public stormwater lines exist within SW 129<sup>th</sup> Avenue. You may evaluate extension of a public line within SW Herman Road to serve this site including any additional private detention or upgrading existing downstream conveyance.
    - The draft stormwater master plan doesn't propose any projects for SW 129th Avenue  
[https://www.tualatinoregon.gov/sites/default/files/fileattachments/engineering/page/51931/draft-final\\_tualatin\\_stormwater\\_master\\_plan\\_feb2020-web.pdf](https://www.tualatinoregon.gov/sites/default/files/fileattachments/engineering/page/51931/draft-final_tualatin_stormwater_master_plan_feb2020-web.pdf)
  - A public water line exists along the east side of this site.
- Driveways must be a minimum of 150 feet from the intersection of SW Cipole Road and SW Herman Road and a maximum of 40 feet wide. [TDC 75.040. - Driveway Approach Requirements](#)
- Hydraulic Modeling is required for over 48,300 square footage of new building area, 870 gallons/acre/day use, and/or more than 49 residential units. Hydraulic Modeling may be requested in advance of application for a land use to confirm availability and requirements, but may need to be updated depending on changes due to conditions of approval. When submitting a modeling application include:
  - Requirements/alternatives allowed by Tom Mooney, TVF&R (503) 259-1419; [thomas.mooney@tvfr.com](mailto:thomas.mooney@tvfr.com)
  - Hydrant flow test results. Request testing via <https://www.tualatinoregon.gov/publicworks/hydrant-flow-tests>. For questions contact Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:tleahy@tualatin.gov)
  - After submittal Staff will coordinate with you regarding payment of the fee per the current [fee schedule](#). (Currently \$300/building)

### Transportation and Site Access

- Your transportation engineer must email Mike McCarthy, Principal Traffic Engineer, [mmccarthy@tualatin.gov](mailto:mmccarthy@tualatin.gov) (please also copy [tdoran@tualatin.gov](mailto:tdoran@tualatin.gov)) to confirm proposed Traffic Impact Analysis scope including site plan, building sizes, etc. and estimated trip generation. Staff will coordinate with any other applicable agencies and jurisdictions. Mike may also be reached at (503) 691-3674.

### Fire

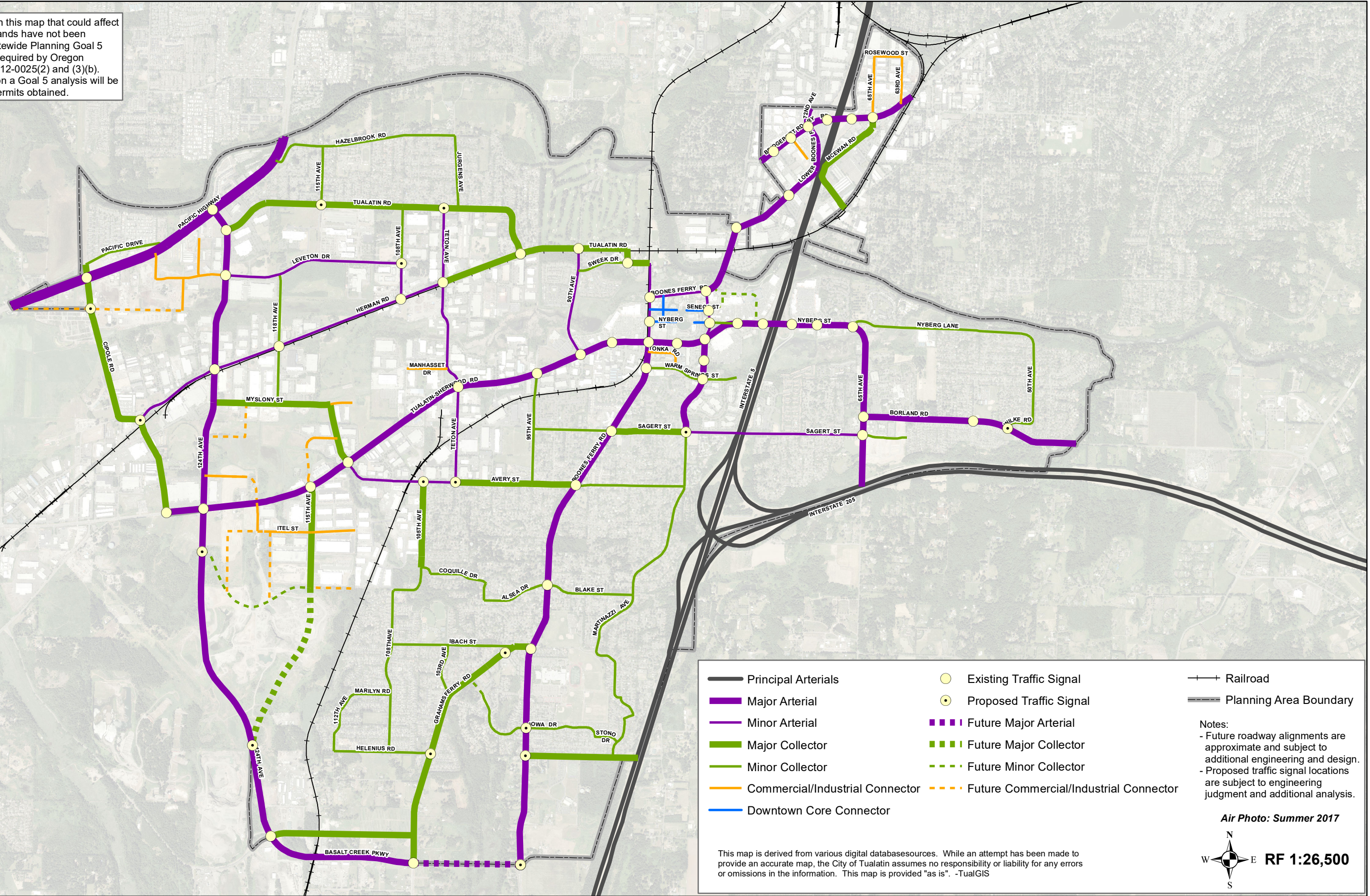
- Drew Dubois, TVF&R (503) 259-1404; [drew.debois@tvfr.com](mailto:drew.debois@tvfr.com)
- Flow testing: Terrance Leahy, Water Division Manager, (503) 691-3095; [tleahy@tualatin.gov](mailto:tleahy@tualatin.gov)

### Building

- At the conclusion of the AR appeal period, please contact Building Services at (503) 691-3044 to schedule a pre-submittal meeting to discuss the permit process with Building Division staff.
- Current fee schedule: <https://www.tualatinoregon.gov/finance/fee-schedule>
- For calculating SDC fees, please work with Lauren Gonzalez, [lgonzalez@tualatin.gov](mailto:lgonzalez@tualatin.gov)

# Map 8-1: Functional Classification and Traffic Signal Plan

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



Principal Arterials	Existing Traffic Signal	Railroad
Major Arterial	Proposed Traffic Signal	Planning Area Boundary
Minor Arterial	Future Major Arterial	Notes: - Future roadway alignments are approximate and subject to additional engineering and design. - Proposed traffic signal locations are subject to engineering judgment and additional analysis.
Major Collector	Future Major Collector	
Minor Collector	Future Commercial/Industrial Connector	
Commercial/Industrial Connector		
Downtown Core Connector		

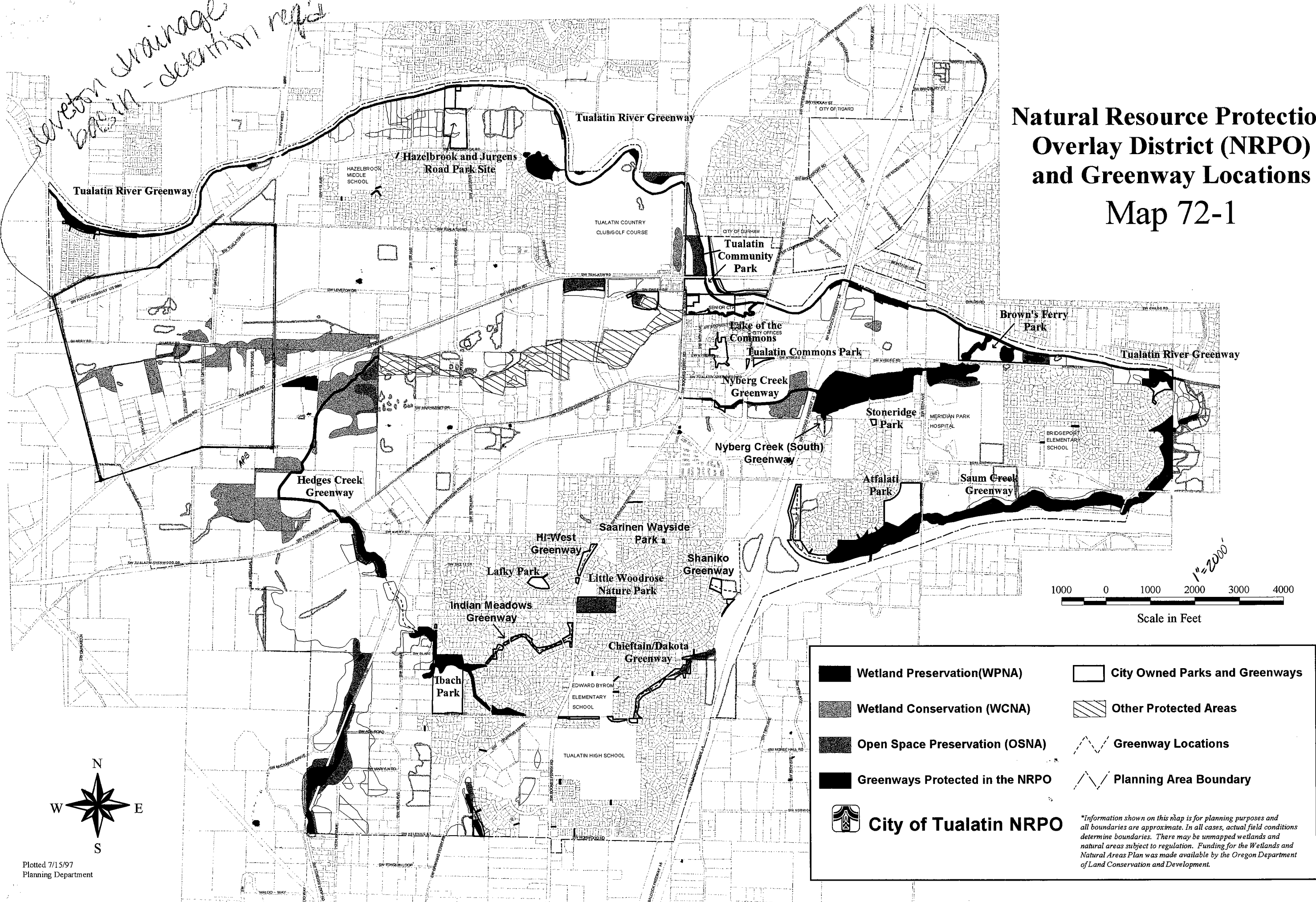
This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS

Air Photo: Summer 2017

RF 1:26,500

# Natural Resource Protection Overlay District (NRPO) and Greenway Locations Map 72-1

*Leveton drainage basin - detention req'd*



	Wetland Preservation (WPNA)		City Owned Parks and Greenways
	Wetland Conservation (WCNA)		Other Protected Areas
	Open Space Preservation (OSNA)		Greenway Locations
	Greenways Protected in the NRPO		Planning Area Boundary

**City of Tualatin NRPO**

\*Information shown on this map is for planning purposes and all boundaries are approximate. In all cases, actual field conditions determine boundaries. There may be unmapped wetlands and natural areas subject to regulation. Funding for the Wetlands and Natural Areas Plan was made available by the Oregon Department of Land Conservation and Development.

## **Exhibit G: Neighborhood Meeting Materials**

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March 14, 2022



**RE: Neighborhood Review Meeting  
Annexation and Architectural Review**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a ±1.44-acre property located northeast of SW Herman Road and SW Cipole Road (Tax Lot 700 of Washington County Assessor's Map 1S121DC) in Tualatin's General Manufacturing Planning District. The property is currently outside Tualatin's city limits in unincorporated Washington County. You can see a map of the location on the back of this letter. The project involves annexing the property into the City of Tualatin and requesting an Architectural Review for a ±14,000 square foot warehouse/manufacturing building. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

This meeting aims to provide a forum for surrounding property owners to review and discuss the project before applying to the City. This meeting will allow you to share any specific information about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting date is:

**March 28, at 6:00 p.m.**

**Virtual Meeting**

**Please go to the project website to register for the meeting:**

<https://www.aks-eng.com/cipole-properties/>

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the submittal of the application 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 cannot attend, please feel free to contact me at 503-563-6151 or by email at [millst@aks-eng.com](mailto:millst@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads 'Anthony B. Mills'.

Tony Mills  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
503-563-6151 | [millst@aks-eng.com](mailto:millst@aks-eng.com)

Enclosure: Tax Map

cc: Erin Engman, City of Tualatin Community Development Department  
Cipole Properties, LLC

**CERTIFICATION OF SIGN POSTING**

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>
---

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

---

As the applicant for the Cipole Properties Warehouse/Manufacturing project, I hereby certify that on this day, March 17<sup>th</sup> 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: Tony Mills, AKS Engineering & Forestry, LLC (Applicant's consultant)

*(Please Print)*

Applicant's Signature: \_\_\_\_\_

*Tony B. Mills*

Date: \_\_\_\_\_

03/14/22



**NOTICE**  
NEIGHBORHOOD /  
DEVELOPER MEETING  
12:00PM - 2:00 PM  
19677 SW 129th Ave  
Tualatin, OR 97062  
503-445-1111

Mar 14, 2022 at 10:20:45 AM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States



**NOTICE**  
NEIGHBORHOOD /  
DEVELOPER MEETING  
03/28/2022 6:00 p.m.  
Virtual Meeting  
<https://www.oregon.gov/development/development/development>  
503-563-0151

Mar 14, 2022 at 10:20:34 AM  
13025 SW Herman Rd  
Tualatin OR 97062  
United States



**NOTICE**  
NEIGHBORHOOD  
DEVELOPER MEETING  
03/29/2022 6:00 p.m.  
1st Public Meeting  
<https://www.ci.tualatin.or.us/development/>  
603-563-6151

Mar 14, 2022 at 10:22:31 AM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States



Mar 14, 2022 at 10:22:10 AM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States

**NOTICE**

**NEIGHBORHOOD /  
DEVELOPER MEETING**

03/28/2022 6:00 p.m.

Virtual Meeting:

<https://www.aks-eng.com/cipole-properties/>

503-563-6151

Mar 14, 2022 at 10:20:55 AM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States

**NOTICE**  
NEIGHBORHOOD /  
DEVELOPER MEETING  
03/28/2022 6:00 p.m.  
<https://www.lisa-ava.com/property-portal/>  
503-563-6151

Mar 14, 2022 at 10:22:38 AM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States

### AFFIDAVIT OF MAILING NOTICE

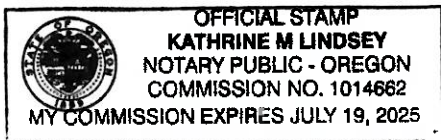
STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )

I, Mitchell Godwin being first duly sworn, depose and say:

That on the 11th day of March, 20 22, I served 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.

*Mitchell Godwin*  
Signature

SUBSCRIBED AND SWORN to before me this 11th day of March, 20 22.



*Kathrine Lindsey*  
Notary Public for Oregon  
My commission expires: JULY 19th, 2025

RE: \_\_\_\_\_

March 14, 2022



**RE: Neighborhood Review Meeting  
Annexation and Architectural Review**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a ±1.44-acre property located northeast of SW Herman Road and SW Cipole Road (Tax Lot 700 of Washington County Assessor's Map 1S121DC) in Tualatin's General Manufacturing Planning District. The property is currently outside Tualatin's city limits in unincorporated Washington County. You can see a map of the location on the back of this letter. The project involves annexing the property into the City of Tualatin and requesting an Architectural Review for a ±14,000 square foot warehouse/manufacturing building. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

This meeting aims to provide a forum for surrounding property owners to review and discuss the project before applying to the City. This meeting will allow you to share any specific information about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting date is:

**March 28, at 6:00 p.m.**

**Virtual Meeting**

**Please go to the project website to register for the meeting:**

<https://www.aks-eng.com/cipole-properties/>

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the submittal of the application 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 cannot attend, please feel free to contact me at 503-563-6151 or by email at [millst@aks-eng.com](mailto:millst@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads 'Anthony B. Mills'.

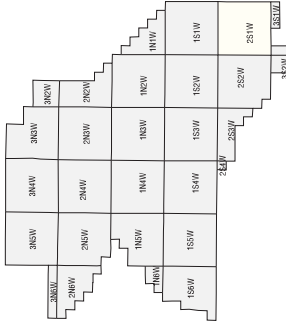
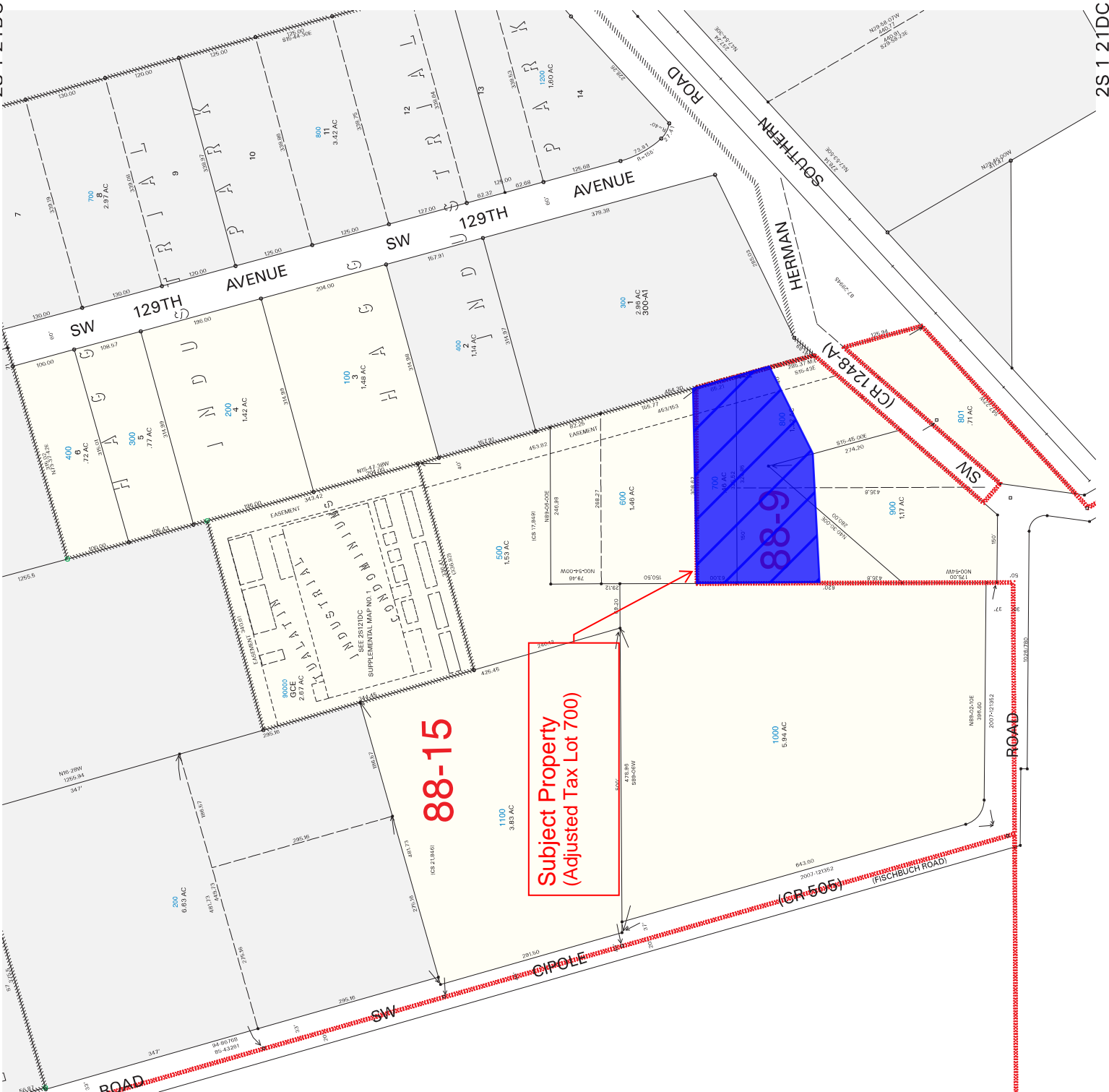
Tony Mills  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
503-563-6151 | [millst@aks-eng.com](mailto:millst@aks-eng.com)

Enclosure: Tax Map

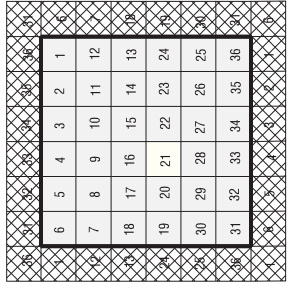
cc: Erin Engman, City of Tualatin Community Development Department  
Cipole Properties, LLC

2S 1 21DC

2S 1 21DC



WASHINGTON COUNTY OREGON  
 SW 1/4 SET 1/4 SECTION 21 T2S R1W W.M.  
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

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

SECTION 21

Cancelled Taxlots For: 2S121DC  
 1200,1300.



PLOT DATE: January 28, 2015  
 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.

TUALATIN  
2S 1 21DC

2S 1 21DC

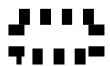
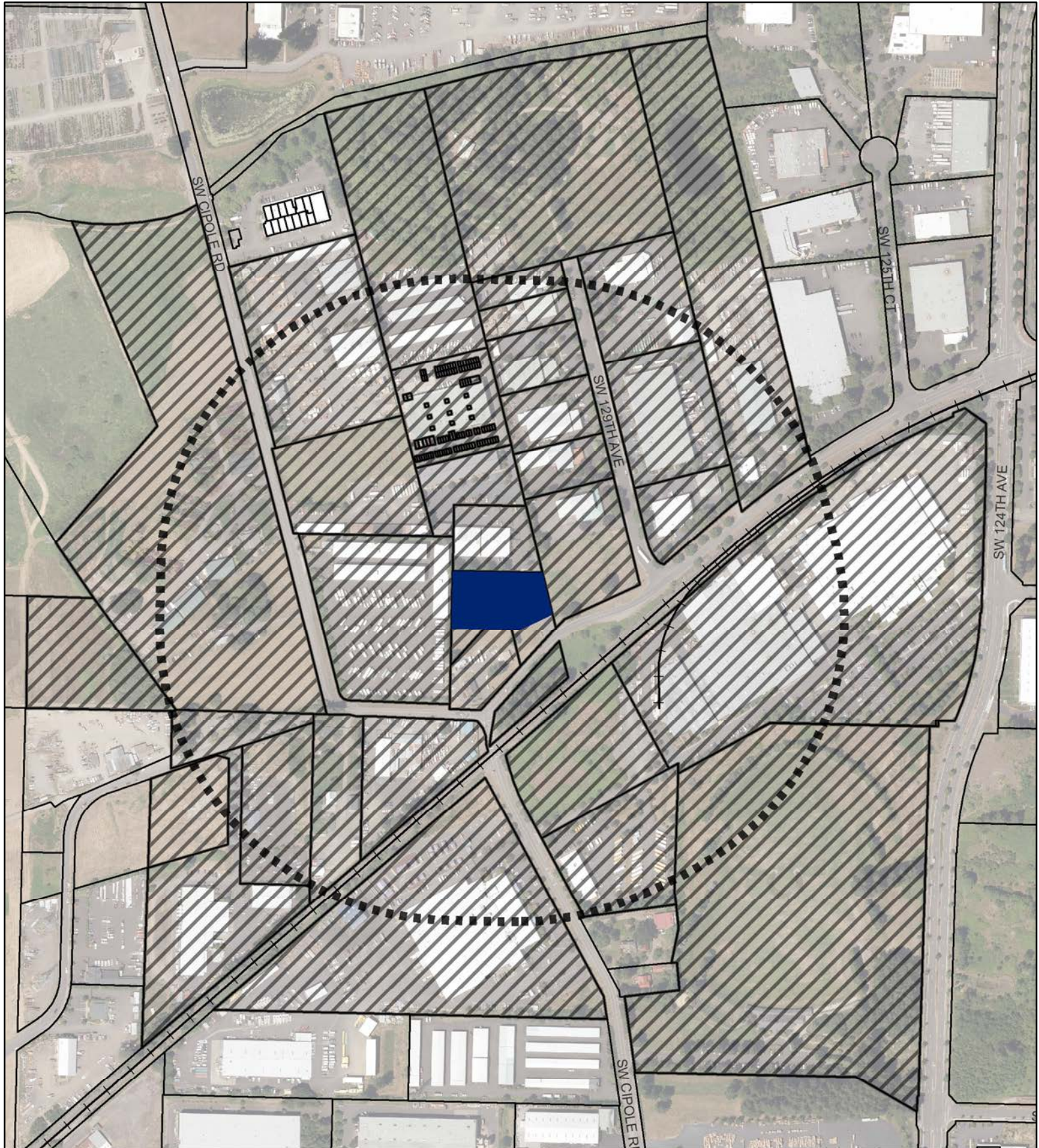


TLID	OWNER1
2S128A000900	WADDILL JOHN
2S121C001400	UNITED STATES OF AMERICA
2S121DB00200	UNION WINE COMPANY
2S121DC90000	TUALATIN INDUSTRIAL CONDOS OWNERS OF ALL UNITS
2S128A000103	SHERWOOD SCHOOL DIST #88J
2S121DC00200	PURA PROPERTY LLC
2S121DD01200	PETER COTTONTAIL ENTERPRISES LLC
2S128B000700	OREGON STREET PARTNERS
2S121DC01000	NSA PROPERTY HOLDINGS LLC
2S128A000600	NORTHWEST NATURAL GAS CO
2S121DC01100	MACHINE SPECIALTIES INC
2S121DC00500	LUDWIG LARRY W & LUDWIG JUDY K
2S128A000800	LUDWIG JASON L
2S128A000700	JNA PROPERTIES LLC
2S128A001500	JK PROPERTY LLC
2S121DC00400	JCBAY LLC
2S121DB00700	JC HOLDINGS LLC
2S121DC00300	JABSHOP LLC
2S121D000301	HERMAN RV STORAGE LLC
2S121DC99097	HERMAN CONDO LLC
2S121DB00300	HAGG FAMILY TRUST
2S121DD00400	GULSONS
2S121DD00300	GUAN'S OREGON LLC
2S121D000600	GRAY ROBERT A TRUST
2S128A000100	FORE-SIGHT BALBOA LLC
2S121DD00201	EXETER 19855 SW 124TH LP
2S128A001600	ENSTROM PATRICK LEE
2S121DC00800	DEEP VALLEY LLC
2S121DC00100	COLEMAN STEVEN R & COLEMAN SANDRA J & COLEMAN MATTHEW J ET AL
2S121C001202	CIPOLE ROAD HOLDINGS LLC
2S121DC00700	CIPOLE PROPERTIES LLC
2S121DC00900	CIPOLE FARMHOUSE LLC
2S121DD00800	BELMONT PROPERTY LLC & JAMFEE3 LLC

**OWNER2**

US FISH & WILDLIFE SERVICE LANDS DIVNWRSLNDS: CHARLES PARROTT

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
PO BOX 1464	COOS BAY	OR	97420
911 NE 11TH AVE	PORTLAND	OR	97232
PO BOX 370	SHERWOOD	OR	97140
		OR	00000
23295 SW MAIN ST	SHERWOOD	OR	97140
28742 SW PETES MOUNTAIN RD	WEST LINN	OR	97068
PO BOX 1938	WILSONVILLE	OR	97070
PO BOX 1000	SHERWOOD	OR	97140
5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
220 NW 2ND AVE	PORTLAND	OR	97209
19730 CIPOLE RD #1	TUALATIN	OR	97062
PO BOX 473	TUALATIN	OR	97062
19445 SW CIPOLE RD	SHERWOOD	OR	97140
19975 SW CIPOLE RD	SHERWOOD	OR	97140
PO BOX 37	TUALATIN	OR	97062
19435 SW 129TH AVE	TUALATIN	OR	97062
12111 SW MALLOY WAY	SHERWOOD	OR	97140
4850 E PLACITA PROVIDA	TUCSON	AZ	85718
12965 SW HERMAN RD #100	TUALATIN	OR	97062
12965 SW HERMAN RD #100	TUALATIN	OR	97062
19100 SW 129TH AVE	TUALATIN	OR	97062
307 LEWERS ST 6TH FLOOR	HONOLULU	HI	96815
16315 SW BARROWS RD #105A	BEAVERTON	OR	97007
7823 SW KINGFISHER WAY	PORTLAND	OR	97224
20400 SW CIPOLE RD	TUALATIN	OR	97062
101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
9304 SW 51ST	PORTLAND	OR	97219
PO BOX 69	TUALATIN	OR	97062
30600 S ARROW CT	CANBY	OR	97013
19785 SW CIPOLE RD	SHERWOOD	OR	97140
PO BOX 69	TUALATIN	OR	97062
19990 SW CIPOLE RD	TUALATIN	OR	97062
PO BOX 23025	PORTLAND	OR	97281



1000' Buffer



Selected Taxlots



# Attendee Report

<b>Report Generated:</b>	3/29/2022 8:28	
<b>Topic</b>	Webinar ID	
<b>Cipole Properties Industrial Neighborhood meeting</b>	841 8499 6828	
<b>Host Details</b>		
<b>Attended</b>	User Name (Original Name)	
<b>Yes</b>	Glen Southerland (Mimi Doukas)	
<b>Panelist Details</b>		
<b>Attended</b>	User Name (Original Name)	
<b>Yes</b>	Jeff Hunt	
<b>Yes</b>	Paul Sellke	
<b>Yes</b>	Pat Larson	
<b>Yes</b>	Tony Mills	
<b>Attendee Details</b>		
<b>Attended</b>	User Name (Original Name)	
<b>Yes</b>	Jamison Shields	
<b>Actual Start Time</b>	<b>Actual Duration (minutes)</b>	<b># Registered</b>
<b>3/28/2022 17:44</b>	<b>26</b>	<b>1</b>
<b>Email</b>	<b>Join Time</b>	<b>Leave Time</b>
mimid@aks-eng.com	3/28/2022 17:44	3/28/2022 18:10
<b>Email</b>	<b>Join Time</b>	<b>Leave Time</b>
jeff@rayborns.com	3/28/2022 18:03	3/28/2022 18:10
pauls@aks-eng.com	3/28/2022 17:56	3/28/2022 18:10
pat@rayborns.com	3/28/2022 17:59	3/28/2022 18:10
millst@aks-eng.com	3/28/2022 17:52	3/28/2022 18:10

<b>First Name</b>	Last Name	Email	
Jamison	Shields	jamison.l.shields@gmail.com	
<b># Cancelled</b>	Unique Viewers	Total Users	Max Concurrent Views
0		1	6
<b>Time in Session (minutes)</b>	Is Guest	Country/Region Name	
26	No	United States	
<b>Time in Session (minutes)</b>	Is Guest	Country/Region Name	
8	Yes	United States	
15	Yes	United States	
12	Yes	United States	
18	Yes	United States	
<b>Registration Time</b>	Approval Status	Join Time	Leave Time
3/14/2022 19:20	approved	3/28/2022 18:02	3/28/2022 18:10



March 28, 2022

**Neighborhood Meeting Summary:** Cipole Properties, LLC. Annexation and Architectural Review

**Meeting Date:** March 28, 2022  
**Time:** 6:00 PM  
**Location:** Virtual Meeting via Zoom Webinar

The following serves as a summary of the Neighborhood Meeting process. On March 11, 2022, property owners within 1000 feet of the proposed development site were sent notification of the planned Cipole Properties, LLC applications. This notification included the project location, project details, and the neighborhood meeting date and time. Information on how to join the meeting remotely was provided in the notification letter. Signs were posted on the subject property on March 14, 2022, to notify the public of the proposed project and upcoming meeting. An email was sent to the City's CIO representatives on March 14, 2022.

On March 28<sup>th</sup>, 2022, Glen Southerland, Tony Mills, and Paul Selke from AKS Engineering & Forestry, LLC were the meeting presenters. Jeff Hunt and Pat Larson from Cipole Properties, LLC attended the meeting and were available to answer questions. The meeting began with Tony Mills giving an overview of the Cipole Properties Industrial site and the planned land use applications. He provided details on the City's review process and opportunities for public input.

Following the presentation, attendees were given the opportunity to ask questions live or write questions in the Q&A dialog box. One member of the public joined the meeting and had no questions about the proposal.

The meeting concluded at approximately 6:10 pm.

Sincerely,

A handwritten signature in black ink that reads 'Anthony B. Mills'.

Tony Mills  
**AKS ENGINEERING & FORESTRY, LLC**  
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062  
P: 503.563.6151 | [www.aks-eng.com](http://www.aks-eng.com) | [SlotemakerM@aks-eng.com](mailto:SlotemakerM@aks-eng.com)

## **Exhibit I: Service Provider Letters**

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23-000890

## 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).**

<b>Jurisdiction:</b> <u>City of Tualatin</u>	<b>Review Type:</b> <u>Allowed Use</u>
<b>Site Address / Location:</b> <u>19990 SW CIPOLE RD</u> <u>Tualatin, OR 97062</u>	<b>SPL Issue Date:</b> <u>April 14, 2023</u>
	<b>SPL Expiration Date:</b> <u>April 13, 2025</u>

**Applicant Information:**

Name PAT LARSON  
 Company CIPOLE PROPERTIES  
 Address 19990 SW CIPOLE RD  
TUALATIN, OR 97062  
 Phone/Fax \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Owner Information:**

Name ALEX HURLEY  
 Company HERMAN RV STORAGE LLC  
 Address 12995 SW HERMAN RD  
TUALATIN, OR 97062  
 Phone/Fax \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Tax lot ID**

2S121DC00700

2S121D000301

**Development Activity**

Commercial Development

Off-site Improvements

**Pre-Development Site Conditions:**

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

**Post Development Site Conditions:**

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

**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 Pipe (Temporary Encroachment; Restoration Planting In-place Required)</u>	<u>282</u>
<u>Stormwater Outfall (Permanent Encroachment; No Mitigation Required)</u>	<u>66</u>

**Mitigation Requirements:**

Type/Location	Sq. Ft./Ratio/Cost
_____	_____
_____	_____
_____	_____

Conditions Attached  Development Figures Attached (4)  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. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. No wetland impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to 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. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. **For off-site Vegetated Corridors up to 50 feet wide, the applicant shall restore all temporary impacts within the Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
12. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
13. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
14. Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).
15. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the**

next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

- 16. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.

**FINAL PLANS**

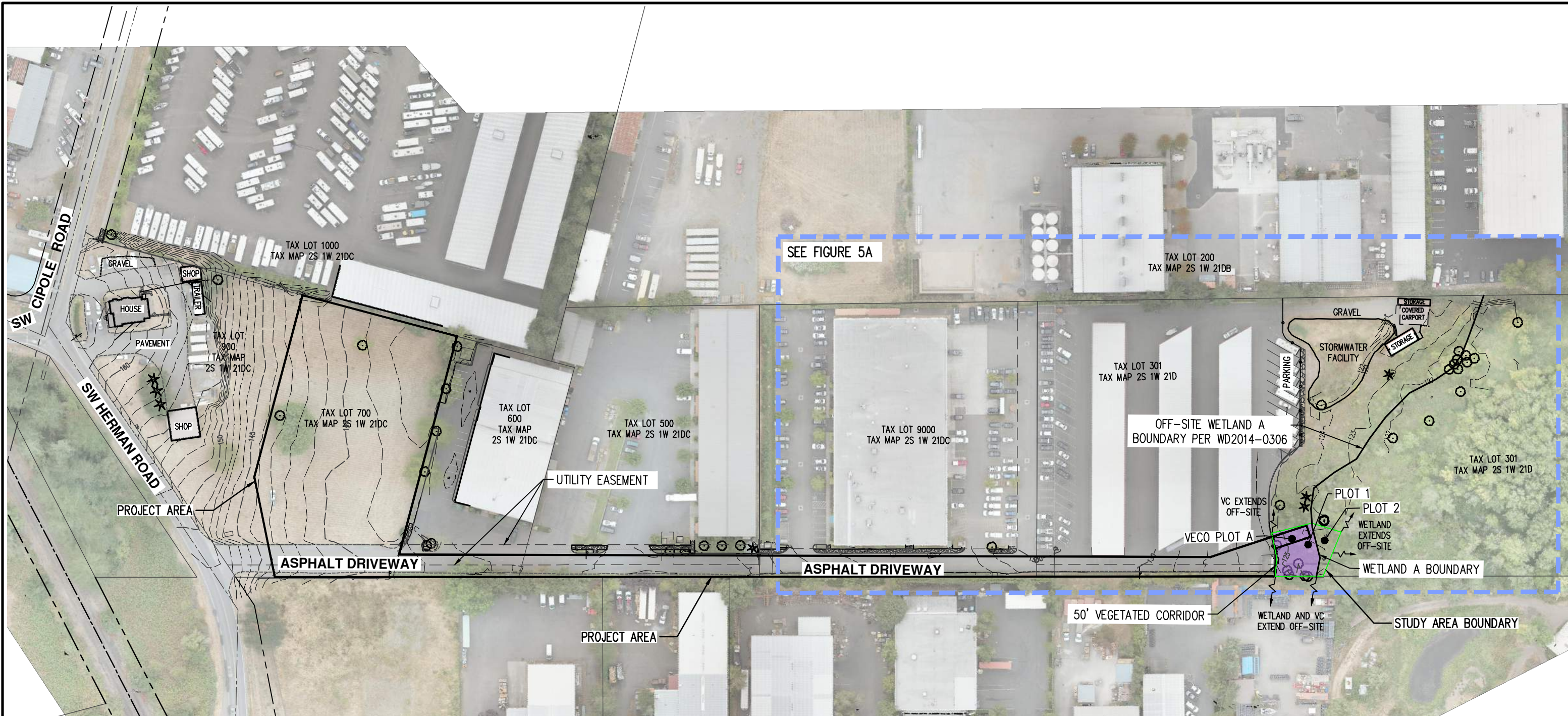
- 17. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for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

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

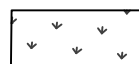



**Stacy Benjamin  
Environmental Plan Review**

**Attachments (4)**



**LEGEND (COLOR COPY):**

-  TOTAL ON-SITE PEM/SLOPE WETLAND A AREA:  
1,184 SF± (0.03 ACRES)
-  MARGINAL CONDITION VEGETATED CORRIDOR AREA:  
3,063 SF± (0.07 ACRES)

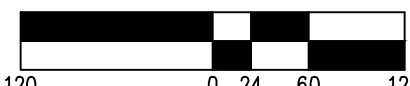
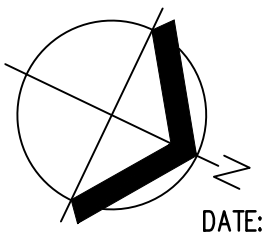
WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON JANUARY 20, 2023. DATA PLOTS AND WETLAND BOUNDARY WERE LOCATED USING A TRIMBLE R10 HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

1 FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, PARTIAL TREE SURVEY OF TREES >6" DBH AND PROPERTY LINES DERIVED FROM AKS PROFESSIONAL LAND SURVEY WITH SUB-METER ACCURACY.

**CWS FILE NO. 23-000890**  
 Approved  
**Clean Water Services**  
**FOR ENVIRONMENTAL REVIEW**  
 By SNB Date 4/14/2023  
**SPL ATTACHMENT 1 OF 4**

AKS DRONE AERIAL SURVEY  
(AUGUST 2021)

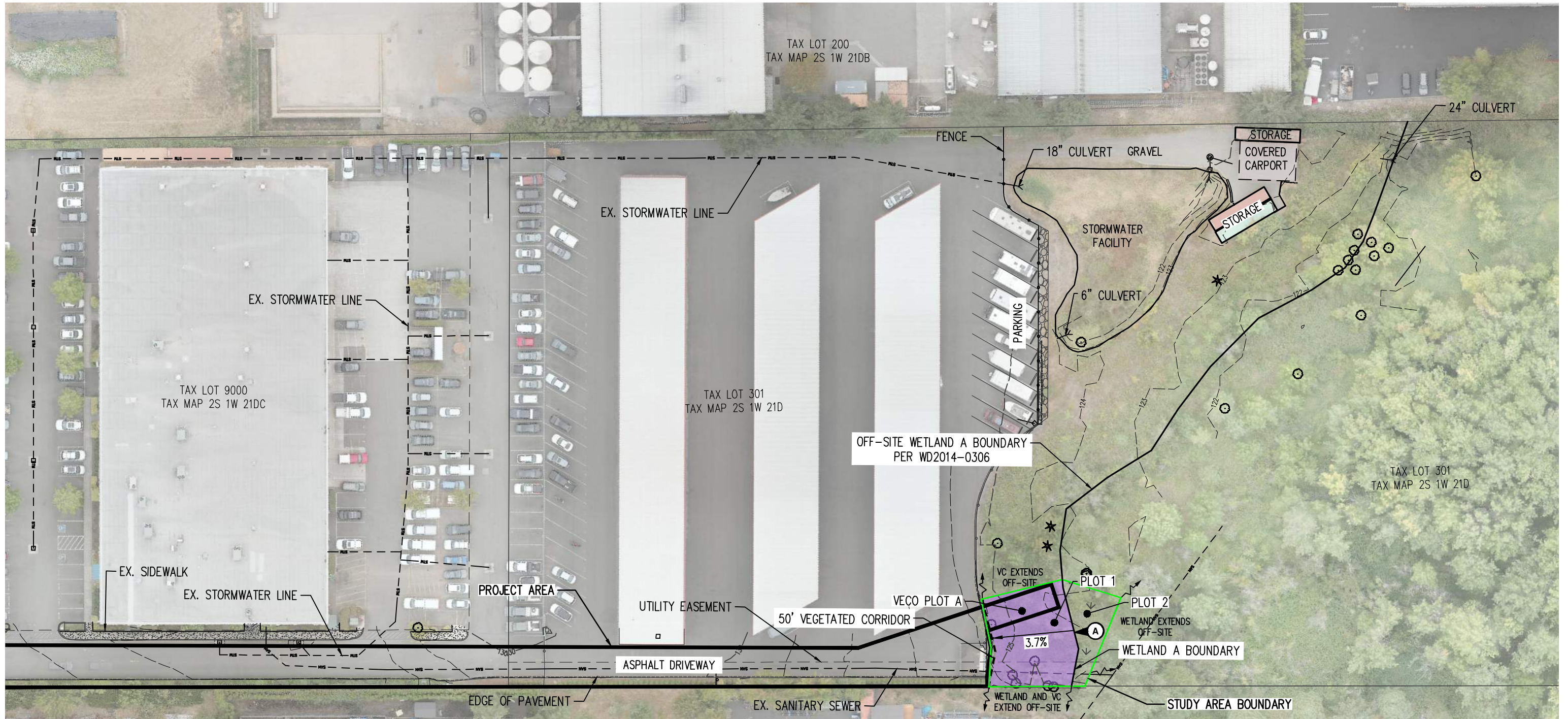
SCALE: 1" = 120 FEET

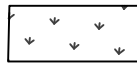


DATE: 03/08/2023

<b>NATURAL RESOURCES EXISTING CONDITIONS</b>	FIGURE
<b>RAYBOURNS PLUMBING SITE ASSESSMENT REPORT</b>	<b>5</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM	DRWN: RAS CHKD: SAR AKS JOB: 7949





**LEGEND (COLOR COPY):**

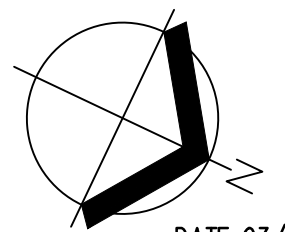
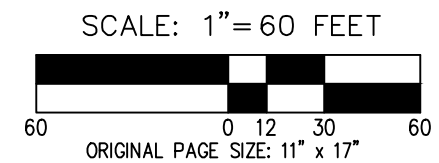
-  TOTAL ON-SITE PEM/SLOPE WETLAND A AREA:  
1,184 SF± (0.03 ACRES)
-  MARGINAL CONDITION VEGETATED CORRIDOR AREA:  
3,063 SF± (0.07 ACRES)
-  PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON JANUARY 20, 2023. DATA PLOTS AND WETLAND BOUNDARY WERE LOCATED USING A TRIMBLE R10 HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

1 FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, PARTIAL TREE SURVEY OF TREES >6" DBH AND PROPERTY LINES DERIVED FROM AKS PROFESSIONAL LAND SURVEY WITH SUB-METER ACCURACY.

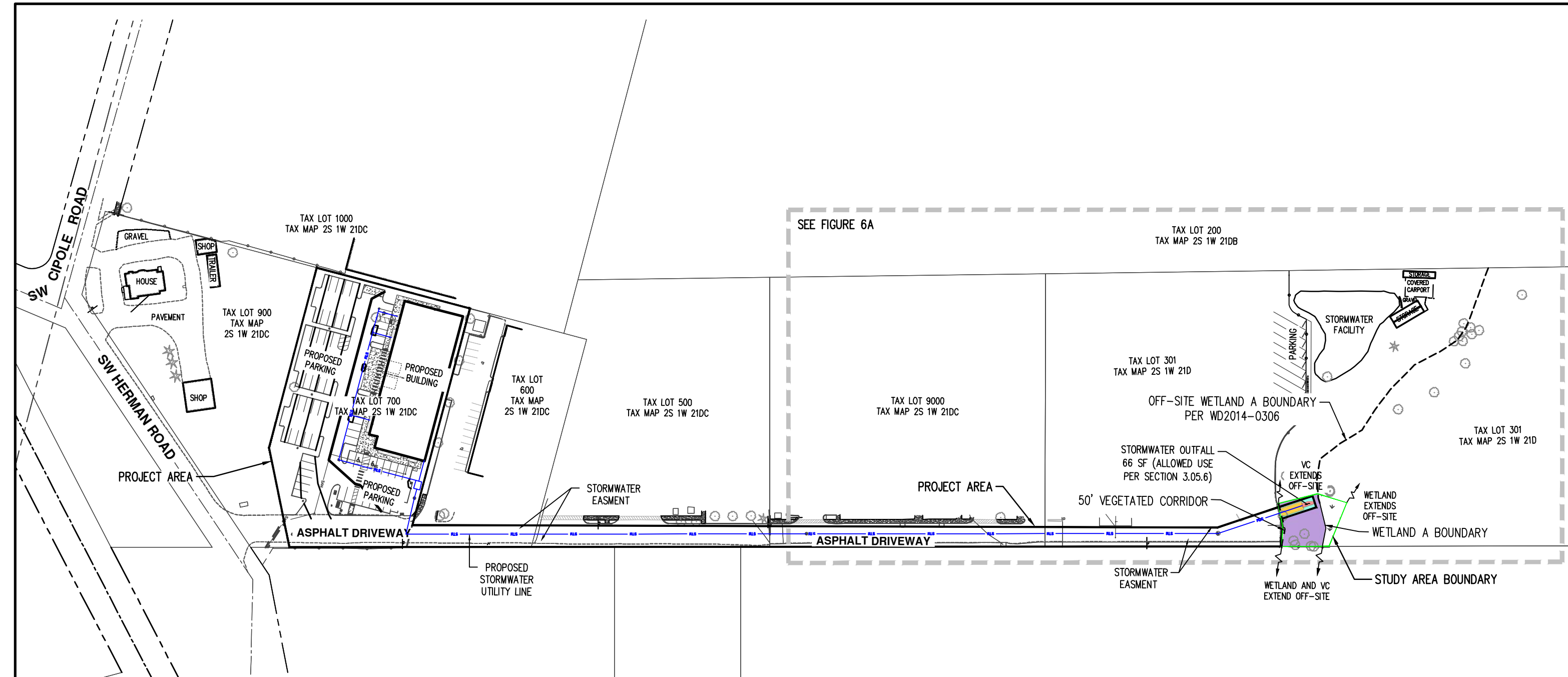
AKS DRONE AERIAL SURVEY  
(AUGUST 2021)

**CWS FILE NO. 23-000890**  
Approved  
**Clean Water Services**  
FOR ENVIRONMENTAL REVIEW  
By *SNB* Date **4/14/2023**  
SPL ATTACHMENT **2** OF **4**









DATE: 03/08/2023

<b>NATURAL RESOURCES EXISTING CONDITIONS</b>		FIGURE
<b>RAYBOURNS PLUMBING SITE ASSESSMENT REPORT</b>		<b>5A</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: SAR AKS JOB: 7949

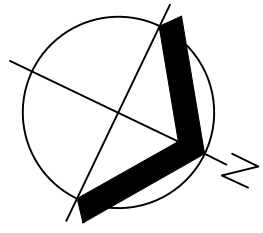
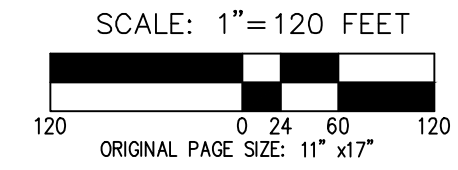


**LEGEND (COLOR COPY):**

-  TOTAL ON-SITE PEM/SLOPE WETLAND A AREA: 1,184 SF± (0.03 ACRES)
-  VEGETATED CORRIDOR AREA TO REMAIN: 2,400 SF± (0.06 ACRES)
-  VEGETATED CORRIDOR AREA TO BE ENHANCED: 315 SF±
-  TEMPORARY VEGETATED CORRIDOR IMPACT AREA TO BE RESTORED TO GOOD CONDITION: 282 SF±
-  PERMANENT VEGETATED CORRIDOR IMPACT AREA: 66 SF±
-  PROPOSED STORMWATER UTILITY LINE

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON JANUARY 20, 2023. DATA PLOTS AND WETLAND BOUNDARY WERE LOCATED USING A TRIMBLE R10 HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

CWS FILE NO. 23-000890  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SNB Date 4/14/2023  
 SPL ATTACHMENT 3 OF 4

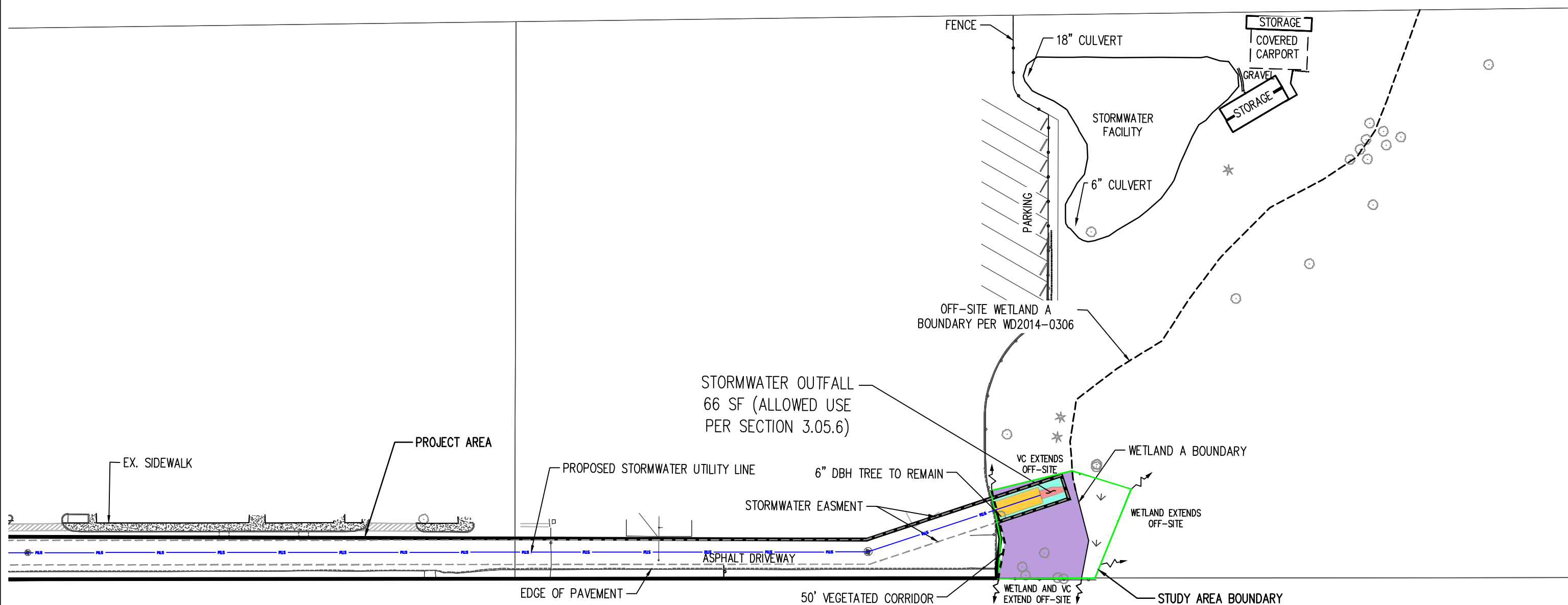


DATE: 03/08/2023







<b>NATURAL RESOURCES SITE PLAN OVERVIEW</b>	FIGURE
<b>RAYBOURNS PLUMBING SITE ASSESSMENT REPORT</b>	<b>6</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM	DRWN: RAS CHKD: SAR AKS JOB: 7949

DWG: 7949 NRA SITE PLAN | FIGURE 6

DWG: 7949 NRA SITE PLAN | FIGURE 6A

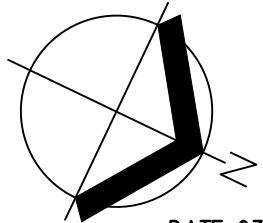
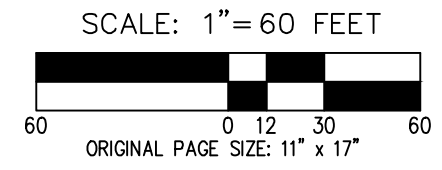


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**CWS FILE NO. 23-000890**  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SNB Date 4/14/2023  
 SPL ATTACHMENT 4 OF 4



DATE: 03/08/2023

<b>NATURAL RESOURCES SITE PLAN</b>		FIGURE
<b>RAYBOURNS PLUMBING SITE ASSESSMENT REPORT</b>		<b>6A</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: SAR AKS JOB: 7949



# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** \_\_\_\_\_

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

Tax lot ID(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OR Site Address:** \_\_\_\_\_

City, State, Zip: \_\_\_\_\_  
 Nearest cross street: \_\_\_\_\_

3. **Owner Information**

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

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

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

4. **Applicant Information**

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

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

Location and description of off-site work: \_\_\_\_\_

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

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

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

Print/type name \_\_\_\_\_

Print/type title \_\_\_\_\_

Signature ONLINE SUBMITTAL \_\_\_\_\_

Date \_\_\_\_\_

## FOR DISTRICT USE ONLY

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

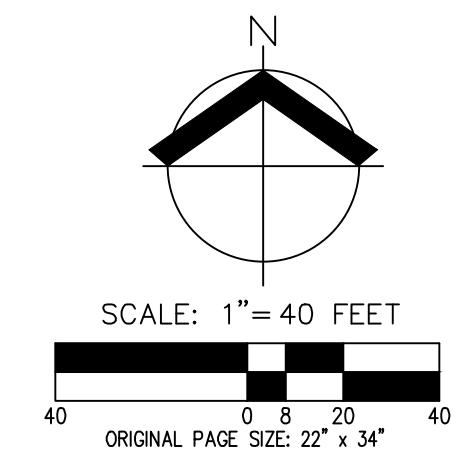
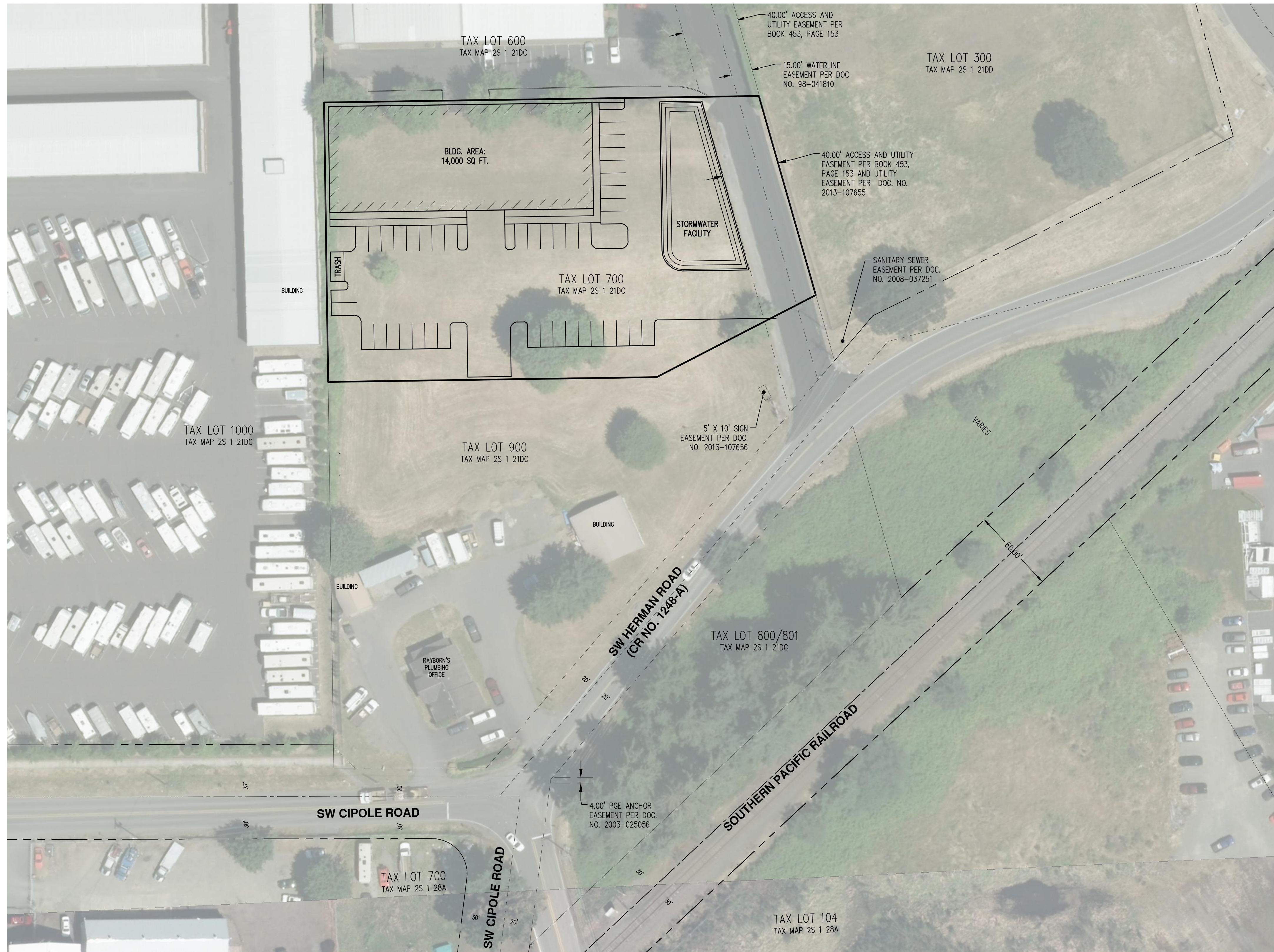
Reviewed by Jessica Chaplen \_\_\_\_\_

Date \_\_\_\_\_

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

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





**NOTES:**  
 1. THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY. ALL INFORMATION IS CONSIDERED APPROXIMATE AND IS SUBJECT TO CHANGE.

DATE: 12/23/2020 AKS JOB: 7949

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



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

# CONCEPT SITE PLAN (WITH AERIAL)

**CIPOLE PROPERTIES LLC  
 TUALATIN, OREGON**

**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Consultant: Tony Mills, AKS Engineering & Forestry  
Address: 12965 SW Herman Road, Suite 100, Tualatin, OR  
Phone: 503-563-6151  
Email: millst@aks-eng.com  
Site Address: N/A  
City: Tualatin  
Map & Tax Lot #: 2S121DC00700  
Business Name: Cipole Properties, LLC  
Land Use/Building Jurisdiction: Tualatin  
Land Use/ Building Permit # N/A

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

**Project Description**

**Permit/Review Type (check one):**

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
  - \* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2023-0066  
Permit Type: SPP-Tualatin  
Submittal Date: 5/1/2023  
Assigned To: McGlade  
Due Date: 5/1/2023  
Fees Due: 0  
Fees Paid: 0

**Approval/Inspection Conditions  
(For Fire Marshal's Office Use Only)**

**This section is for application approval only**

Ms. L 5/1/2023  
Fire Marshal or Designee Date

Conditions:

A final inspection from TVFR is required for this project.

See Attached Conditions:  Yes  No  
Site Inspection Required:  Yes  No

**This section used when site inspection is required**

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date



10295 Southwest Ridge Road, Wilsonville, OR 97070  
4500 SW 100th, 1501 SW 90th, republicservices.com

February 9, 2023

Tony Mills  
AKS Engineering & Forestry, LLC

Re: Service Provider Acknowledgement  
SW Herman Rd.  
Tualatin OR, 97062

Dear Tony,

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin OR. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location on SW Herman Rd.

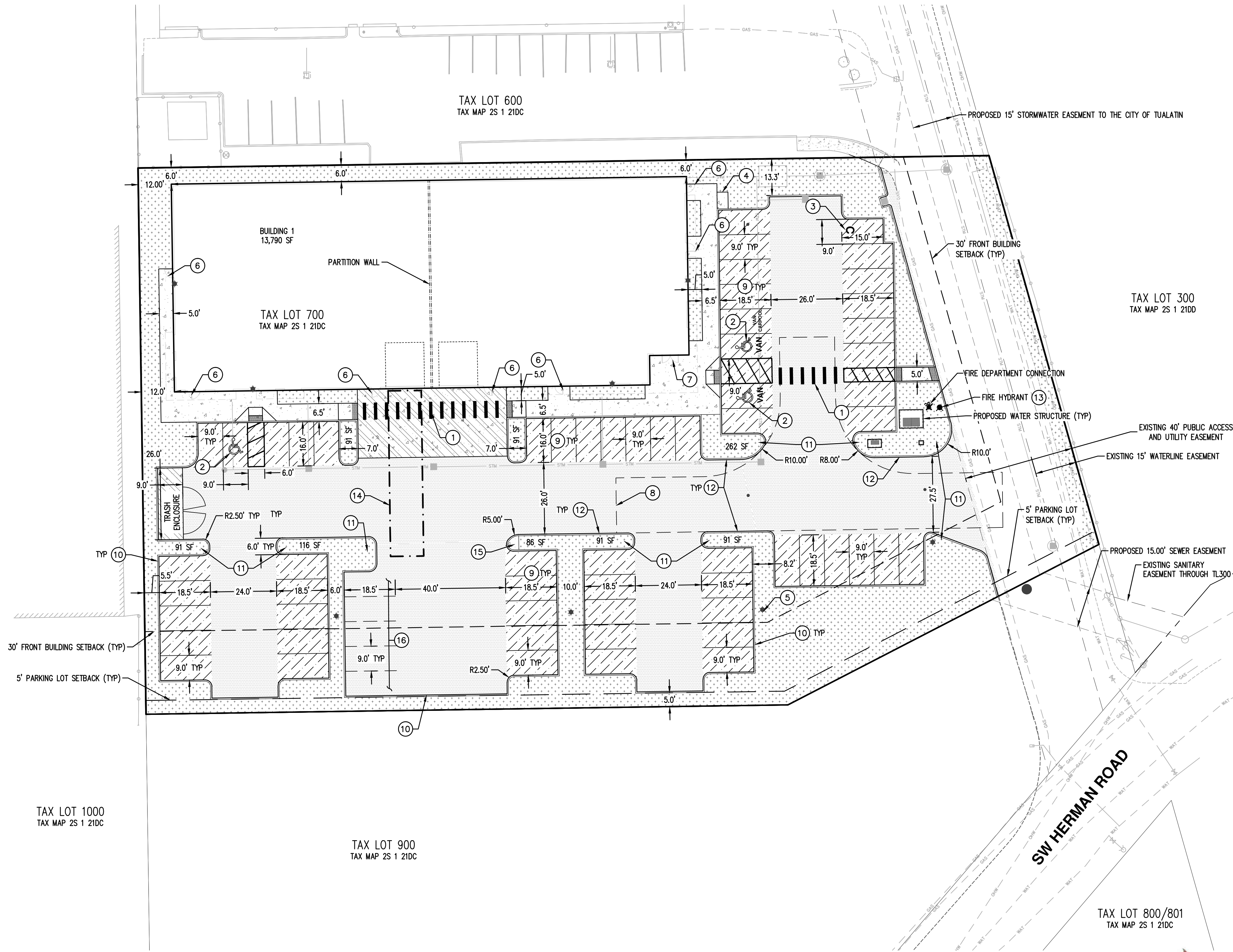
Prior to final Service Provider approval, we will require further review of the facility design plans to determine that our trucks will be able to navigate the property, access our receptacles and establish adequate trash and recycling services levels.

We look forward to reviewing the design plans when they become available.

Sincerely,

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

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.



**SITE SUMMARY**

**PARKING**  
 TOTAL PROVIDED PARKING STALLS : 64  
 COMPACT STALLS: 1  
 TEMPORARY/OVERFLOW PARKING STALLS: 5  
 MINIMUM REQUIRED SPACES: 22  
 1.6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA  
 (13,790 SF/1,000 SF)\* 1.6 = 22

**BIKE PARKING**  
 BIKE PARKING SPACES PROVIDED: 2  
 BIKE PARKING SPACES REQUIRED: 2

**AREA**  
 LANDSCAPE AREA: 12,424 SF  
 TOTAL AREA: 62,666 SF  
 LANDSCAPE AREA PERCENTAGE OF TOTAL: 19.8%

**SURFACING LEGEND**

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT  
 12,500 POUND WHEEL LOAD  
 75,000 POUND GROSS LOAD
- NEW SIDEWALK
- PCC PAVEMENT
- LANDSCAPE AREAS

**SITE KEYED NOTES:** ④

1. PEDESTRIAN CROSSING MARKING.
2. ACCESSIBLE PARKING STALL AND AISLE STRIPING.
3. COMPACT STALL STRIPING PAINTED WITH "C" PRINTED WITH 12" HIGH LETTERING CENTERED IN STALL AND ALIGNED WITH BACK OF STALL STRIPING.
4. COVERED BIKE PARKING (2 SPOTS MINIMUM) (6' X 4')
5. LIGHT POLE (TYP)
6. EXTERIOR DOOR
7. MAIN BUILDING ENTRANCE
8. FIRE TRUCK TURNAROUND
9. MINIMUM PARKING CONFIGURATION REQUIRES A MINIMUM OF 18.5' DEPTH. ALTERNATE CONFIGURATION ALLOWS 18.5' DEPTH STALL OR 16' STALL WITH 2.5' BUMPER OVERHANG.
10. VERTICAL CURB (TYP).
11. CLEAR ZONE MUST BE PROVIDED VERTICALLY BETWEEN A MAXIMUM OF 30 INCHES AND A MINIMUM OF EIGHT FEET AS MEASURED FROM THE GROUND LEVEL.
12. FIRE LANE. CURB TO BE PAINTED RED.
13. ALL PORTIONS OF BUILDING 1 ARE WITHIN 400 FEET OF FIRE HYDRANT.
14. 12' X 60' (MINIMUM) LOADING ZONE.
15. CONCRETE BACKFILL AT CURB NOSE.
16. TEMPORARY/ OVERFLOW PARKING.

**FIRE FLOW CALCULATIONS:**

TOTAL BUILDING FLOOR AREA: 15,900 SF  
 TYPE IIB CONSTRUCTION  
 BASE BUILDING FIRE FLOW (TABLE B105.1) = 2,750 GPM (BASE FLOW WITHOUT ADJUSTMENT)  
 PER TABLE 105.2, REDUCED FIRE FLOW REDUCTION = 688 GPM  
 (25% OF TABLE 105.1 VALUE WHEN BUILDING PROVIDES AUTOMATIC FIRE SPRINKLERS PER SECTION 903.3.1.1 OF IFC OR 1,000 GPM MINIMUM)  
 REQUIRED BUILDING FIRE FLOW = 1,000 GPM  
 PROJECTED FIRE FLOW = 4,752 GPM

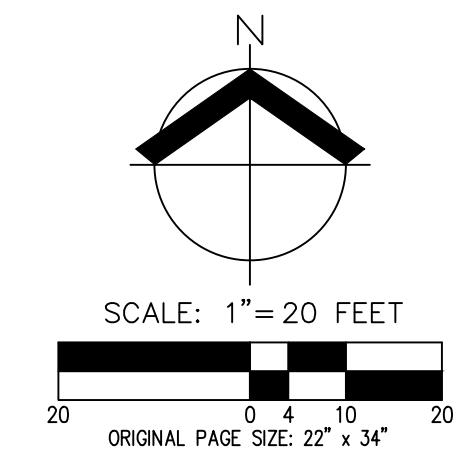


APPROVED PLANS  
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

*Ally M. [Signature]*  
 Deputy Fire Marshal II

TVF&R Permit #2023-0066

Note: A final inspection from TVF&R is required for this project.



# **Exhibit J: Preliminary Title Report, Legal Description, and Map**

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---

Fidelity National Title Company of Oregon

90-32694  
Washington County

STATUTORY WARRANTY DEED  
(Individual or Corporate)

FRANCHOT L. HOVANIC and MARY S. HOVANIC, HUSBAND AND WIFE

grantor, conveys and warrants to

HOWARD L. RAYBORN and KATHY L. RAYBORN, HUSBAND AND WIFE

grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of Washington, State of Oregon, to wit:

SEE ATTACHED EXHIBIT "A"



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 209.00 6.22-90  
FEE PAID DATE

FIDELITY NATIONAL TITLE  
404204-008

JUN 22 1990

Subject to and excepting: Easements, conditions, restrictions and powers of special districts if any.

THIS INSTRUMENT WILL 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 APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 208,742.50

(See ORS 93.030)

Dated this 22nd day of June, 19 90:

Franchot L. Hovanic  
Mary S. Hovanic  
Mary S. Hovanic

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Clackamas ) ss.  
June 21, 19 90

Personally appeared the above named Franchot L. Hovanic and Mary S. Hovanic

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 2-12-91

STATE OF OREGON, County of ) ss.  
19 90

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Howard L. Rayborn  
19990 SW Cipole Road  
Tualatin, OR 97062  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
As stated above  
NAME, ADDRESS, ZIP  
FNTO-0011

STATE OF OREGON,  
County of  
I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By Deputy

1-3



# Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204  
(503) 223-8338

Page No. 5  
Order No. 404204-008

## EXHIBIT A

### PARCEL I:

Beginning at the Southwest corner of the tract described in contract to William S. Maplethorpe and Barbara Jean Maplethorpe, husband and wife, as recorded in Book 461, Page 469, Washington County, Oregon, Deed Records, and which Southwest corner is said to bear North 89 degrees 06' East 950.35 feet and North 0 degrees 54' West 435.6 feet from the quarter section corner on the South line of section 21, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon; thence North 0 degrees 54' West along the West line of said Maplethorpe tract, 63.0 feet to an iron pipe; thence North 89 degrees 06' East, parallel with the South line of said tract, 308.71 feet to an iron pipe on the Easterly line thereof; thence South 15 degrees 51' East, 65.21 feet to the Northeasterly corner thereof; thence South 89 degrees 06' West 325.52 feet to the place of beginning. Subject however to a 40.0 foot wide access easement along the Easterly line thereof.

### PARCEL II:

Beginning at the Southwest corner of that real property in Section 21, Township 2 South, Range 1 West, Willamette Meridian, conveyed to Donald O. Galbreath by deed recorded in Book 154, Page 340, Washington County, Oregon, Deed Records, which corner bears North 89 degrees 06' East 950.35 feet from the one-fourth section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian; and running thence North 00 degrees 54' West along the Westerly line of said Galbreath property, 435.6 feet; thence North 89 degrees 06' East 324.85 feet to the Easterly line of said Galbreath property; thence South 15 degrees 43' East along said Easterly line 285.37 feet, more or less, to the most Easterly corner of said Galbreath property, a point on the Northwesternly line of the Southern Pacific Company's right of way; thence South 47 degrees 22' West along said Northwesternly line to its intersection with the Easterly line of the County Road; thence North 08 degrees 14' East along said Easterly line to the South line of said Section 21; thence South 89 degrees 06' West along said section line, 150.0 feet to the point of beginning, subject to a 40 foot wide access easement along that portion of the Easterly line lying North of county road no. 274; EXCEPTING therefrom the following described tract of land, to-wit:

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 674, Washington County, Oregon, Deed Records, said point being North 89 degrees 06' East, 950.35 feet from the South quarter corner of said section; thence North 00 degrees 54' West 175.0 feet; thence North 40 degrees 30' East, 280 feet; thence South 15 degrees 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89 degrees 06' West along the South line of said section, 150.0 feet to the place of beginning.



**Fidelity National Title Company of Oregon**

401 S.W. Fourth Avenue, Portland, Oregon 97204  
(503) 223-8338

Page No. 6  
Order No. 404204-008

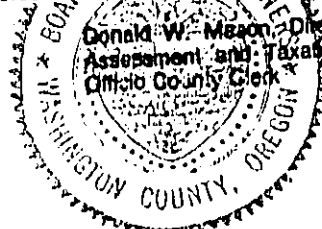
**PARCEL III:**

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in Washington County, Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in Contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, page 674, Washington County Records, said point being North 89 degrees 06' East 950.35 feet from the South quarter corner of said Section; thence North 00 degrees 54' West 175.0 feet; thence North 40 degrees 30' East, 280.0 feet; thence South 15 degrees 45' East parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County road 160.1 feet, more or less, to a point 150.0 feet East of the most Westerly Southwest corner of the above mentioned Lovell Tract; thence South 89 degrees 06' West along the South line of said Section 150.0 feet to the place of beginning.

STATE OF OREGON }  
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said County, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 90032694  
Rect: 35294 252.00  
06/22/1990 02:51:27PM

3



25  
385



**CITY OF TUALATIN**  
P.O. BOX 369  
TUALATIN OR 97062-0369

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 98041810  
Rect: 207403 33.00  
04/23/1998 04:10:35pm

**COVER PAGE FOR RECORDING**

Name(s) of Transaction(s): WATER LINE EASEMENT

Names of Person (Grantor, Grantee, etc.): LARRY LUDWIG (GRANTOR) AND  
CITY OF TUALATIN (GRANTEE)

After recording, return to: **CITY OF TUALATIN**  
**ADMINISTRATIVE SECRETARY**  
**PO BOX 369**  
**TUALATIN OR 97062-0369**

Consideration Statement: 0

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1-5

SEC1\RECORD\GOV.FRM (R-10/31/84)

CD-98-03

LOCATED AT: 18880 SW Martinuzzi Avenue

CITY OF TUALATIN, OREGON

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that LARRY LUDWIG (the "GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors in interest and assigns, the permanent right to design, construct, reconstruct, operate and maintain a Water Line on the following described land:

*See attached legal description  
and map of description*

TO HAVE AND TO HOLD, the described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, landscaping, parking, and other uses undertaken by the GRANTOR that are not inconsistent and do not interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under or within the property subject to this easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY on the easement, the CITY shall restore the property's disturbed surface to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing in this easement shall be construed as requiring the CITY, its successors in interest or assigns to maintain landscaping, walkways, parking or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors in interest or assigns.

The true and actual consideration paid for this transfer consists of \$ 00 or includes other property or other value given or promised, the receipt of which is acknowledged by the GRANTOR.

The GRANTOR covenants to the CITY, and CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances and that GRANTOR, and the GRANTOR'S heirs and personal representatives shall warrant and forever defend the premises to the CITY, its agents, successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

Water Line Easement - Page 1 of 2

2

CD-98-03

Executed this 9 day of Dec, 1997.

Larry W. Ludwig  
Signature

Larry W. Ludwig  
Name (print or type)

Grantor  
Title

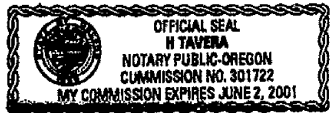
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Title

STATE OF OREGON )  
County of Washington ) ss

On this 9th day of December, 1997, before me, the undersigned, a Notary Public, personally appeared Larry W. Ludwig, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: H. Tavera  
Notary Public for Oregon

My Commission Expires: June 2, 2001

CITY OF TUALATIN, OREGON

By Steve Wheeler  
City Recorder

eas\StdWtr.eas

The undersigned City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to Ordinance No. 787-89, does hereby approved and accept the foregoing Water Line Easement

on behalf of the City of Tualatin. Dated this 12 day of January, 1998.

Steve Wheeler  
City Manager

After recording, return to: City of Tualatin  
P.O. Box 369  
Tualatin, OR 97062

Water Line Easement - Page 2 of 2

3



**Weddle & Associates, Inc.**

**Professional Land Surveyors**

1750 S.W. Skyline Blvd., Suite 105  
Portland, Oregon 97221

OFFICE (503) 292-8083 - TOLL FREE (888) 222-8083  
FAX (503) 292-0936

August 18, 1997

Job #97-2632

**WATER LINE EASEMENT  
LEGAL DESCRIPTION**

A 15 foot wide easement for water pipeline purposes, over, under, across, and through that tract of land described in the contract of sale recorded December 17, 1984, as Document Number 84048746, Washington County Deed Records, being in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, said easement lying 7.50 feet on each side of the following described centerline:

Beginning at a point on the Southerly line of the aforesaid tract of land being South  $89^{\circ}06'00''$  West 7.76 feet from the intersection of said South line with the West line of "HAGG INDUSTRIAL PARK" recorded in Book 68, Page 26, Washington County Survey Records;

Thence North  $15^{\circ}50'17''$  West, parallel with said West line 7.50 feet Westerly therefrom, 337.99 feet to a point hereinafter known as Point "A";

Thence continuing North  $15^{\circ}50'17''$  West 114.03 feet to the Northerly line of said tract of land.

Together with a 15 foot wide easement for water pipeline purposes over, under, across and through said tract, lying 7.50 feet on each side of the following described centerline: Beginning at said above described Point "A";

Thence South  $74^{\circ}09'43''$  West 48.04 feet to the terminus of said centerline and said easement.

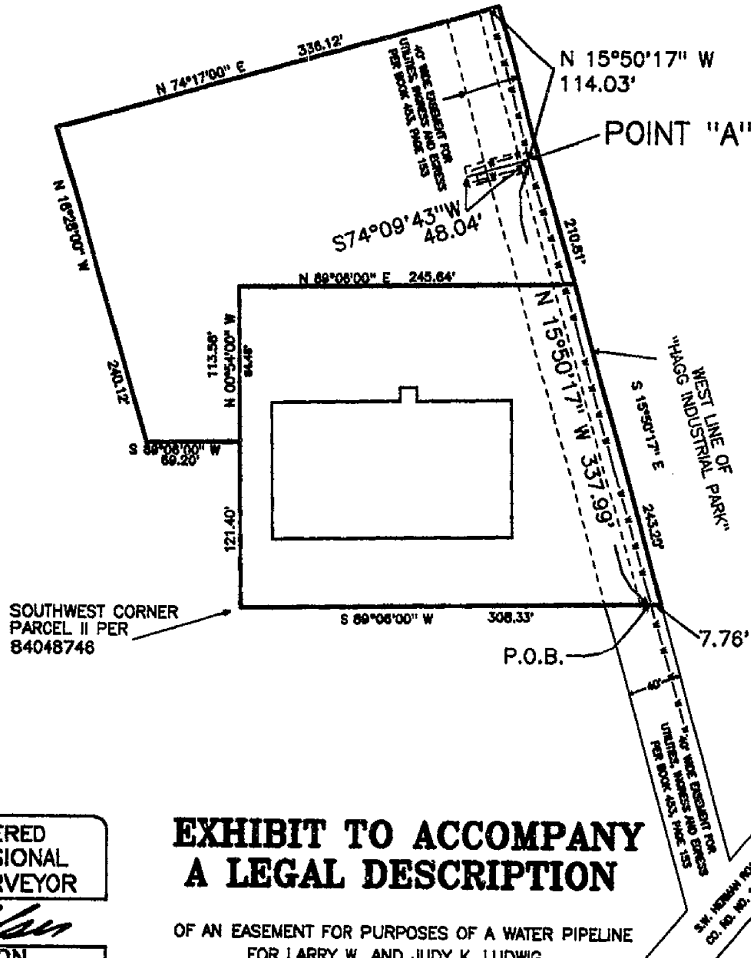
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 21, 1997  
C. R. PELSER  
2801

4



SCALE 1" = 100'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C.R. Pelsler*  
OREGON  
JANUARY 21, 1997  
C.R. PELSNER  
2801

EXPIRES DECEMBER 31, 1998

**EXHIBIT TO ACCOMPANY  
A LEGAL DESCRIPTION**

OF AN EASEMENT FOR PURPOSES OF A WATER PIPELINE  
FOR LARRY W. AND JUDY K. LUDWIG  
WITHIN  
THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN  
WASHINGTON COUNTY, OREGON

5

JOB NUMBER 2632

KA 4413



KNOW ALL MEN BY THESE PRESENTS, That D. O. GALBREATH and BESSIE GALBREATH, husband and wife,

grantor... in consideration of... TEN and 00/100 --- (\$10.00) --- Dollars, and other good and valuable consideration to them paid by JACK P. DIRKS and MARGARET M. DIRKS, husband and wife,

grantee... do hereby grant, bargain, sell and convey unto the said grantee... their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Washington and State of Oregon, bounded and described as follows, to-wit:

A portion of that tract of land in Section 21, Township 2 South, Range 1 West, W.M., described as the second tract in deed to Don Galbreath, et ux, as recorded in Book 154, page 340, Washington County, Oregon Deed Records, which portion is described as follows: Beginning at the northeast corner of said Galbreath tract and running thence South 15° 43' East along the easterly line thereof, 1255.5 feet; thence South 74° 17' West 334.94 feet to a point on the westerly line of said Galbreath tract; thence North 16° 28' West along said westerly line, 1255.94 feet to the northwest corner of said Galbreath tract; thence North 74° 20' East, along the northerly line of said Galbreath tract, 353.38 feet to the point of beginning; containing 9.95 acres, more or less. TOGETHER with an access easement over and upon a strip of land 40.0 feet in width extending southeasterly along the easterly line of said Galbreath tract from the southerly line of the above described portion thereof to County Road No. 274. -----

To Have and to Hold the above described and granted premises unto the said grantee... their heirs and assigns forever.

And we the grantor... do covenant that we are lawfully seized in fee simple of the above granted premises free from all encumbrances,

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand and seal this 3rd day of November, 1961.

D. O. Galbreath (SEAL)

Bessie Galbreath (SEAL)

STATE OF OREGON,

County of Washington } ss. On this 3rd day of November, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named D. O. Galbreath and Bessie Galbreath, husband and wife,

known to me to be the identical individual... described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

J. Helmeick Notary Public for Oregon. My commission expires Aug. 22, 1964.

WARRANTY DEED

D. O. GALBREATH & BESSIE GALBREATH TO JACK P. DIRKS & MARGARET M. DIRKS

AFTER RECORDING RETURN TO TITLE AND TRUST COMPANY P. O. Box 38 Beaverton, Oregon

STATE OF OREGON,

County of WASHINGTON } ss. I certify that the within instrument was received for record on the 16 day of Nov, 1961, at 2:30 o'clock PM, and recorded in book 453 on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

ROGER THOMSEN, County Clerk County Clerk - Recorder. By [Signature] Deputy.



INDEXED 4413 DOCKET NO.

BOOK 453 PAGE 153

CHICAGO TITLE 47251800 6167.42

RECORDING REQUESTED BY:



1433 SW 6th Avenue  
Portland, OR 97201

AFTER RECORDING RETURN TO:

Jeffrey D. Hunt  
Cipole Properties LLC  
P.O. Box Box 69  
Tualatin, OR 97062

SEND TAX STATEMENTS TO:

Cipole Properties LLC  
P.O. Box Box 69  
Tualatin, OR 97062

R0529967  
19990 SW Cipole Road, Tualatin, OR 97062

Washington County, Oregon	<b>2019-001681</b>
D-DBS	
Stn=7 C LOUCKS	01/11/2019 10:37:00 AM
\$10.00 \$11.00 \$5.00 \$60.00 \$1,000.00	<b>\$1,086.00</b>
I, Richard Hobernicht, 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.	
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Howard Laurence Rayborn and Kathy Lee Rayborn, Trustees of the Rayborn Family Trust, Grantor, conveys to **Cipole Properties LLC, an Oregon limited liability company**, Grantee, the following described real property, situated in the County of Washington, State of Oregon,

**PARCEL I:**

Beginning at the Southwest corner of the tract described in contract to William S. Maplethorpe and Barbara Jean Maplethorpe, husband and wife, as recorded in Book 461, Page 469, Washington County Deed Records, and which Southwest corner is said to bear North 89° 95' East 950.35 feet and North 0° 54' West 435.6 feet from the quarter Section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon; thence North 0° 54' West along the West line of said Maplethorpe tract, 63.0 feet to an iron pipe; thence North 89° 66' East, parallel with the South line of said tract, 308.71 feet to an iron pipe on the Easterly line thereof; thence South 15° 51' East, 65.21 feet to the Northeasterly corner thereof; thence South 89° 06' West 325.52 feet to the place of beginning.

**PARCEL II:**

Beginning at the Southwest corner of that real property in Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon; conveyed to Donald O. Galbreath by deed recorded in Book 154, Page 340, Washington County Deed Records, which corner bears North 89° 06' East 950.35 feet from the one-quarter Section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian; and running thence North 00° 54' West along the Westerly line of said Galbreath property, 435.6 feet; thence North 89° 06' East 324.85 feet to the Easterly line of said Galbreath property; thence South 15° 43' East along said Easterly line 285.37 feet, more or less, to the most Easterly corner of said Galbreath property, a point on the Northwesterly line of the Southern Pacific Company's right of way; thence South 47° 22' West along said Northwesterly line to its intersection with the Easterly line of the County Road; thence North 08° 14' East along said Easterly line to the South line of said Section 21; thence South 89° 06' West along said Section line, 150.0 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land, to-wit:

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 874, Washington County Deed Records, said point being North 89° 06' East, 950.35 feet from the South quarter corner of said Section; thence North 00° 54' West 175.0 feet; thence North 40° 30' East, 280 feet; thence South 15° 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89° 06' West along the South line of said Section, 150.0 feet to the place of beginning.

**PARCEL III:**

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon, described as follows:

**BARGAIN AND SALE DEED - STATUTORY FORM**

(continued)

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 874, Washington County Deed Records, said point being North 89° 06' East, 950.35 feet from the South quarter corner of said Section; thence North 00° 54' West 175.0 feet; thence North 40° 30' East, 280 feet; thence South 15° 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89° 06' West along the South line of said Section, 150.0 feet to the place of beginning.

The true consideration for this conveyance One Million And No/100 Dollars (\$1,000,000.00). (See 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.**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 01-11-2019

Howard Laurence Rayborn and Kathy Lee Rayborn, Trustees of the Rayborn Family Trust

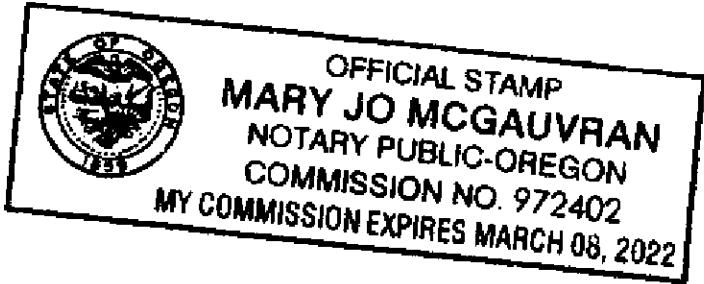
BY: Howard Laurence Rayborn  
Howard Laurence Rayborn, Trustee

BY: Kathy Lee Rayborn  
Kathy Lee Rayborn, Trustee

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 1-11-19 by Howard Laurence Rayborn and Kathy Lee Rayborn, Trustees of the Rayborn Family Trust.

[Signature]  
Notary Public - State of Oregon  
My Commission Expires: 3-8-22







**PUBLIC RECORD REPORT  
FOR NEW SUBDIVISION  
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Phone No.:

Date Prepared: January 24, 2020  
Effective Date: January 13, 2020 / 08:00 AM  
Charge: \$0.00  
Order No.: 152000069  
Reference:

The information contained in this report is furnished to the Customer by Lawyers Title of Oregon, LLC (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

**REPORT**

- A. The Land referred to in this report is located in the County of Washington, State of Oregon, and is described as follows:  
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:  
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:  
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:  
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

**EXHIBIT "A"**  
**(Land Description)**

**PARCEL I:**

Beginning at the Southwest corner of the tract described in contract to William S. Maplethorpe and Barbara Jean Maplethorpe, husband and wife, as recorded in Book 461, Page 469, Washington County Deed Records, and which Southwest corner is said to bear North 89° 95' East 950.35 feet and North 0° 54' West 435.6 feet from the quarter Section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon; thence North 0° 54' West along the West line of said Maplethorpe tract, 63.0 feet to an iron pipe; thence North 89° 66' East, parallel with the South line of said tract, 308.71 feet to an iron pipe on the Easterly line thereof; thence South 15° 51' East, 65.21 feet to the Northeasterly corner thereof; thence South 89° 06' West 325.52 feet to the place of beginning.

**PARCEL II:**

Beginning at the Southwest corner of that real property in Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon; conveyed to Donald O. Galbreath by deed recorded in Book 154, Page 340, Washington County Deed Records, which corner bears North 89° 06' East 950.35 feet from the one-quarter Section corner on the South line of Section 21, Township 2 South, Range 1 West, Willamette Meridian; and running thence North 00° 54' West along the Westerly line of said Galbreath property, 435.6 feet; thence North 89° 06' East 324.85 feet to the Easterly line of said Galbreath property; thence South 15° 43' East along said Easterly line 285.37 feet, more or less, to the most Easterly corner of said Galbreath property, a point on the Northwesterly line of the Southern Pacific Company's right of way; thence South 47° 22' West along said Northwesterly line to its intersection with the Easterly line of the County Road; thence North 08° 14' East along said Easterly line to the South line of said Section 21; thence South 89° 06' West along said Section line, 150.0 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land, to-wit:

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 874, Washington County Deed Records, said point being North 89° 06' East, 950.35 feet from the South quarter corner of said Section; thence North 00° 54' West 175.0 feet; thence North 40° 30' East, 280 feet; thence South 15° 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89° 06' West along the South line of said Section, 150.0 feet to the place of beginning.

**PARCEL III:**

A parcel of land in the Southeast quarter of Section 21, Township 2 South, Range 1 West, Willamette Meridian, in the Washington County and State of Oregon, described as follows:

Beginning at the most Westerly Southwest corner of that tract described in contract to Clarence R. Lovell, recorded August 16, 1966, in Book 611, Page 874, Washington County Deed Records, said point being North 89° 06' East, 950.35 feet from the South quarter corner of said Section; thence North 00° 54' West 175.0 feet; thence

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "A"**  
**(Land Description)**  
(continued)

North 40° 30' East, 280 feet; thence South 15° 45' East, parallel to the East line of the tract above described, 274.2 feet, more or less, to a point in the center of County Road No. 27-A; thence Southwesterly along the center line of said County Road, 160.1 feet, more or less, to a point 150 feet East of the most Westerly Southwest corner of the above mentioned Lovell tract; thence South 89° 06' West along the South line of said Section, 150.0 feet to the place of beginning.

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "B"**  
**(Tax Account and Map)**

APN/Parcel ID(s) R529958, R529949, R2116401 and R529967 as well as Tax/Map ID(s) 2S121DC00700,  
2S121DC00800, 2S121DC00801 and 2S121DC00900

Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

**EXHIBIT "C"**  
**(Vesting)**

Cipole Properties LLC, an Oregon limited liability company

**EXHIBIT "D"**  
**(Liens and Encumbrances)**

1. Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Adjoining parcels  
Purpose: Access  
Recording Date: November 16, 1961  
Recording No: Book 453, page 153  
Affects: The Easterly portion of Parcels I and II
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Tualatin  
Purpose: Water line  
Recording Date: April 23, 1998  
Recording No: 98-041810  
Affects: The Easterly portion of Parcels I and II
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Portland General Electric Company  
Purpose: Anchor easement  
Recording Date: February 20, 2003  
Recording No: 2003-025056  
Affects: The Southerly portion of Parcel II
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Washington County, a political subdivision of the State of Oregon  
Purpose: Sidewalk  
Recording Date: March 23, 2009  
Recording No: 2009-023156  
Affects: The Southwesterly portion of Parcel III
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: AKS, LLC  
Purpose: Utilities and related facilities  
Recording Date: December 27, 2013  
Recording No: 2013-107655  
Affects: The Easterly portion of Parcel I and II
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: AKS, LLC  
Purpose: Placement and maintenance of a sign  
Recording Date: December 27, 2013  
Recording No: 2013-107656  
Affects: Parcel II - see recorded document for exact location

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

8. A Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,

Amount: \$950,000.00  
Dated: January 1, 2019  
Trustor/Grantor: Cipole Properties LLC, an Oregon limited liability company  
Trustee: Mark L. Huglin  
Beneficiary: Trustees of the Rayborn Family Trust  
Loan No.: Not Disclosed  
Recording Date: January 11, 2019  
Recording No.: 2019-001682

9. Any right, interest or claim that may exist, arise or be asserted under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
10. Rights of tenants, as tenants only, in unrecorded leaseholds.

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

Fiscal Year: 2019-2020  
Amount: \$869.09  
Levy Code: 088.09  
Account No.: R529958  
Map No.: 2S121DC-00700  
Affects Parcel I

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

Fiscal Year: 2019-2020  
Amount: \$2,138.77  
Levy Code: 088.09  
Account No.: R529949  
Map No.: 2S121DC-00800  
Affects the Northerly portion of Parcel II

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

Fiscal Year: 2019-2020  
Amount: \$166.91  
Levy Code: 088.09  
Account No.: R2116401  
Map No.: 2S121DC-00801  
Affects the Southerly portion of Parcel II

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**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

NOTE: Property taxes for the fiscal year shown below are paid in full.  
Fiscal Year: 2019-2020  
Amount: \$3,321.90  
Levy Code: 088.09  
Account No.: R529967  
Map No.: 2S121DC-00900  
Affects Parcel III

**\*\*End of Liens & Encumbrances\*\***



## DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
  - (a) "Customer": The person or persons named or shown as the addressee of this report.
  - (b) "Effective Date": The effective date stated in this report.
  - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
  - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
  - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
  - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
  - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
  - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
    - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
    - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
    - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
    - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
    - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
    - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
    - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

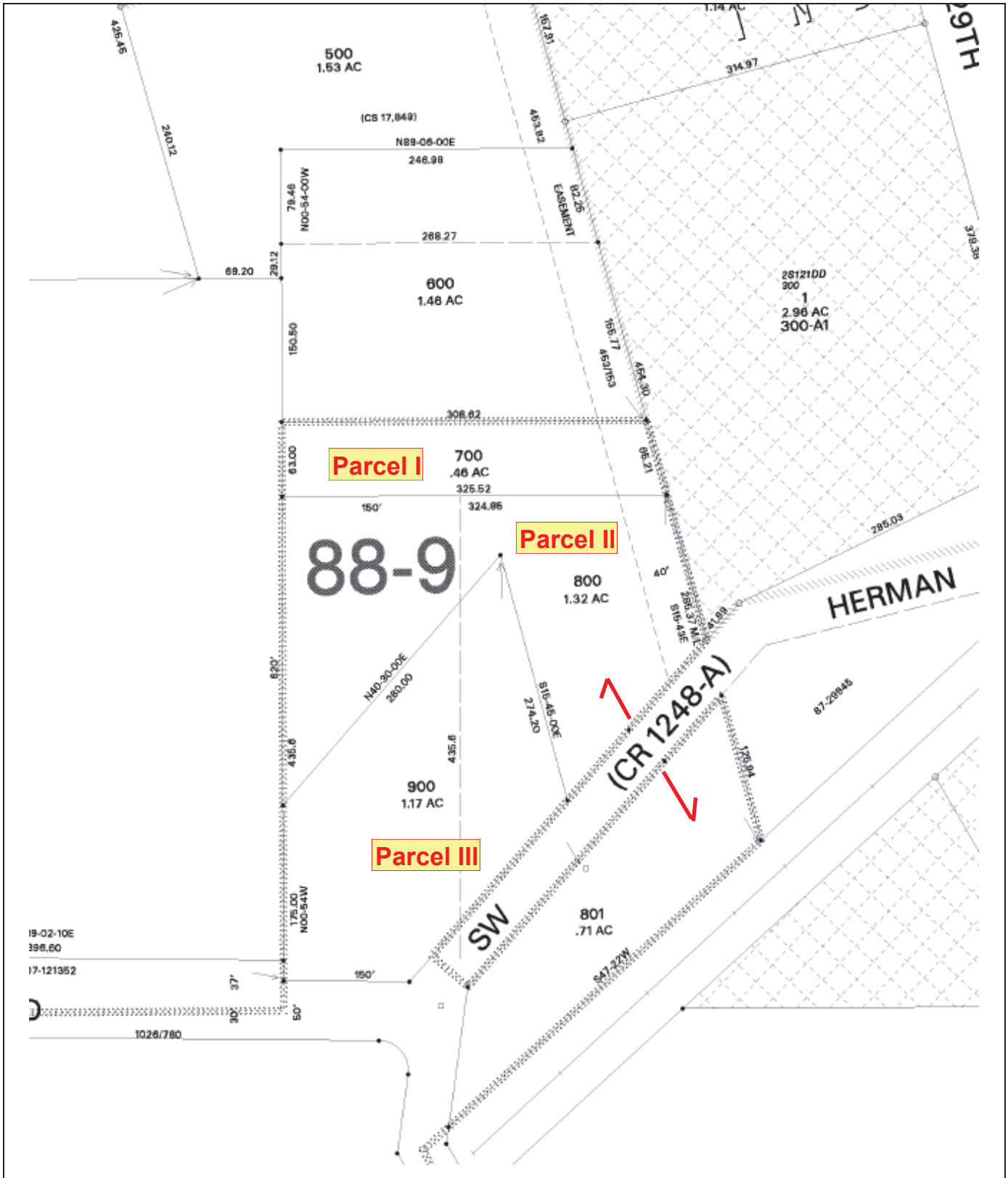
Lawyers Title of Oregon, LLC  
Public Record Report for New Subdivision or Land Partition  
Order No. 152000069

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

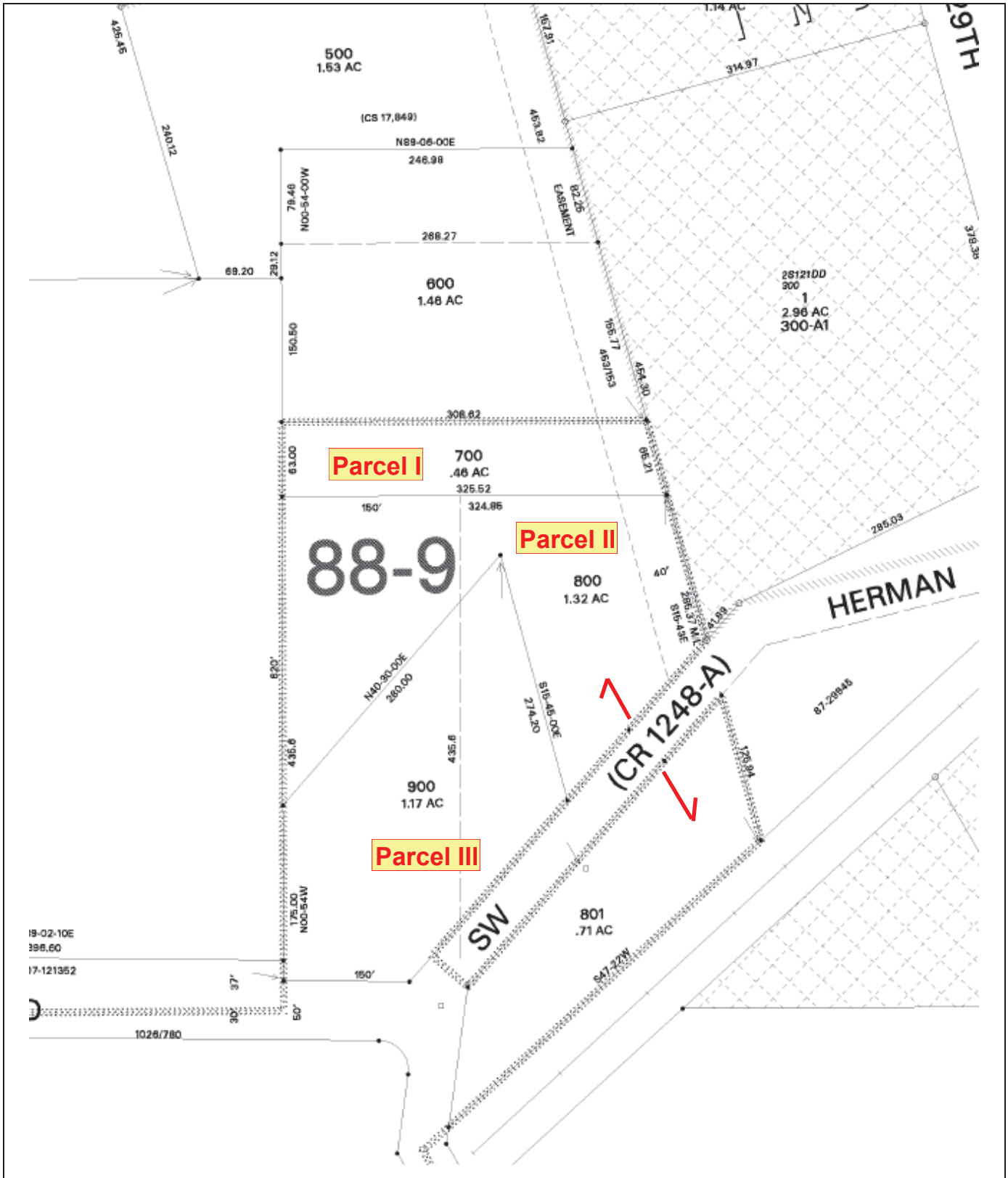
NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

CERTIFICATION OF SIGN POSTING

 **NOTICE**

**ARCHITECTURAL  
REVIEW AR-[YY]-\_\_**

For more information call  
503-691-3026 or visit  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:  
<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

**NOTE:** For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

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As the applicant for the AR-23-0000 project,  
I hereby certify that on this day, 10/12/23 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: ANTHONY MILLS  
*(Please Print)*

Applicant's Signature: Anthony B. Mills

Date: 10/12/23



Oct 12, 2023 at 3:35:01 PM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States



**NOTICE**  
ARCHITECTURAL  
REVIEW AR-23-0006  
For more information call  
503-491-3026 or visit  
[www.laplanet.org](http://www.laplanet.org)

Oct 12, 2023 at 3:34:34 PM  
19677 SW 129th Ave  
Tualatin OR 97062  
United States