
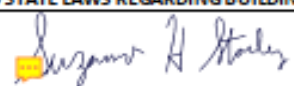




Land Use Application

Project Information		
Project Title: Lam TUX		
Brief Description:		
Proposed new buildings: office ("T" - 164,000 SF), utilities ("U" - 56,000 SF), lab ("X" - 205,000 SF); approximately 500 new parking spaces and associated access and circulation; associated landscaping.		
Estimated Construction Value: > \$500,000		
Property Information		
Address: 11155-11361 SW Leveton Drive		
Assessor's Map Number and Tax ID(s): 28122AA00500, 28128B00800, 28122AB00100, 28122BA00100		
Applicant/Primary Contact		
Name: Suzannah Stanley		Company Name: Mackenzie
Address: 1515 SE Water Ave, Suite 100		
City: Portland	State: OR	ZIP: 97214
Phone: 971-346-3808	Email: sstanley@mcknze.com	
Property Owner		
Name: Lam Research Corporation (Ajay Changan, Sr. Director of Real Estate & Construction)		
Address: 11155 SW Leveton Drive		
City: Tualatin	State: OR	ZIP: 97062
Phone:	Email:	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)		DocuSigned by:  B3853C4AF91E4C2...
Date: 7/4/2024		
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.		
Primary Contact's Applicant's Signature: 		Date: 7/8/24

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:	

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:

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

3. Owner Information

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

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 • Fax: (503) 681-4439

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

Revised 2/2020



FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

North Operating Center
11945 SW 70th 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 Name: Jacobs Engineering
Address: 2020 SW 4th Ave, 3rd Floor, Portland, OR 97201
Phone: 509-842-7429
Email: Benjamin.Sommer@jacobs.com
Site Address: 11361 SW Leveton Drive
City: Tualatin
Map & Tax Lot #: 2S122BA00100 | 2S122AB00100 |
2S122AA00800 | 2S122AA00500
Business Name: Lam Research Corporation
Land Use/Building Jurisdiction: Tualatin
Land Use/ Building Permit # AR 24-0002, IMP 24-0001,
PLA 24-0002
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

The Lam Research Corporation is expanding its Lam Campus on the north side of SW Leveton Drive in Tualatin, Oregon. The project involves constructing three new buildings: a Lab, a CUB and yard, an Office, and a bulk gas plant.

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 # 2025-0125
Permit Type: SPP - Tualatin
Submittal Date: 7/10/2025
Assigned To: McGladrey
Due Date: 7/16/2025
Fees Due: \$79,000 MERRC Fees
Fees Paid: \$0

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

This section is for application approval only


Fire Marshal or Designee

7/16/2025
Date

Conditions:

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

MERRC fees are due prior to building permit issuance.

Updated from permit #2024-0138

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

TUALATIN VALLEY FIRE & RESCUE
MOBILE EMERGENCY RESPONDER RADIO COVERAGE (MERRC) APPLICATION
*This application is to be used when requesting approval for participation in the TVF&R MERRC program
in lieu of providing an in-building OFC 510 emergency responder radio coverage system*

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-259-1500

Building Information

(Separate Application Required for Each Building)

Business/ Building Name: LAM RESEARCH BUILDING H

Proposed Use of Building: RESEARCH & DEVELOPMENT

Address: 11361 SW LEVETON DR

City/County: TUALATIN, CLACKAMAS

Building Permit # AR-24-0002, IMP 24-0001

Applicant Contact Information

Contact Person: BRIAN HANE

Phone: 503-826-7531

Email: brian.hane@lamresearch.com

MERRC FEE:

Approved Fee Schedule (as of 11/2015)

First 0 - 50,000 sq.ft. = \$0.50 per sq.ft.

Additional sq.ft. from 50,001 - 100,001 = \$0.30 per sq.ft.

For each sq.ft. over 100,000 = \$0.10 per sq.ft.

Example fee for 300,000 sf building:

First 50,000 sq.ft. x \$0.50 = \$25,000 +

50,001 to 100,001 sq.ft. x \$0.30 = \$15,000 +

100,002 to 300,000 sq.ft. x \$0.10 = \$19,999

TOTAL = \$59,999

Total Square Footage: 120,000 SF

50,000 SF x \$0.50 = 25,000\$

50,000 SF x \$0.30 = 15,000\$

20,000 SF x \$0.10 = 2,000\$

TOTAL MERRC FEE: \$ 42,000\$

As an authorized representative for the above referenced building, I hereby request the building be permanently approved under the TVF&R Mobile Emergency Responder Radio Coverage program as having an approved method of compliance with Oregon Fire Code Section 510 and TVF&R Resolution 2015-09. If the application is accepted, I understand that full payment of the calculated MERRC fee is required prior to completing the approval process. For construction projects under a building permit, payment must be received prior to plan review completion, unless otherwise approved by the Fire Marshal.

Brian Hane, Sr. Mgr, EHS

Name & Title of Authorized Representative

Brian Hane

Signature

15-JUL-2025

Date

For Fire Marshal's Office Use Only

This section is for APPLICATION APPROVAL ONLY.

Application Approved by Fire Marshal: YES or NO

Reviewer Name: _____

Reviewer Signature _____

Date: _____

Comments:

This section is for FINAL APPROVAL ONLY.

Payment Total: _____

Received By: _____

Date: _____

Comments:

Provide a signed, approved final copy to applicant.

TUALATIN VALLEY FIRE & RESCUE
MOBILE EMERGENCY RESPONDER RADIO COVERAGE (MERRC) APPLICATION
*This application is to be used when requesting approval for participation in the TVF&R MERRC program
in lieu of providing an in-building OFC 510 emergency responder radio coverage system*

North Operating Center

11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center

8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-259-1500

Building Information

(Separate Application Required for Each Building)

Business/ Building Name: LAM RESEARCH BUILDING X

Proposed Use of Building: DEVELOPMENT & PRODUCTION

Address: 11361 SW LEVETON DR

City/County: TUALATIN, CLACKAMAS

Building Permit # AR-24-0002, IMP 24-0001

Applicant Contact Information

Contact Person: Brian Hane

Phone: 503-826-7531

Email: brian.hane@lamresearch.com

MERRC FEE:

Approved Fee Schedule (as of 11/2015)

First 0 - 50,000 sq.ft. = \$0.50 per sq.ft.

Additional sq.ft. from 50,001 - 100,001 = \$0.30 per sq.ft.

For each sq.ft. over 100,000 = \$0.10 per sq.ft.

Example fee for 300,000 sf building:

First 50,000 sq.ft. x \$0.50 = \$25,000 +

50,001 to 100,001 sq.ft. x \$0.30 = \$15,000 +

100,002 to 300,000 sq.ft. x \$0.10 = \$19,999

TOTAL = \$59,999

Total Square Footage: 90,000 SF

50,000 SF x \$0.50 = 25,000\$

40,000 SF x \$0.30 = 12,000\$

 SF x \$0.10 =

TOTAL MERRC FEE: \$ 37,000\$

As an authorized representative for the above referenced building, I hereby request the building be permanently approved under the TVF&R Mobile Emergency Responder Radio Coverage program as having an approved method of compliance with Oregon Fire Code Section 510 and TVF&R Resolution 2015-09. If the application is accepted, I understand that full payment of the calculated MERRC fee is required prior to completing the approval process. For construction projects under a building permit, payment must be received prior to plan review completion, unless otherwise approved by the Fire Marshal.

Brian Hane, Sr. Mgr, EHS

Name & Title of Authorized Representative

Brian Hane

Signature

15-JUL-2025

Date

For Fire Marshal's Office Use Only

This section is for APPLICATION APPROVAL ONLY.

Application Approved by Fire Marshal: YES or NO

Reviewer Name: _____

Reviewer Signature _____

Date: _____

Comments:

This section is for FINAL APPROVAL ONLY.

Payment Total: _____

Received By: _____

Date: _____

Comments:

Provide a signed, approved final copy to applicant.

TUALATIN VALLEY FIRE & RESCUE
MOBILE EMERGENCY RESPONDER RADIO COVERAGE (MERRC) APPLICATION
*This application is to be used when requesting approval for participation in the TVF&R MERRC program
in lieu of providing an in-building OFC 510 emergency responder radio coverage system*

North Operating Center

11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center

8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-259-1500

Building Information

(Separate Application Required for Each Building)

Business/ Building Name: LAM RESEARCH BUILDING U

Proposed Use of Building: UTILITIES

Address: 11361 SW LEVETON DR

City/County: TUALATIN, CLACKAMAS

Building Permit # AR-24-0002, IMP 24-0001

Applicant Contact Information

Contact Person: BRIAN HANE

Phone: 503-826-7531

Email: brian.hane@lamresearch.com

MERRC FEE:

Approved Fee Schedule (as of 11/2015)

First 0 - 50,000 sq.ft. = \$0.50 per sq.ft.

Additional sq.ft. from 50,001 - 100,001 = \$0.30 per sq.ft.

For each sq.ft. over 100,000 = \$0.10 per sq.ft.

Example fee for 300,000 sf building:

First 50,000 sq.ft. x \$0.50 = \$25,000 +

50,001 to 100,001 sq.ft. x \$0.30 = \$15,000 +

100,002 to 300,000 sq.ft. x \$0.10 = \$19,999

TOTAL = \$59,999

Total Square Footage: 29,000 SF

29,000 SF x \$0.50 =

 SF x \$0.30 =

 SF x \$0.10 =

TOTAL MERRC FEE: \$ 14,500\$

As an authorized representative for the above referenced building, I hereby request the building be permanently approved under the TVF&R Mobile Emergency Responder Radio Coverage program as having an approved method of compliance with Oregon Fire Code Section 510 and TVF&R Resolution 2015-09. If the application is accepted, I understand that full payment of the calculated MERRC fee is required prior to completing the approval process. For construction projects under a building permit, payment must be received prior to plan review completion, unless otherwise approved by the Fire Marshal.

Brian Hane, Sr. Mgr, EHS

Name & Title of Authorized Representative

Brian Hane

Signature

15-JUL-2025

Date

For Fire Marshal's Office Use Only

This section is for APPLICATION APPROVAL ONLY.

Application Approved by Fire Marshal: YES or NO

Reviewer Name: _____

Reviewer Signature _____

Date: _____

Comments:

This section is for FINAL APPROVAL ONLY.

Payment Total: _____

Received By: _____

Date: _____

Comments:

Provide a signed, approved final copy to applicant.

TUALATIN VALLEY FIRE & RESCUE
MOBILE EMERGENCY RESPONDER RADIO COVERAGE (MERRC) APPLICATION
*This application is to be used when requesting approval for participation in the TVF&R MERRC program
in lieu of providing an in-building OFC 510 emergency responder radio coverage system*

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, OR 97070
Phone: 503-259-1500

Building Information

(Separate Application Required for Each Building)

Business/ Building Name: LAM RESEARCH STORAGE

Proposed Use of Building: STORAGE

Address: 11361 SW LEVETON DR

City/County: TUALATIN, CLACKAMAS

Building Permit # AR-24-0002, IMP 24-0001

Applicant Contact Information

Contact Person: Brian Hane

Phone: 503-826-7531

Email: Brian.hane@lamresearch.com

MERRC FEE:

Approved Fee Schedule (as of 11/2015)

First 0 - 50,000 sq.ft. = \$0.50 per sq.ft.

Additional sq.ft. from 50,001 - 100,001 = \$0.30 per sq.ft.

For each sq.ft. over 100,000 = \$0.10 per sq.ft.

Example fee for 300,000 sf building:

First 50,000 sq.ft. x \$0.50 = \$25,000 +

50,001 to 100,001 sq.ft. x \$0.30 = \$15,000 +

100,002 to 300,000 sq.ft. x \$0.10 = \$19,999

TOTAL = \$59,999

Total Square Footage: 2,230 SF

2,230 SF x \$0.50 =

 SF x \$0.30 =

 SF x \$0.10 =

TOTAL MERRC FEE: \$ 1,115\$

As an authorized representative for the above referenced building, I hereby request the building be permanently approved under the TVF&R Mobile Emergency Responder Radio Coverage program as having an approved method of compliance with Oregon Fire Code Section 510 and TVF&R Resolution 2015-09. If the application is accepted, I understand that full payment of the calculated MERRC fee is required prior to completing the approval process. For construction projects under a building permit, payment must be received prior to plan review completion, unless otherwise approved by the Fire Marshal.

Brian Hane, Sr. Mgr, EHS

Name & Title of Authorized Representative

Brian Hane

Signature

15-JUL-2025

Date

For Fire Marshal's Office Use Only

This section is for APPLICATION APPROVAL ONLY.

Application Approved by Fire Marshal: YES or NO

Reviewer Name: _____

Reviewer Signature _____

Date: _____

Comments:

This section is for FINAL APPROVAL ONLY.

Payment Total: _____

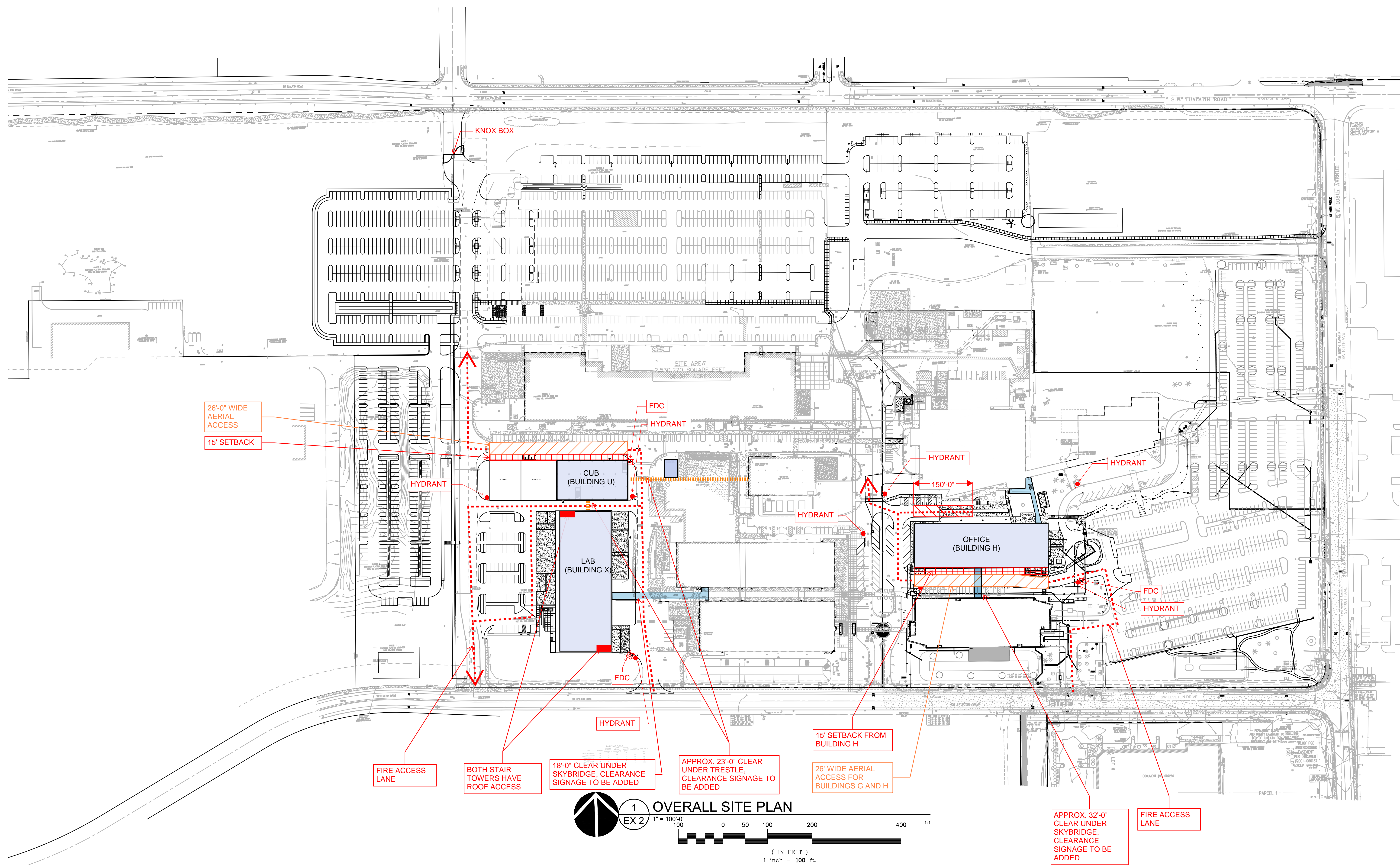
Received By: _____

Date: _____

Comments:

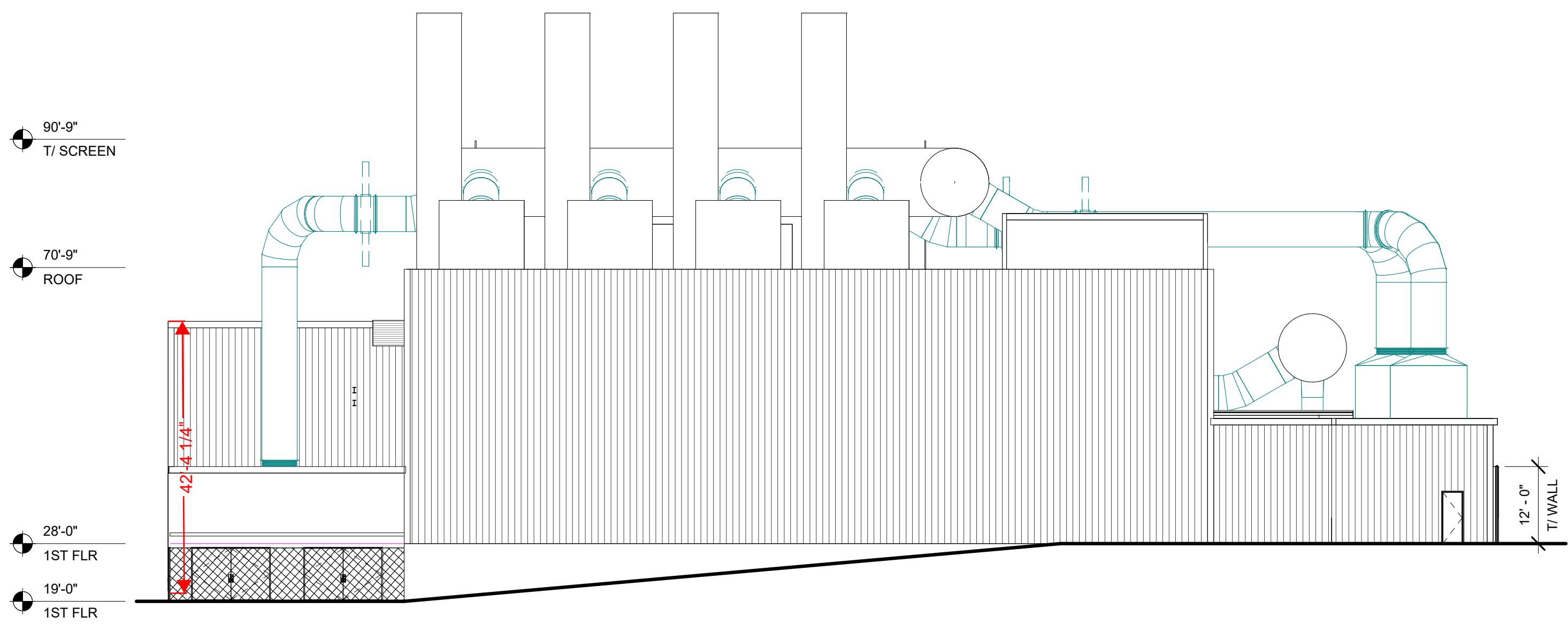
Provide a signed, approved final copy to applicant.

Note: Updated to reflect new building size and location changes.
MERRC fees are due prior to building permit issuance.
A TVF&R final inspection is required for this project.

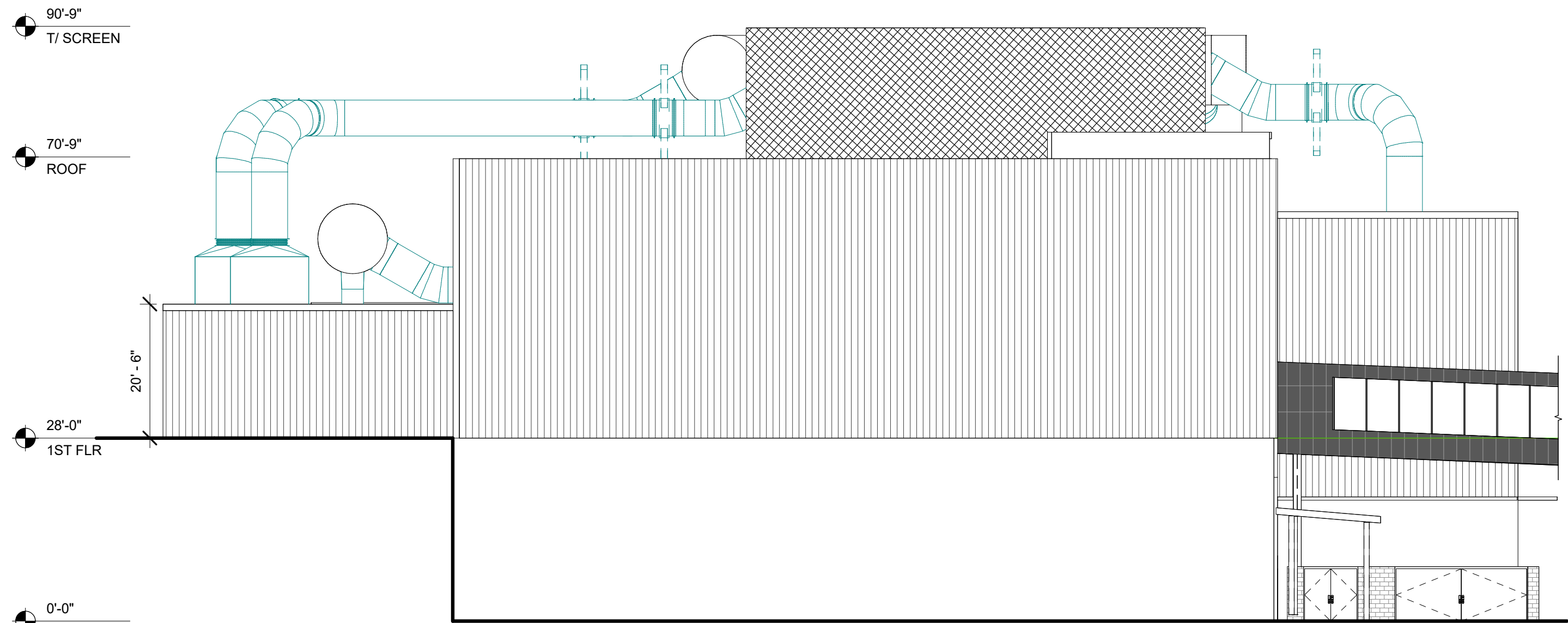


OVERALL SITE PLAN

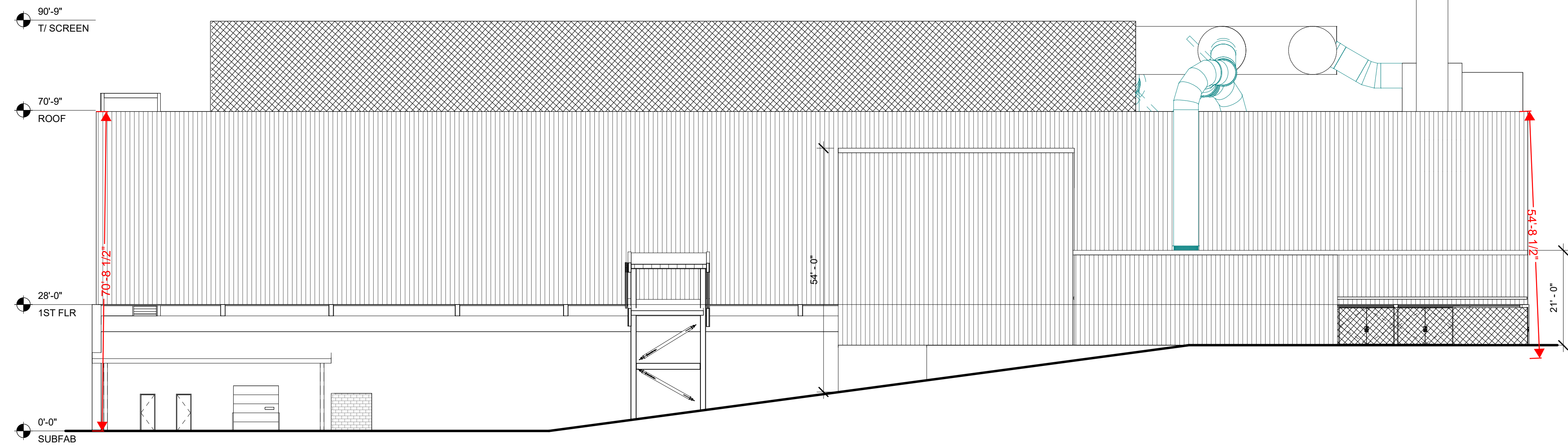
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(IN FEET)
1 inch = 100 ft.



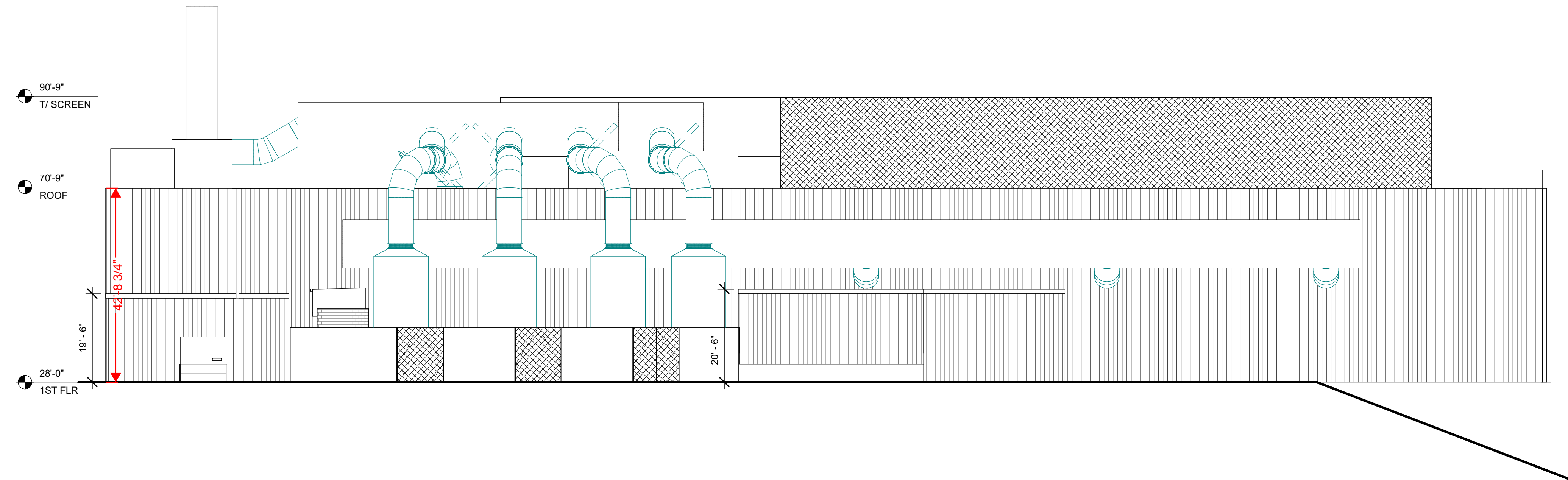
1 BUILDING X - NORTH ELEVATION
A2.10 1/16" = 1'-0"



2 BUILDING X - SOUTH ELEVATION
A2.10 1/16" = 1'-0"



3 BUILDING X - EAST ELEVATION
A2.10 1/16" = 1'-0"

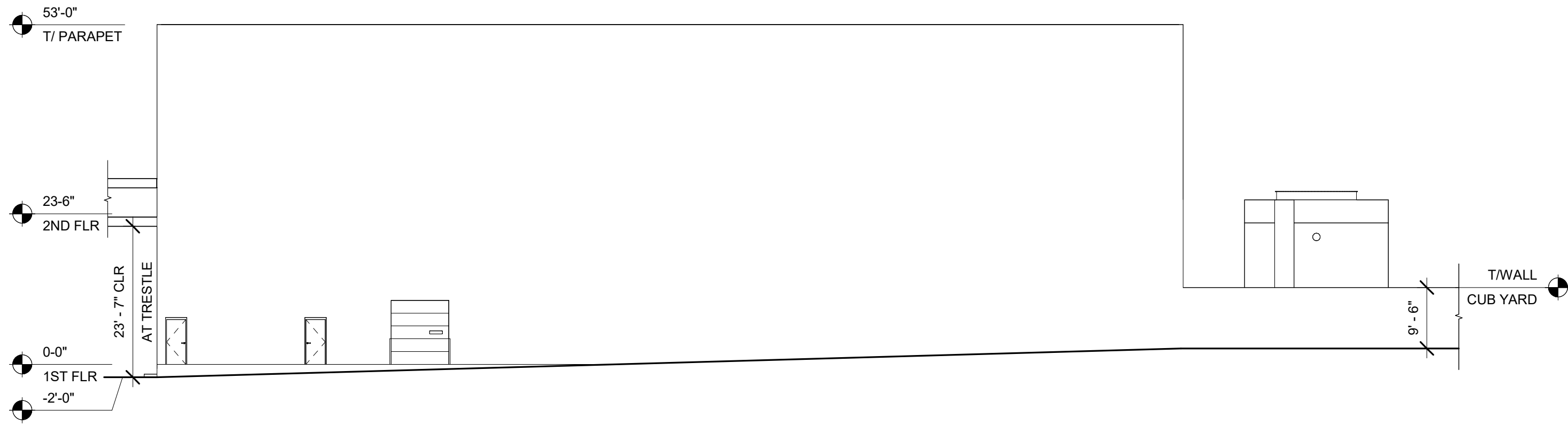


4 BUILDING X - WEST ELEVATION
A2.10 1/16" = 1'-0"

REVISION SCHEDULE		
Delta	Issued As	Issue Date



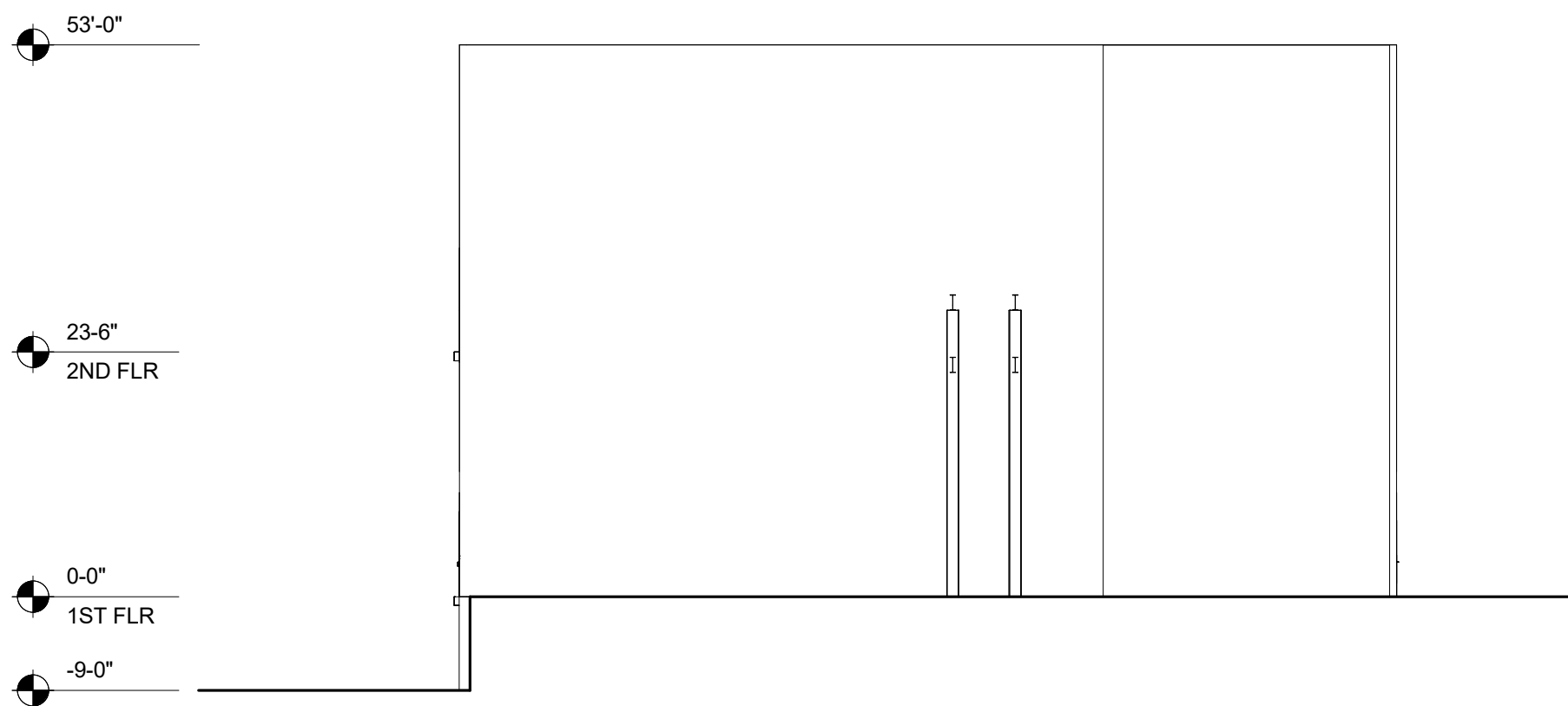
REVISION SCHEDULE		
Delta	Issued As	Issue Date



2 BUILDING U - NORTH ELEVATION
A2.20 1/16" = 1'-0"



4 BUILDING U - SOUTH ELEVATION
A2.20 1/16" = 1'-0"



3 BUILDING U - EAST ELEVATION
A2.20 1/16" = 1'-0"



1 BUILDING U - WEST ELEVATION
A2.20 1/16" = 1'-0"



APPROVED PLANS

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

Ally McElh
Deputy Fire Marshal II

TVF&R Permit #2024-0138



1 NORTH ELEVATION
A2.30 1/16" = 1'-0"



2 SOUTH ELEVATION
A2.30 1/16" = 1'-0"

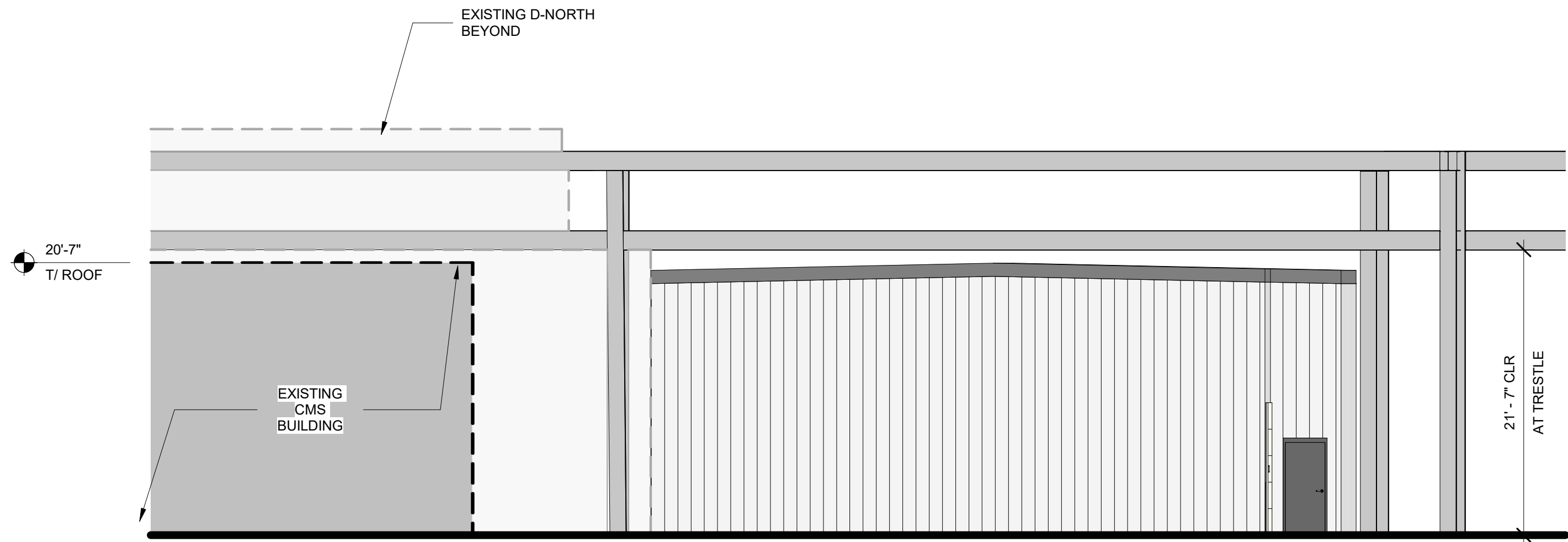


3 EAST ELEVATION
A2.30 1/16" = 1'-0"

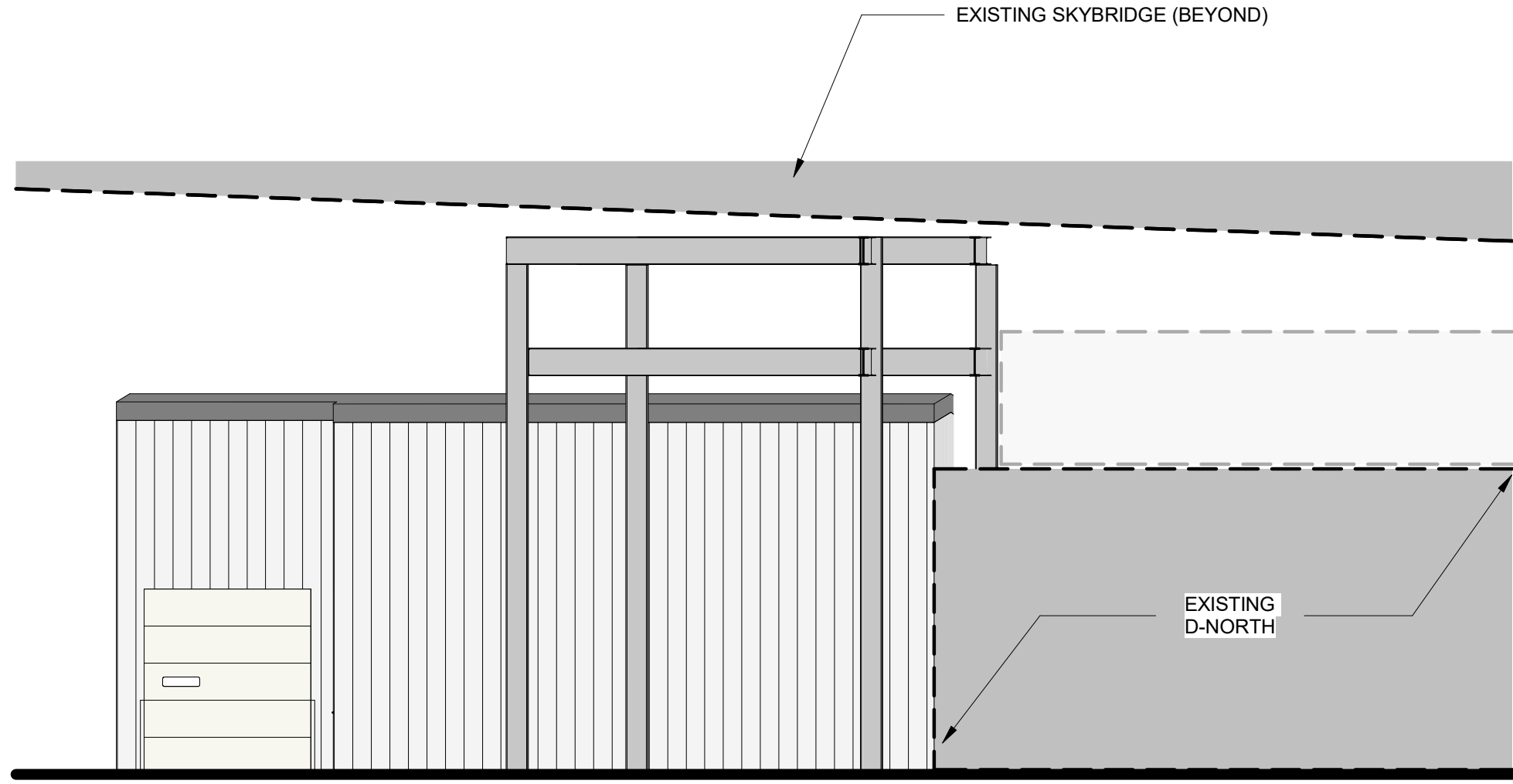


4 WEST ELEVATION
A2.30 1/16" = 1'-0"

REVISION SCHEDULE		
Delta	Issued As	Issue Date



1 FACILITIES STORAGE - NORTH ELEVATION
A2.40 1/8" = 1'-0"



2 FACILITIES STORAGE - WEST ELEVATION
A2.40 1/8" = 1'-0"

1 MP-1 - PRE ENGINEERED METAL BUILDING CORRUGATED METAL CLADDING

2 MP-2 - PRE ENGINEERED METAL BUILDING CORRUGATED METAL ROOFING



APPROVED PLANS

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


Deputy Fire Marshal II

TVF&R Permit #2024-0138

REVISION SCHEDULE		
Delta	Issued As	Issue Date



Western States Fire Protection Co.

Protecting Lives and Property

a subsidiary of **API Group, Inc.**

TVF&R Permit #2024-0138



Western States Fire Protection Co.

Protecting Lives and Property

a subsidiary of **API Group, Inc.**

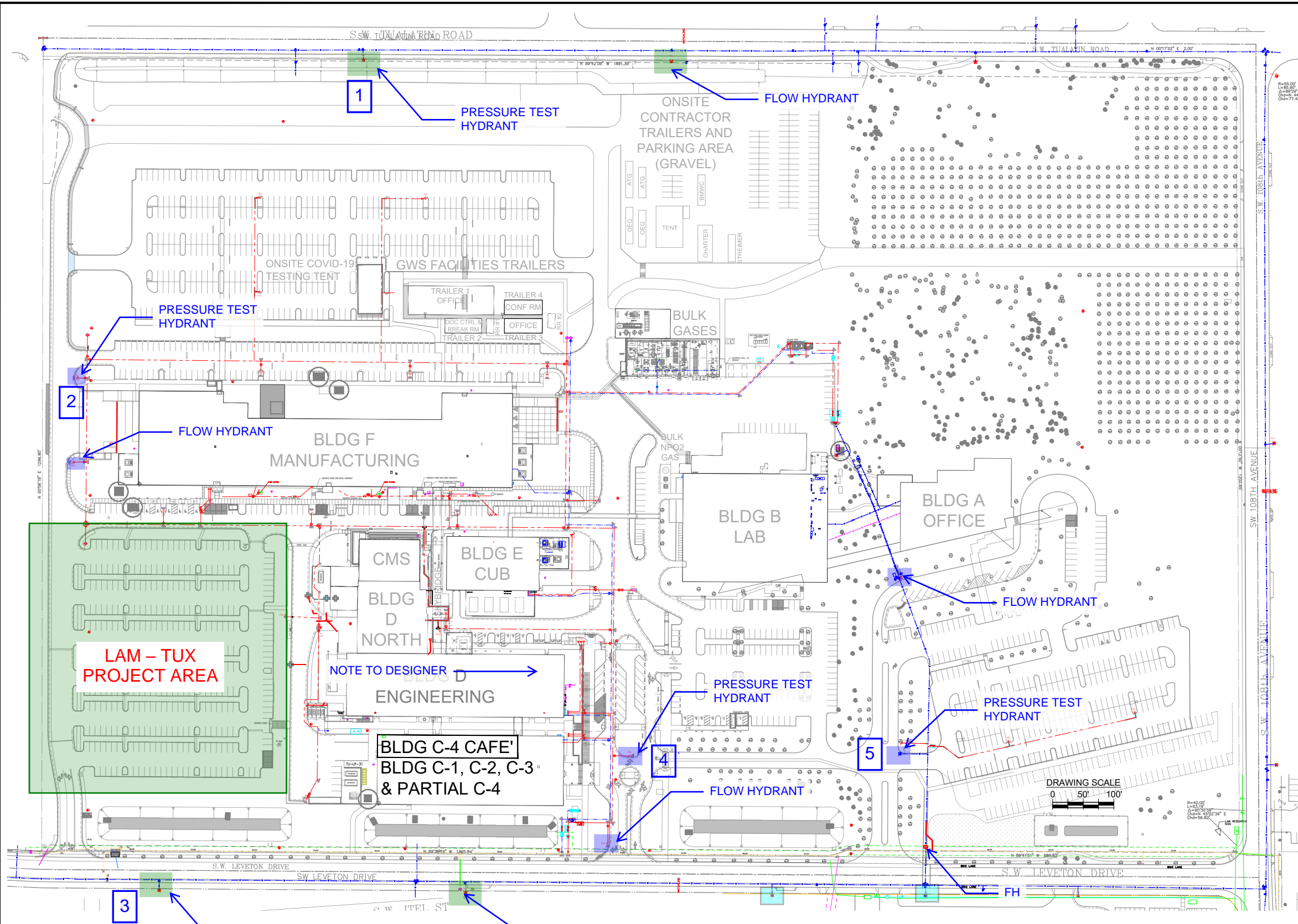


TVFR
Tualatin Valley
Fire & Rescue

Alex Mc Ghee
Deputy Fire Marshal II

TVF&R Permit #2024-0138

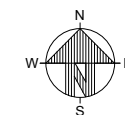
S:\Tualatin Source Documents\Site Development\Lam Site Plan Utilities.dwg, Fire & City Water, 7/9/2021 3:19:59 PM, meglar, 1:2.093



"DRAWING IS FOR REFERENCE ONLY AND MAY BE OUT OF DATE DUE TO ONGOING PROJECTS AND UPDATES. CONTACT DOCUMENT CONTROL FOR LATEST REVISION. IF DRAWING DOES NOT MATCH WHAT IS OUT IN THE FIELD PLEASE CONTACT DOCUMENT CONTROL TO COORDINATE ANY UPDATES."

1 LAM SITE UNDERGROUND UTILITY PLAN - FIRE & CITY WATER (10/19/2020)
SCALE : NTS

- TESTS REQUESTED FOR THE CITY MODEL
- TESTS REQUESTED FOR THE JACOBS ONSITE MODEL
- X TEST NUMBER



APPROVED PLANS

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

Alex McElhenny
Deputy Fire Marshal II

TVF&R Permit #2024-0138

LAM TUALATIN CAMPUS
SITE UNDERGROUND UTILITIES
FIRE & CITY WATER PLAN

SCALE: NTS	DATE: 05/13/2020	SHEET #:
DRAWN: BDM	REV.:	CHECKED:
CAD FILE: Lam Site Plan Utilities		



11155 SW Leveton Drive
Tualatin, OR 97062
Lam Confidential



10295 Southwest Middle Road, Wilsonville, OR 97070
650.557.0000 or 1.800.482.9407 republicservices.com

October 9, 2024

Megan Diaz
Mackenzie Architecture

Re: Lam Research
11155 SW Leveton Dr.
Tualatin, OR 97062

Dear Megan,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin OR.

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

The ingress/egress and site traffic pattern plan are adequate for our trucks to safely navigate the site, and access the planned trash and recycle receptacles.

Bldg. T: The self-contained compactor, power control unit, and dock positioning is adequate for our trucks to service.

The frontload receptacle enclosure of 20' X 13' – 3" ID with double gates that open a minimum of 120 degrees with wind pins to secure them in the open and closed positions is adequate for container placement space and access for our trucks to service.

Bldg. X: The self-contained compactor and frontload receptacle enclosure of 43'–2 3/4" X 30'–0 3/8" ID with double gates that open a minimum of 120 degrees with wind pins to secure them in the open and closed positions is adequate for container placement space and access for our trucks to service.

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

Sincerely,

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

Kelly Herrod
Operations Supervisor
Republic Services Inc.



PROPERTY INFORMATION REPORT

Date: October 11, 2024

File No.: 24-195255

Property: 11361 SW Leveton Drive, Tualatin, OR 97062

LAM RESEARCH
Attn: Trish McNulty
11155 SW Leveton Drive
Tualatin, OR 97062

REPORT FEE: \$350.00

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is October 2, 2024 at 8:00am

REPORT FINDINGS

- A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

- B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

Lam Research Corporation, a Delaware corporation as to the Fee Simple Estate as to Parcels I, II, III and IV and a Leasehold Estate as to Parcel V

- C. 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 TO PARCEL I OF THE PREMISES:

1. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$782,454.79
Property ID No.	:	R2107971
Levy Code	:	023.76
Map Tax Lot No.	:	2S122AB-00100

2. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$2,465,640.13
Property ID No.	:	R2180033
Levy Code	:	023.76
Map Tax Lot No.	:	2S122BA-00100 M&E

Industrial Machinery and Equipment located on Parcel I

3. City liens, if any, of the City of Tualatin.
4. Cross Easement Agreement, including the terms and provisions thereof:

Regarding	:	Private roadway
Between	:	First Interstate Bank of Oregon, N.A. as personal representative of the estate of William Leveton
And	:	JAE Oregon, Inc.
Recorded	:	May 5, 1989
Recording No.	:	89020417

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between	:	LAM Research Corporation, a Delaware corporation
And	:	JAE Oregon, Inc., an Oregon corporation
Dated	:	December 15, 2023
Recorded	:	December 15, 2023
Recording No.	:	2023-051646
5. Easement, including the terms and provisions thereof:

For	:	Slope purposes
Granted to	:	City of Tualatin
Recorded	:	June 9, 1989
Recording No.	:	89026084
Re-Recorded	:	July 6, 1989
Recording No.	:	89030633
6. Easement, including the terms and provisions thereof:

For	:	Slope purposes
Granted to	:	City of Tualatin
Recorded	:	November 1, 1989
Recording No.	:	89-53170
7. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:

Recorded	:	August 16, 2001
Recording No.	:	2001-082729
8. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:

By	:	Novellus Systems, Inc., a California corporation
Recorded	:	March 22, 2002
Recording No.	:	2002-033655
9. Private Stormwater Facilities Agreement, including the terms and provisions thereof:

Between	:	Lam Research Corporation
And	:	City of Tualatin
Recorded	:	August 16, 2021
Recording No.	:	2021-088690
10. Private Stormwater Facilities Agreement, including the terms and provisions thereof:

Between	:	Lam Research
And	:	City of Tualatin
Recorded	:	April 22, 2024
Recording No.	:	2024-016636
11. Easement, including the terms and provisions thereof:

For	:	Public utility
Granted to	:	City of Tualatin
Recorded	:	May 8, 2024
Recording No.	:	2024-019607

AS TO PARCEL II OF THE PREMISES:

12. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$77,581.38
Property ID No.	:	R2107974
Levy Code	:	023.76
Map Tax Lot No.	:	2S122AA-00800

13. City liens, if any, of the City of Tualatin.

14. Easement, including the terms and provisions thereof:

For	:	Slope purposes
Granted to	:	City of Tualatin
Recorded	:	November 23, 1999
Recording No.	:	99130427

15. Easement, including the terms and provisions thereof:

For	:	Underground distribution line
Granted to	:	Portland General Electric Company
Recorded	:	June 22, 2001
Recording No.	:	2001060136

16. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:

Recorded	:	August 16, 2001
Recording No.	:	2001-082729

17. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:

By	:	Novellus Systems, Inc., a California corporation
Recorded	:	March 22, 2002
Recording No.	:	2002-033655

18. Easement, including the terms and provisions thereof:

For	:	Water line
Granted to	:	City of Tualatin
Recorded	:	April 15, 2002
Recording No.	:	2002-044680

19. Grant and Reservation of Reciprocal Easements, including the terms and provisions thereof:

Regarding : Access
By : JAE Oregon, Inc.
Recorded : May 18, 2010
Recording No. : [2010-037842](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)

First Amendment to Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : April 3, 2024
Recorded : April 3, 2024
Recording No. : [2024-013606](#)

20. Private Stormwater Facilities Agreement, including the terms and provisions thereof:

Between : Lam Research
And : City of Tualatin
Recorded : April 22, 2024
Recording No. : [2024-016636](#)

AS TO PARCEL III OF THE PREMISES:

21. Unpaid Taxes for 2024-2025:

Levied Amount : \$146,697.21
Property ID No. : [R2107973](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AA-00500

22. Unpaid Taxes for 2024-2025:

Levied Amount : \$708,385.86
Property ID No. : [R2180077](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AA-00500 M&E
Industrial Machinery and Equipment located on Parcel III

23. City liens, if any, of the City of Tualatin.

24. Easement, including the terms and provisions thereof:

For : Slope purposes
Granted to : City of Tualatin
Recorded : November 1, 1989
Recording No. : [89-53170](#)

25. Easement, including the terms and provisions thereof:

For : Pedestrian walkway and bikepath
Granted to : City of Tualatin
Recorded : June 1, 1990
Recording No. : [90-28257](#)

26. Easement, including the terms and provisions thereof:
For : Underground distribution line
Granted to : Portland General Electric Company
Recorded : June 22, 2001
Recording No. : [2001060136](#)
27. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:
Recorded : August 16, 2001
Recording No. : [2001-082729](#)
28. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:
By : Novellus Systems, Inc., a California corporation
Recorded : March 22, 2002
Recording No. : [2002-033655](#)
29. Easement, including the terms and provisions thereof:
For : Water line
Granted to : City of Tualatin
Recorded : April 15, 2002
Recording No. : [2002-044680](#)
30. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Lam Research Corporation
And : City of Tualatin
Recorded : November 2, 2020
Recording No. : [2020-110089](#)
31. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Lam Research
And : City of Tualatin
Recorded : April 22, 2024
Recording No. : [2024-016636](#)
32. Easement, including the terms and provisions thereof:
For : Public utility
Granted to : City of Tualatin
Recorded : May 8, 2024
Recording No. : [2024-019607](#)

AS TO PARCEL IV OF THE PREMISES:

33. Unpaid Taxes for 2024-2025:
Levied Amount : \$121,958.78
Property ID No. : [R2171143](#)
Levy Code : 088.15
Map Tax Lot No. : 2S122BA-00100
Affects : Parcel IV of the premises herein
34. City liens, if any, of the City of Tualatin.
35. Easement, including the terms and provisions thereof:
For : Slope purposes
Granted to : City of Tualatin
Recorded : January 23, 1989
Recording No. : [89-03228](#)

36. Cross Easement Agreement, including the terms and provisions thereof:

Regarding : Private roadway
Between : First Interstate Bank of Oregon, N.A. as personal representative
of the estate of William Leveton
And : JAE Oregon, Inc.
Recorded : May 5, 1989
Recording No. : [89020417](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)

37. Easement, including the terms and provisions thereof:

For : Pedestrian use, trees, landscaping and sidewalk
Granted to : City of Tualatin
Recorded : August 12, 1999
Recording No. : [99094538](#)

38. Agreement to maintain stormwater detention and water quality treatment facilities, including the terms and provisions thereof:

Between : JAE Oregon, Inc.
And : City of Tualatin
Recorded : December 24, 2009
Recording No. : [2009-110981](#)

39. Conditions and Restrictions as shown on Partition Plat No. 2010-009:

Recorded : March 9, 2010
Recording No. : [2010-018382](#)

40. Grant and Reservation of Reciprocal Easements, including the terms and provisions thereof:

Regarding : Access
By : JAE Oregon, Inc.
Recorded : May 18, 2010
Recording No. : [2010-037842](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)

First Amendment to Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : April 3, 2024
Recorded : April 3, 2024
Recording No. : [2024-013606](#)

41. Private stormwater facilities Agreement, including the terms and provisions thereof:

Between : JAE Oregon, Inc.
And : City of Tualatin
Recorded : May 8, 2020
Recording No. : [2020-039137](#)

42. Easement, including the terms and provisions thereof:
For : Existing utilities as defined in the document
Granted to : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051647](#)
43. Access Easement Agreement, including the terms and provisions thereof:
Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : April 3, 2024
Recorded : April 3, 2024
Recording No. : [2024-013607](#)

AS TO PARCEL V OF THE PREMISES:

44. Unpaid Taxes for 2024-2025:
Levied Amount : \$51,660.95
Property ID No. : [R2171155](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AD-01300
Industrial Machinery and Equipment located on Parcel V
and
Unpaid Taxes for 2024-2025:
Levied Amount : \$9,178.37
Property ID No. : [P2102057](#)
Levy Code : 001.17
Map Tax Lot No. : 2S122AD-01300
Personal Property located on Parcel V

NOTE: Unpaid Taxes for 2024-2025:
Levied Amount : \$290,622.46
Property ID No. : [R2176128](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AD-01300
Parcel V fee simple title of Abbott Tualatin LLC

45. City liens, if any, of the City of Tualatin.
46. Easement, including the terms and provisions thereof:
For : Slope and utility
Granted to : City of Tualatin
Recorded : October 25, 1989
Recording No. : [89-51742](#)
47. Easement, including the terms and provisions thereof:
For : Underground distribution line
Granted to : Portland General Electric Company
Recorded : June 22, 2001
Recording No. : [2001060135](#)
48. Easement, including the terms and provisions thereof:
For : Underground distribution line
Granted to : Portland General Electric Company
Recorded : June 22, 2001
Recording No. : [2001060137](#)

49. Easement Agreement and Declaration of Covenant, including the terms and provisions thereof:
For : Ingress, egress and utilities
Between : Builder's Wholesale Stone, LLC
And : SFP Leveton, LLC
Recorded : June 16, 2008
Recording No. : [2008-054248](#)
50. Easement Agreement, including the terms and provisions thereof:
For : Adjoiner encroachments of trash enclosure,
compressor cover, mechanical and transformer
Between : SFP Leveton, LLC
And : Builder's Wholesale Stone, LLC
Recorded : June 16, 2008
Recording No. : [2008-054249](#)
51. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Leveton LLC
And : City of Tualatin
Recorded : December 13, 2017
Recording No. : [2017-097239](#)
52. Lease, including the terms and provisions thereof, as evidenced by Memorandum:
Lessor : Leveton LLC, an Oregon limited liability company
Lessee : Lam Research Corporation, a Delaware corporation
Dated : December 7, 2017
Recorded : December 11, 2017
Recording No. : [2017-096793](#)

The lessor's interest thereunder is now held by Abbott Tualatin, LLC, an Oregon limited liability company, per Statutory Special Warranty Deed recorded November 12, 2020 as Recording No. [2020-114748](#).

AS TO RIGHTS APPURTENANT TO THE PREMISES:

A. Well Ownership Information Form:

Recorded : February 22, 2002
Recording No. : [2002-021309](#)
Referencing Deed Recording Number [2000-036382](#)

B. Revocable Permit (Right-of-Way):

Regarding : Right to encroach upon and occupy a public
right-of-way with a private fiber optic network connection
Recorded : October 26, 2017
Recording No. : [2017-084661](#)

END OF EXCEPTIONS

NOTE: LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

[Vesting Deed 2017-018737](#) PLA Deed for 2S122AA00800 & 2S122AB00100 & 2S122AA00500

[Vesting Deed 2024-013605](#) PLA Deed for 2S122BA00100

[Vesting Memo of Lease 2017-096793](#)

[Business Registry - OREGON - LAM Research Corporation FBC](#)

[Business Registry - DELAWARE - LAM Research Corporation](#)

[Report Maps](#)

[Aerial Photo](#)

[Partition Plat 2001-058 2001-082729](#)

[Partition Plat 2010-009 2010-018382](#)

[Partition Plat 2011-024 2011-053337](#)

[Plat Map Glenmorag Park - underlying](#)
[Public Survey 33034](#)
[Public Survey 33698](#)
[Public Survey 34761](#)
[Legal Description Reference 2017-018737](#)
[Legal Description Reference 2017-096793](#)
[Legal Description Reference 2024-013605](#)
[map - BLM Master Plat 020s010wm01](#)
[map - City of Tualatin Zoning](#)
[map - CWS sewer lines](#)
[map - NWN gas lines - NE Q](#)
[map - NWN gas lines - NW Q](#)
[map - USF&WS wetlands map](#)
[map - ORMAP topographic](#)
[Assessor's map 2s122aa](#)
[Assessor's map 2s122ab](#)
[Assessor's map 2s122ad](#)
[Assessor's map 2s122ba](#)
[WCO Intermap Property Info](#) Tax Account R2107971 2S122AB00100
[WCO Intermap Property Info](#) Tax Account R2107973 2S122AA00500
[WCO Intermap Property Info](#) Tax Account R2107974 2S122AA00800
[WCO Intermap Property Info](#) Tax Account R2171143 2S122BA00100
[WCO Intermap Property Info](#) Tax Account R2176128 2S122AD01300
[WCO Intermap Property Info](#) Tax Account R2180033 2S122AB00100
[WCO Intermap Property Info](#) Tax Account R2180077 2S122AA00500

END OF REPORT

Rosa Stombaugh
 Senior Commercial Title Officer
 WFG National Title Insurance Company
 12909 SW 68th Pkwy., Suite 350
 Portland, OR 97223
 Phone: **(503) 431-8526**
 Fax: **(503) 684-2978**
 Email: **rstombaugh@wfgtitle.com**

EXHIBIT A LEGAL DESCRIPTION

PARCEL I:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 1 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 1 and 3, PARTITION PLAT No. 2001-058, located in the northeast one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a brass screw and washer located at the northwest corner of said Parcel 3, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod; thence departing said southerly right-of-way line, South 00°17'49" West a distance of 450.67 feet to a 5/8 inch iron rod; thence South 89°35'19" East a distance of 87.37 feet to a 5/8 inch iron rod; thence South 00°24'38" West a distance of 66.15 feet to a 5/8 inch iron rod; thence South 89°35'22" East a distance of 36.44 feet to a 5/8 inch iron rod; thence South 00°24'41" West a distance of 779.79 feet to a copper disk located on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof, when measured at right angles; thence along said northerly right-of-way line, North 89°34'51" West a distance of 957.07 feet to a brass disk located at the southwest corner of said Parcel 1; thence along the west line of said Parcel 1 and the west line of said Parcel 3, North 00°06'26" East a distance of 1294.82 feet to the Point of Beginning.

PARCEL II:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 2 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 2 and 3, PARTITION PLAT No. 2001-058, located in the northeast one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Commencing at a brass screw and washer located at the northwest corner of said Parcel 3, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod and the Point of Beginning; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 1052.10 feet to a point of curvature thereon; thence continuing along said southerly right-of-way line, 85.91 feet through the arc of a 55.00 foot radius circular curve to the right, said curve having a central angle of 89°29'34", a chord bearing of South 44°57'21" East and a chord length of 77.44 feet to a 5/8 inch iron rod located at a point of tangency on the westerly right-of-way line of SW 108th Avenue, 32.00 feet westerly of the centerline thereof, when measured at right angles; thence along said westerly right-of-way line, South 00°12'34" East a distance of 843.64 feet to a 5/8 inch iron rod; thence departing said westerly right-of-way line, North 89°35'22" West a distance of 212.34 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 306.24 feet to a 5/8 inch iron rod; thence North 89°35'22" West a distance of 438.80 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 139.01 feet to a 5/8 inch iron rod; thence North 89°35'19" West a distance of 464.30 feet to a 5/8 inch iron rod; thence North 00°17'49" East a distance of 450.67 feet to the Point of Beginning.

PARCEL III:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 3 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 1 and 2, PARTITION PLAT No. 2001-058, located in the northeast

one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Commencing at a brass screw and washer located at the northwest corner of Parcel 3 of Partition Plat No. 2001-058, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod; thence departing said southerly right-of-way line, South 00°17'49" West a distance of 450.67 feet to a 5/8 inch iron rod; thence South 89°35'19" East a distance of 87.37 feet to a 5/8 inch iron rod and the Point of Beginning; thence South 00°24'38" West a distance of 66.15 feet to a 5/8 inch iron rod; thence South 89°35'22" East a distance of 36.44 feet to a 5/8 inch iron rod; thence South 00°24'41" West a distance of 779.79 feet to a copper disk located on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof, when measured at right angles; thence along said northerly right-of-way line, South 89°34'51" East a distance of 368.77 feet to an angle point thereon; thence continuing along said northerly right-of-way line, South 89°42'00" East a distance of 586.84 feet to a brass screw and washer located at a point of curvature thereon; thence continuing along said northerly right-of-way line, 63.19 feet through the arc of a 40.00 foot radius circular curve to the left, said curve having a central angle of 90°30'34", a chord bearing of North 45°02'43" East and a chord length of 56.82 feet to a point of tangency on the westerly right-of-way line of SW 108th Avenue, 32.00 feet westerly of the centerline thereof, when measured at right angles; thence along said westerly right-of-way line, North 00°12'34" West a distance of 359.19 feet to a 5/8 inch iron rod; thence departing said westerly right-of-way line, North 89°35'22" West a distance of 212.34 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 306.24 feet to a 5/8 inch iron rod; thence North 89°35'22" West a distance of 438.80 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 139.01 feet to a 5/8 inch iron rod; thence North 89°35'19" West a distance of 376.93 to the Point of Beginning.

PARCEL IV:

A tract of land created under approval by City of Tualatin No. PLA23-0004, by Warranty Deed for Property Line Adjustment recorded April 3, 2024 as Recorder's No. 2024-013605, Records of Washington County, shown as Tract 3 in Record of Survey filed April 12, 2024 as No. 34761 in the Washington County Surveyor's Office, being portions of Parcels 1 and 2, PARTITION PLAT No. 2010-009, located in the northwest one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a brass disk located at the most southerly southeast corner of said Parcel 1, said point being on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof when measured at right angles; thence along said northerly right-of-way line, North 85°47'18" West a distance of 112.70 feet to a point of curvature thereon; thence continuing along said northerly right-of-way line, 112.59 feet through the arc of a tangent 630.00 foot radius circular curve to the left, said curve having a central angle of 10°14'24" a chord bearing of South 89°05'30" West and a chord length of 112.44 feet to the most southerly southeast corner of said Parcel 2, and from which point a 5/8 inch Iron rod bears North 01°43'45" East a distance of 0.07 feet; thence departing said northerly right-of-way line and along the most southerly east line of said Parcel 2, North 01°43'45" East a distance of 138.88 feet to a 5/8 inch iron rod located at an angle point on the easterly boundary of said Parcel 2; thence North 01°43'40" East a distance of 607.73 feet to a 5/8 inch iron rod; thence North 88°16'38" West a distance of 383.76 feet to a 5/8 inch iron rod; thence North 01°41'05" East a distance of 127.48 feet to a point; thence North 88°18'11" West a distance of 346.67 feet to a 5/8 inch iron rod; thence South 01°41'04" West a distance of 174.78 feet to a 5/8 inch iron rod; thence North 88°15'40" West a distance of 230.24 feet to a 5/8 inch iron rod located on the west line of said Parcel 2; thence along the west line of said Parcel 2 together with the west line of said Parcel 1, North 01°43'57" East a distance of 589.95 feet to a brass disk located at the northwest corner of said Parcel 1, said point being on the southerly right-of-way line of SW Tualatin Road, 30.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, South 88°40'05" East a distance of 1185.53 feet to a brass screw and washer located at the northeast corner of said Parcel 1; thence departing said southerly right-of-way line and along the east line of said Parcel 1, South 01°43'40" West a distance of 1296.98 feet to the Point of Beginning. Bearings are based on the Oregon State Plane Coordinate System - North Zone (NAD 83/2011).

PARCEL V:

A leasehold estate as defined in unrecorded Lease dated January 31, 2017 and evidenced of record in Memorandum of Lease recorded December 11, 2017 as Recorder's No. 2017-096793, Records of Washington County, as to that certain property described as follows:

Parcels 1, 2 and 3, PARTITION PLAT NO. 2011-024, recorded August 2, 2011 as Document No. 2011053337, in the City of Tualatin, County of Washington and State of Oregon.

TOGETHER WITH an easement for ingress, egress and utilities as described in Easement Agreement and Declaration of Covenant recorded June 16, 2008 as No. 2008-054248, Records of Washington County, Oregon.



WFG National Title Insurance Company*
a Williston Financial Group company

WFG National Title
Title Department
12909 SW 68th Pkwy #350
Portland, OR 97223
Phone: 503.431.8500
Fax 503.684.2978



Assessor Property ID / Assessor Map & Tax Lot No.

PARCEL R2107971 & R2180033 / 2S122AB00100

11361 SW Leveton Drive, Tualatin, OR 97062

PARCEL R2107974 / 2S122AA00800

PARCELS R2107973 & R2180077 / 2S122AA00500

11555 SW Leveton Drive, Tualatin, OR 97062

PARCEL R2171143 / 2S122BA00100

no situs, Tualatin, OR 97062

PARCELS R2176128 & R2211155 / 2S122AD-01300

18625 SW 108TH Avenue, Tualatin, OR 97062



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



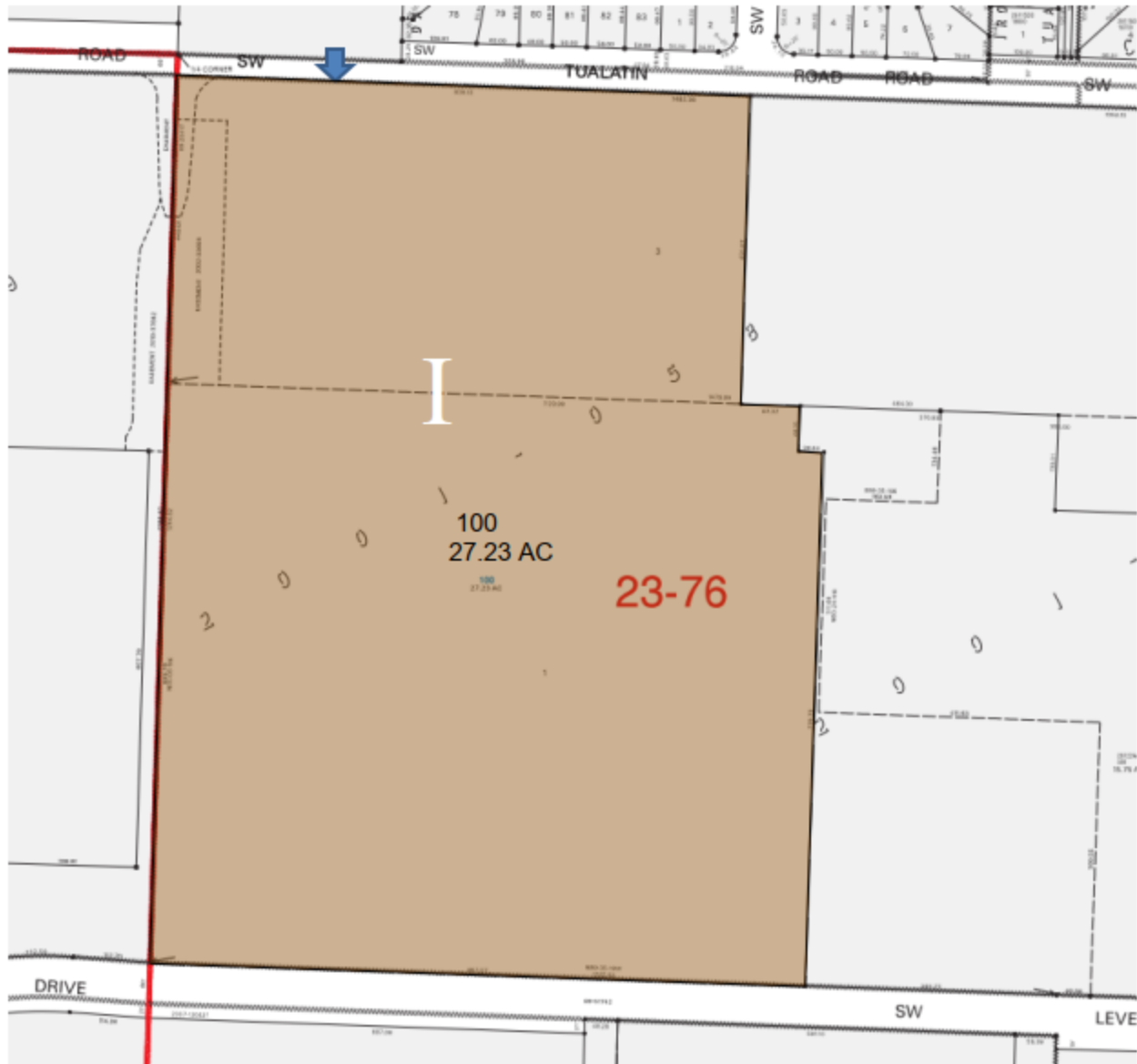
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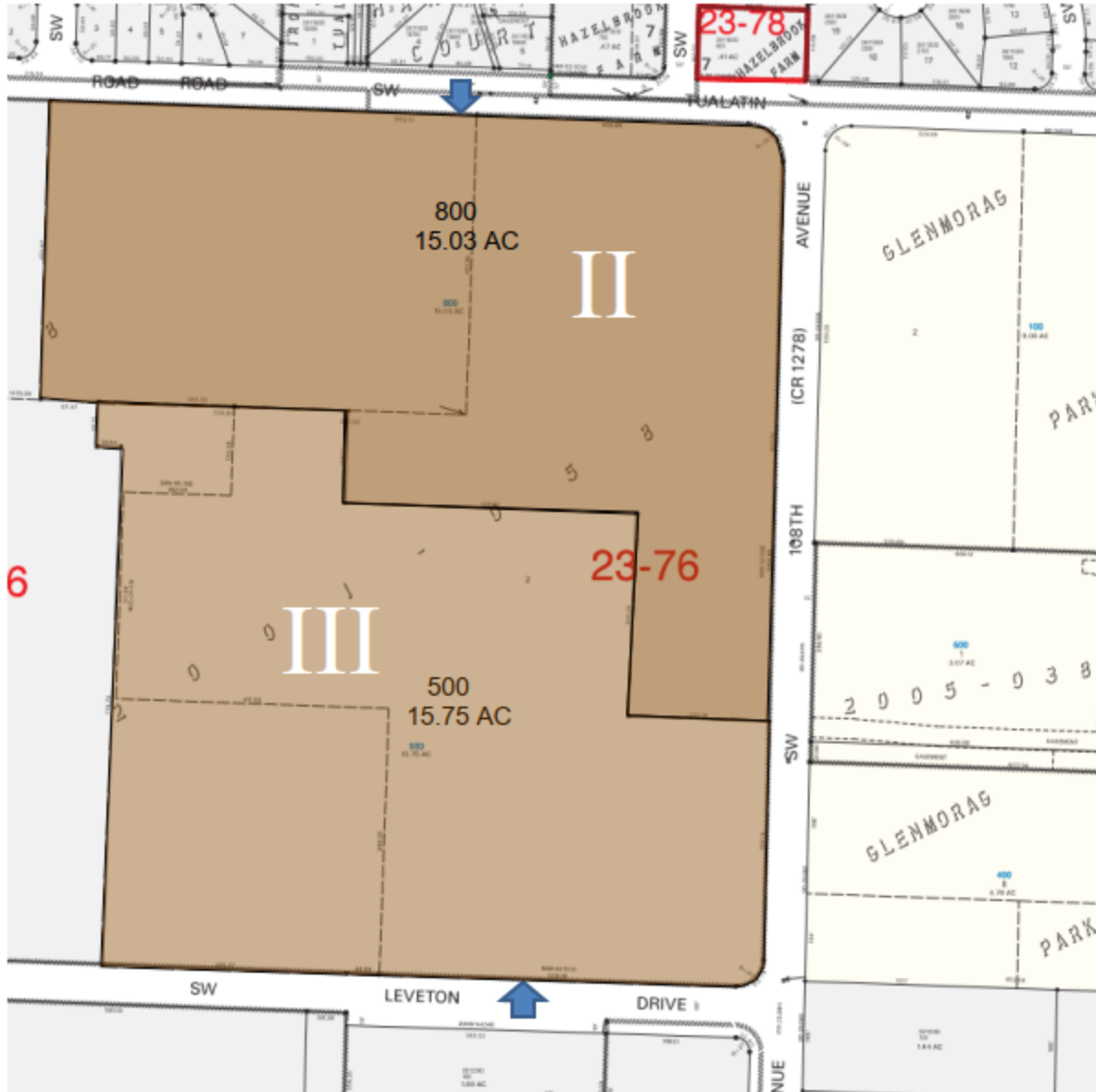


Assessor Property ID / Assessor Map & Tax Lot No.

PARCEL R2107974 / 2S122AA00800

PARCELS R2107973 & R2180077 / 2S122AA00500

11555 SW Leveton Drive, Tualatin, OR 97062



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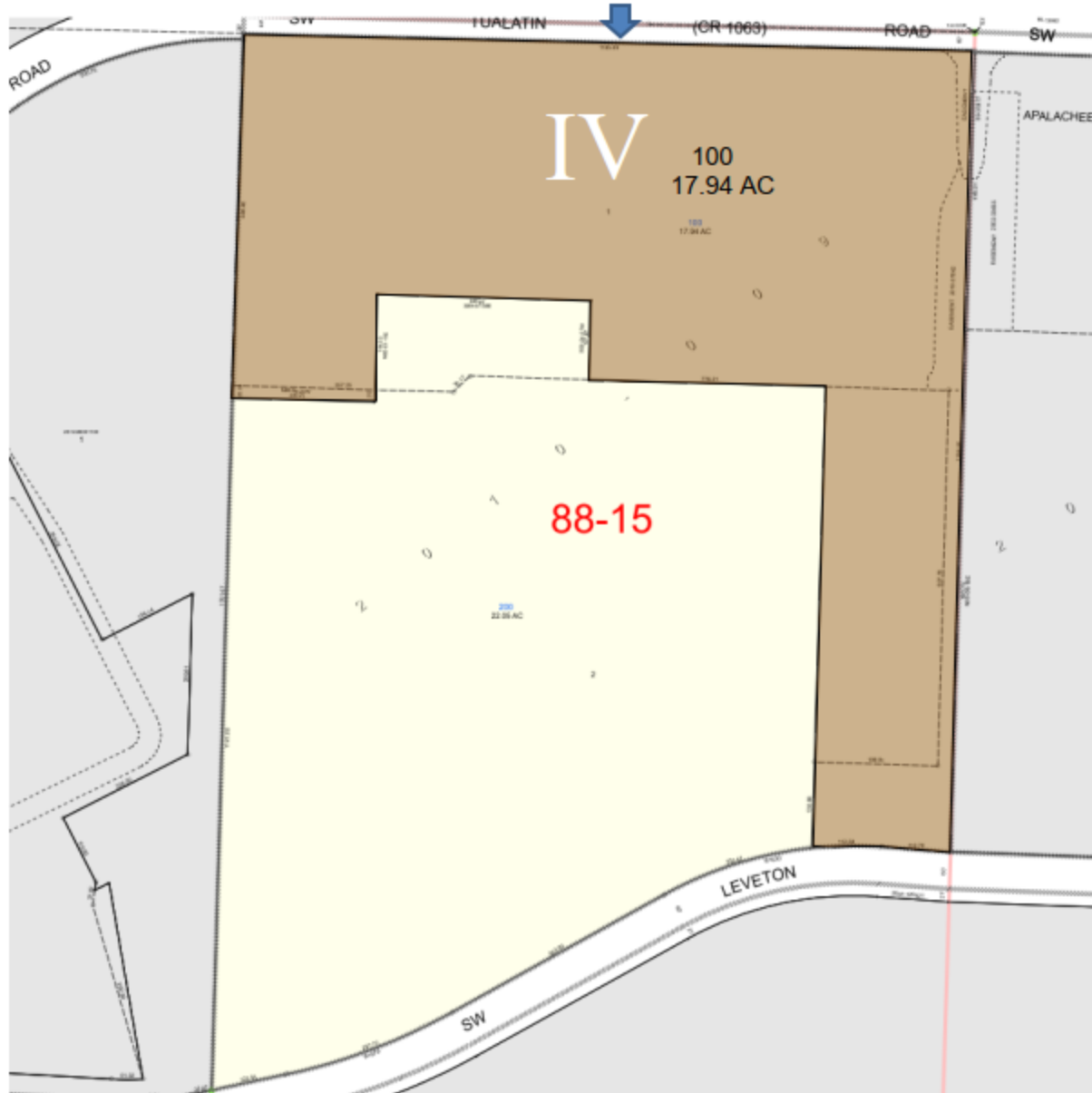
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no situs, Tualatin, OR 97062



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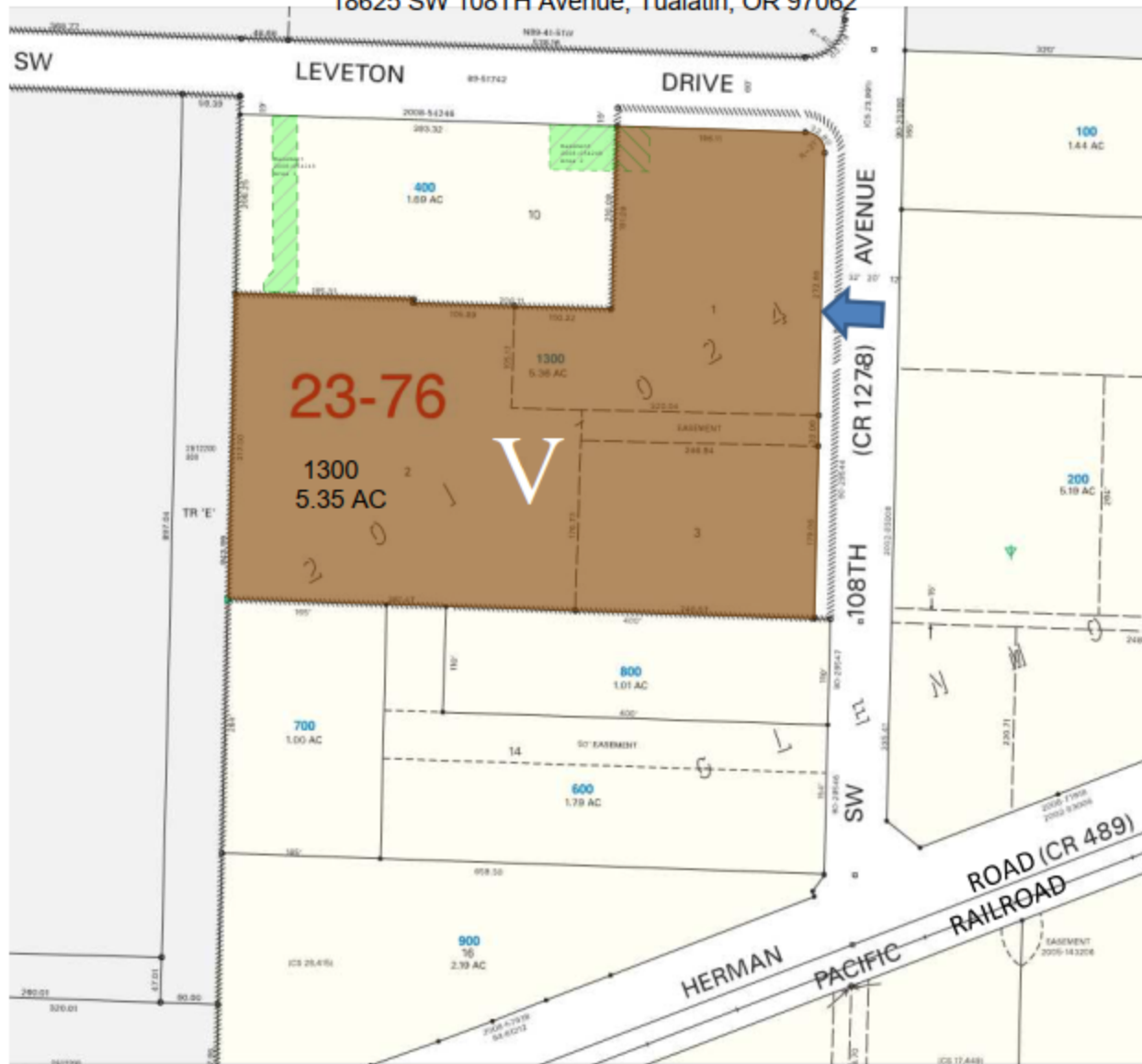


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WFG National Title
Title Department
12909 SW 68th Pkwy #350
Portland, OR 97223
Phone: 503.431.8500
Fax 503.684.2978



TAX PARCEL R2176128 MAP & TAX LOT 2S122AD-01300
& TAX PARCEL R2211155
Assessor Property ID Assessor Map & Tax Lot No.
18625 SW 108TH Avenue, Tualatin, OR 97062



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

MEETING MINUTES

PROJECT NUMBER: 2240022.00

ISSUE DATE: June 10, 2024

PROJECT NAME: Lam TUX - Site

RECORDED BY: Ian Sisson – Land Use Planner

TO: FILE

PRESENT: Neighbors – See sign-in sheets.
Todd Fosler, Stefanie McEvers, Jennifer Otterness, Frank Quackenbush, Doug Riggs – Lam Research
Liatt Braun, David Mustonen, Ben Sommer – Jacobs
Brent Ahrend, Bill Bezio, Aisha Bouziane, Ian Sisson, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood Meeting Minutes (June 5, 2024)

INFORMATION ITEMS

1. The meeting began at 6:00 PM. Attendees signed in via the provided sign-in sheets as they arrived.
2. Mackenzie (Suzannah Stanley) started presenting at 6:05 PM with introductions of the project team and an outline for the meeting.
3. Lam (Jennifer Otterness) provided an overview of the proposed project. She discussed the history of the campus and its growth and Lam's efforts to mitigate impacts to residential neighbors, and described the proposed new buildings, uses, and approach to site plan configuration.
4. Mackenzie (Suzannah Stanley) described the design and permitting process including the neighborhood meeting, land use application review and public hearings, and building permit review. She noted Lam anticipates starting construction in the second half of 2025.
5. Jacobs (Liatt Braun) described the intent and process for developing the site plan and architectural design. She noted the design team includes an array of technical experts and will evaluate potential off-site impacts such as noise and vibration.
6. Mackenzie (Aisha Bouziane) described the proposed landscape plan, including the existing berm to remain and be expanded along SW Tualatin Road, pedestrian experience, stormwater plantings, and parking lot landscaping.
7. Jacobs (Ben Sommer) noted outdoor lighting would be designed to meet code requirements and minimize impacts to adjacent properties.
8. Mackenzie (Brent Ahrend) discussed transportation topics including the proposed new signal at the SW Tualatin Road/SW 115th Avenue intersection, access and circulation for trucks and passenger vehicles, and the proposed scope of the traffic impact analysis, which will include studying the impact of shifting trips from SW Leveton Drive to SW Tualatin Road. He noted the City will need to approve the scope prior to Mackenzie beginning the analysis.

9. Lam (Todd Fosler) said Lam intends to be responsive to neighborhood concerns. He said construction of the project is expected to take two years, occurring within the days/hours allowed under City code, and that construction traffic will access the site from the south.

ATTENDEE QUESTIONS AND FEEDBACK

10. An attendee asked for information about the types of gases to be stored in the bulk gas yard, the volumes and pressures of the stored gases, and Lam's methods for detecting leaks and ensuring safety. Lam (Todd Fosler) listed the gases that are used and confirmed there are no toxics. He described that Lam has multiple layers of safety redundancy and complies with all applicable laws and regulations.
11. An attendee asked how the scope of the traffic impact study is determined. He had reviewed a previous study and noticed it did not include intersections with SW Hazelbrook Road. He would like these intersections included in the study for this project. He anticipates traffic issues on SW 115th Avenue north of Tualatin Road, as well as more congestion on Tualatin Road due to the proposed traffic signal and wanted to know how impacts will be mitigated. Mackenzie (Brent Ahrend) confirmed the study will include the intersections identified on the presentation slide and the needs/methods for mitigation will not be known until the analysis is complete.
12. An attendee asked how many new employees would be associated with the proposed expansion. Lam (Jennifer Otterness) confirmed there would be 600 new seats, but not all seats will be filled immediately; Lam is sizing the campus to accommodate growth over time. She also noted there are currently about 1100-1200 seats on campus.
13. An attendee asked if there will be future meetings with the City regarding traffic issues. Mackenzie (Suzannah Stanley) said there will be public hearings for the land use applications, no specific traffic meetings, and that the project team is open to continue discussing topics of concern with neighbors until then.
14. An attendee asked how many parking spaces are currently on campus and how many spaces the proposal would add/remove. Mackenzie (Suzannah Stanley) said the proposal would result in a net increase of about 500 parking spaces.
15. Attendees expressed concern with possible cut-through traffic in the apartments and neighborhoods by vehicles stuck at the new traffic signal, vision clearance at the southwest corner of the SW Tualatin Road/SW 108th Avenue intersection, and tree removal/root damage associated with proposed parking in the northeast corner of the campus.
16. Multiple attendees expressed concerns with shifting Lam employee traffic onto SW Tualatin Road due to traffic issues and suggested it would be more appropriate to restrict employee traffic to SW Leveton Road and SW 108th Avenue.
17. An attendee asked whether the design team considered placing the new buildings on the north side of campus with parking and vehicle access to the south. Mackenzie (Suzannah Stanley) said multiple layouts had been considered, but the thought was that placing the buildings on the north side of campus may be less desirable to neighbors because of the scale and height of the buildings relative to the neighborhood, potentially causing issues with things like solar access and noise.
18. An attendee said they appreciate Lam's contributions to economic development in Tualatin but are frustrated the surrounding transportation infrastructure hasn't kept up with growth. They expect the proposal to have significant traffic impacts and want to have another opportunity to

- meet with the project team and City staff on this topic once the scope of the traffic study is approved and/or when the study is complete.
19. An attendee expressed safety concerns for children with additional traffic in and adjacent to residential areas and wants the design team to reevaluate the proposed vehicle access to campus.
 20. An attendee said the City conducted a study to evaluate signalizing the intersections of SW Tualatin Road with SW 115th Avenue and SW 108th Avenue which concluded the signals would not mitigate traffic issues. They asked the design team to push back if the City requires the signal at 115th.
 21. Attendees expressed concerns with current neighborhood impacts from traffic on SW Tualatin Road, including excessive vibration and odors from exhaust.
 22. Attendees expressed concerns with the proposed new access to the campus at SW 112th Avenue and noted it was not described in the text of the neighborhood meeting notice, which stated the impact to the berm would be at SW 115th Avenue. They questioned why this access point was necessary and said Lam traffic should not be routed to SW Tualatin Road. They also asked whether this would affect the existing crosswalk at this location. Mackenzie (Suzannah Stanley) said the street number mentioned in the text of the notice in regard to the new driveway was an error. Mackenzie (Brent Ahrend) noted the access would be right-in right-out only.
 23. Attendees expressed concern that the residents of the nearby apartment buildings did not receive the neighborhood meeting notice. Mackenzie (Suzannah Stanley) explained that we mailed notices to addresses identified on the list the City generated, and posted signs on the site. The mailing list included the Owner of the apartment complex. In the future we can attempt to identify apartment unit numbers for additional mailings.
 24. An attendee said Lam's traffic should be directed to the south side of campus, which is adjacent to other industrial uses, rather than north, which is adjacent to residential uses. They would like the design team to come up with a solution that doesn't involve access points on SW Tualatin Road.
 25. An attendee asked why there were no City staff present at the neighborhood meeting. Mackenzie (Suzannah Stanley) confirmed staff knew of the meeting.
 26. An attendee asked if the school district was invited to the neighborhood meeting as the proposal may affect bus routes and stops. Mackenzie (Suzannah Stanley) confirmed the middle school is in the mailing buffer, so the district would have been on the mailing list.
 27. An attendee said the proposed site plan has major flaws and there is consensus among the attendees against the access points on SW Tualatin Road. Jacobs (Liatt Braun) said the intent was to spread trips across the campus rather than having them concentrated onto one street.
 28. An attendee asked if there would be another meeting to discuss traffic impacts. Mackenzie (Suzannah Stanley) said the project team will set up a second neighborhood meeting to continue the discussion and to provide further traffic analysis and possible design alternatives, and that we will ask again that the City attend. Mailed notice will be provided to neighbors in advance of the next meeting and we will try to get contact information for the residents of the apartment complex and include them in the mailing if possible.

29. Attendees expressed concerns with the existing safety of the SW Hazelbrook Road/SW 115th Avenue intersection and that the City has not addressed their requests to study it. They expect the current issues to get worse with the proposed Lam expansion.
30. Mackenzie (Brent Ahrend) discussed the process and timing to finalize the scope of the traffic study, collect and analyze information, and develop conclusions and recommendations to mitigate impacts. He described the methods used for traffic counts, confirmed counts have already been taken at the proposed study area intersections, and will request counts for the Hazelbrook Road intersections to occur prior to the end of the school year.
31. An attendee asked if three access points on Leveton Drive and three on SW 108th Avenue could adequately serve the site without needing to use Tualatin Road. Mackenzie (Brent Ahrend) said further analysis would be needed and noted past analysis showed new access points were needed on 108th to serve Building G, which is currently under construction.
32. An attendee asked if the traffic study would consider the maximum potential utilization of the proposed buildings (i.e., employees occupying all available seats). Mackenzie (Brent Ahrend) confirmed it would.
33. An attendee said they believed Lam leases a building northwest of the main campus and asked if employees could use the existing parking on that site and be shuttled to campus as an alternative to the proposed parking and access plan. Lam (Jennifer Otterness) said that building would no longer be used once Building G is complete, so this would not be an option.
34. Attendees agreed the proposed accesses on SW Tualatin Road were problematic and urged the design team to evaluate alternative options. Mackenzie (Suzannah Stanley) confirmed the team has heard and understands the concerns that were raised and will continue to analyze site design and traffic impacts.
35. An attendee said they hear a hissing sound from their home north of SW Tualatin Road and expressed concern the proposed new driveway opening at 112th would increase off-site noise impacts. Lam (Todd Fosler) said the design team includes a noise consultant that will analyze impacts and engineer mitigation solutions including noise-attenuating enclosures around the bulk gas yard and roof-mounted equipment.

ADJOURNMENT

36. Mackenzie (Suzannah Stanley) thanked everyone for their participation and feedback and provided contact information for key members of the project team. She said the team would take the feedback collected during this meeting into consideration and evaluate possible design alternatives for access and circulation. A second neighborhood meeting will be planned to provide an opportunity for further discussion of traffic impacts and other concerns.
37. The meeting was adjourned at approximately 7:40 PM.

MACKENZIE.

SIGN-IN SHEET

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

PROJECT NUMBER: 2240022.00
PROJECT NAME: Lam TUX - Site
FACILITATOR: Suzannah Stanley

MEETING DATE: June 5, 2024
MEETING TIME: 6:00 PM

Joan & Paul Hamilton	Hazelbrook Rd. / Tualatin, OR.
Doug Riggs	doug@nwpolicy.com
JANE WILSON	jsawil7@gmail.com
SHERI ESSER	sheri_esser@hotmail.com
BRETT HAMILTON	brett@simple.be
Heather Davis	Kiwikai.eoutlook.com
Steve Brooks	"
THOMAS MACAWAY	tmacaway03@gmail.com
MARK WILLOW	mark.willow@gmail.com
Greg Fronszak	greg@yahoo.com
Bobbi Fenn	Bobbi.fenn@gmail.com
Bobbi Fenn	fenn-home@frontier.com
Mike Hannegay	mike.hannegay@STIGOV.com

SIGN-IN SHEET

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

MEETING DATE: June 5, 2024

MEETING TIME: 6:00 PM

Kristy Hewitt	kristykhewitt@gmail.com
MARIUS BRISAN	MARLID16@FRONTIER.COM
Janet Weber	weberjanet@hotmail.com
Derich Hartfeil	djhartfeil@outlook.com
GREGORY MORWEZ	procuring@idolurd.com
LOIS CHAUNEE	lchaun99@gmail.com

MACKENZIE.

SIGN-IN SHEET

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM

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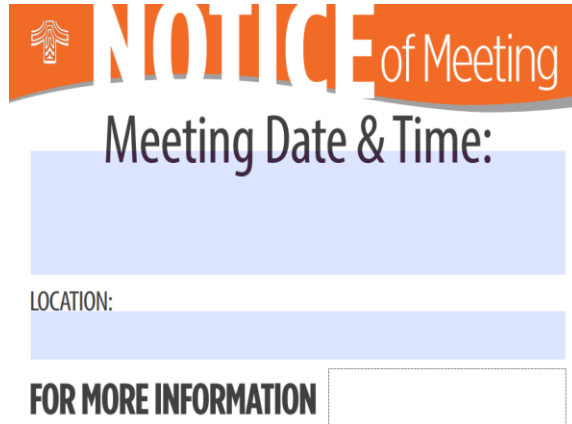
Cathy Baedor 503-419-7484

Mary & Jim Arbuckle 503-691-2079

Kami Hamilton

Lynn Miller 503-486-5188 ~ 503-929-2167

CERTIFICATION OF SIGN POSTING

A graphic of a sign template. It features an orange header with a white icon of a person at a podium and the text "Notice of Meeting". Below the header, the text "Meeting Date & Time:" is followed by a light blue rectangular box. Underneath that, the text "LOCATION:" is followed by another light blue rectangular box. At the bottom, the text "FOR MORE INFORMATION" is followed by a white rectangular box with a dashed border.

Notice of Meeting

Meeting Date & Time:

LOCATION:

FOR MORE INFORMATION

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


As the applicant for the Lam Research - AR and IMP for TUX Site (PRE24-0008) project, I hereby certify that on this day, May 22, 2024 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 representative:

~~Applicant's Name:~~ Ian Sisson, Mackenzie

(Please Print)

Representative's signature:

~~Applicant's Signature:~~ 

Date: 5-22-2024

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

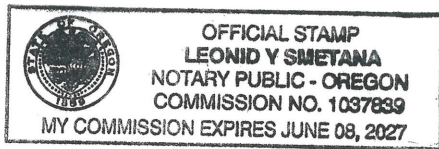
I, IAN SISSON being first duly sworn, depose and say:


That on the 22 day of MAY, 20 24, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 22nd day of May, 20 24.





Notary Public for Oregon
My commission expires: June 08, 2027

RE: _____

May 22, 2024

Dear Property Owner, Tenant, or Resident:

You are cordially invited to attend a meeting to review a proposed expansion of the Lam Research campus. The meeting will be held in person at:

Juanita Pohl Center
8513 SW Tualatin Road
Tualatin, OR 97062
Wednesday, June 5 at 6:00 PM

The Lam Research campus is located at 11155 SW Leveton Drive in Tualatin. The proposal would add three new buildings on the south (SE Leveton Road) side of the campus and expand parking on the north (SW Tualatin Road) side of the campus. The project will require Architectural Review and an updated Industrial Master Plan, both of which are “Type III” land use reviews by the City of Tualatin, including public hearing procedures. The project will be designed to meet Tualatin Development Code standards, such that no variance requests are anticipated.

The June 5 meeting will allow the project team to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or issues the design team should consider.

PROJECT OVERVIEW

Lam is Oregon’s largest semiconductor equipment company, with a strong presence in the state for more than 20 years. Lam is excited to be able to expand its Tualatin campus, providing more jobs and revenue to the community and capitalizing on the rich semiconductor talent in the area, which is one of the leading hubs for chipmaking and technology innovation in the United States. This project (aka “TUX”) will add a new laboratory building, offices, and utilities hub to the Lam campus:

- Offices and Engineering Building (“T”): 160,000 SF
- Central Utility Building (“U”): 48,000 SF
- Laboratory/Research and Development Building (“X”): 250,000 SF (over two phases)

The TUX design is aligned with [Lam’s Environmental, Social, and Governance \(ESG\) goals](https://www.lamresearch.com/company/environmental-social-and-governance/)¹. Sustainability targets for TUX include Net Zero and LEED certification.

¹ <https://www.lamresearch.com/company/environmental-social-and-governance/>

ADDITIONAL DETAILS YOU MAY WANT TO KNOW

Buildings

- **Architectural Design:** The proposed buildings will be consistent with the materials and colors of the existing buildings across the campus.
- **Height and Scale:** The proposed buildings will be similar in height and scale with existing buildings on the campus. Building heights will be within the parameters allowed by the City of Tualatin.
- **Mechanical Equipment:** Rooftop equipment will be screened as required by the City of Tualatin's design standards.
- **Noise:** No significant noise impacts are anticipated. The design team is working with a specialized consultant with the goal of not increasing the noise levels produced by existing operations.
- **Air Quality:** No new types of chemicals or bulk gases will be used in the expanded operations and air quality will meet all applicable federal, state, and local regulations.
- **Sustainability:** The design team is pursuing LEED certification for the proposed new buildings.

Site Elements

- **Outdoor Lighting:** The lighting plan will be designed to minimize off-site impacts and will comply with the City of Tualatin's code requirements to direct illumination away from streets and residential areas.
- **Berm:** The existing mature landscape berm is an important piece of the Lam campus and its relationship to surrounding neighbors. The berm will be extended to the west, and the existing section will remain in place, except for a new driveway, which will form a south leg of the 115th Avenue intersection.
- **Trees:** New landscaping will result in a net gain in the number of trees across the campus.

Transportation

- **Access and Signal:** The City's Transportation System Plan (TSP) calls for a future signal at the SW Tualatin Road/SW 115th Avenue intersection to meet traffic/circulation needs as the community grows. The south approach of this intersection is currently a driveway for JAE and emergency access for Lam. With the project, the driveway will be opened for access to the expanded parking area and continue to provide access to JAE. It is expected the traffic signal will be installed with the change in access to the Lam parking areas.
 - The site circulation patterns will discourage any cut-through traffic between Tualatin Road and Leveton Road and landscaping or screening will be provided to minimize visibility into the campus from Tualatin Road and 115th Avenue.
 - Lam plans to design the project to minimize the number of cut-through trips using 115th Avenue to travel to Highway 99W.
- **Parking:** Parking demands will be accommodated entirely on-site, and parking will be concentrated on the northern edge of the site to reduce the impact of the buildings and equipment areas on the residential area to the north.
- **Trucks:** Truck access to the Lam campus will continue to be from Leveton Road – no trucks will be added to Tualatin Road.
- **Traffic Impact Analysis:** The City of Tualatin will require a TIA to address impacts of the project on the surrounding transportation network. Work on the TIA is just beginning.

Construction

- **Duration:** Approximately two years to complete all phases of construction.

May 22, 2024

Page 3

- **Hours/Impacts:** Construction will occur during normal business hours and will comply with all City of Tualatin noise ordinances. Most of the construction noise and other impacts will occur in the morning hours. No night operations are planned. Lam will be fully engaged during construction and will monitor noise and other impacts.
- **Traffic:** Construction vehicles will be routed on Leveton Drive and will park in designated contractor parking areas on Lam property.

PROCESS

Lam intends to submit the Architectural Review and Industrial Master Plan applications to the City of Tualatin by the end of June 2024. After the City determines the applications to be complete, the City will schedule two public hearings to review the proposal, which will require additional public notice to surrounding neighbors. Following land use approval, the project team will proceed to submit for building permits in phases, beginning with site grading and utilities, followed by construction of building foundations and walls, and then final build-out. Construction is anticipated to begin in the third quarter of 2025 and be completed by the second quarter of 2027.

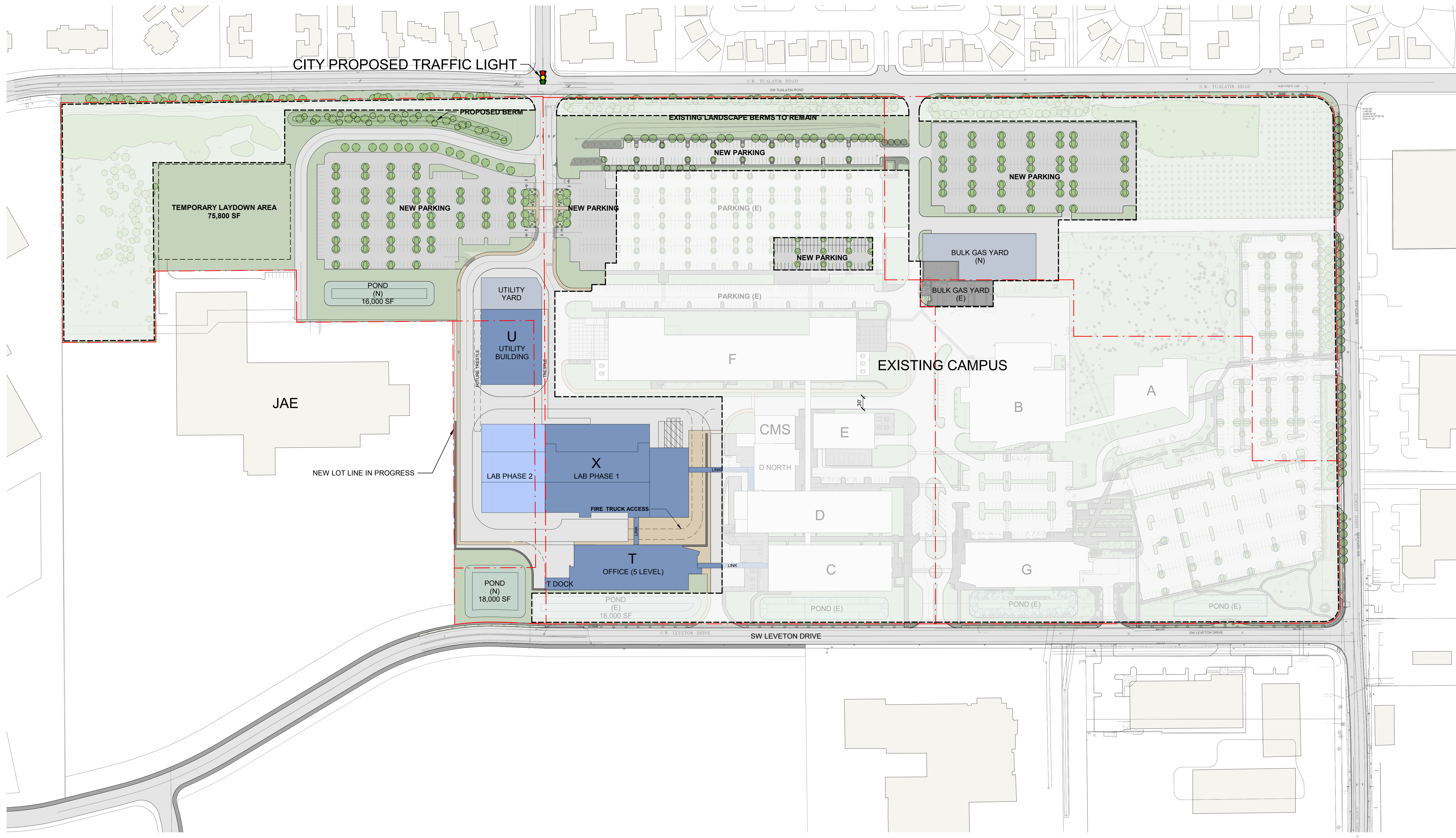
Please contact me (Suzannah Stanley, 971-346-3808 or sstanley@mcknze.com) if you have questions regarding the land use review process for this project. For questions about Lam's ESG goals or campus operations, please contact Todd.Fosler@lamresearch.com, Project Manager, or Chad.Oyler@lamresearch.com, ESG and Environmental Health & Safety.

Sincerely,



Suzannah Stanley
Land Use Planner

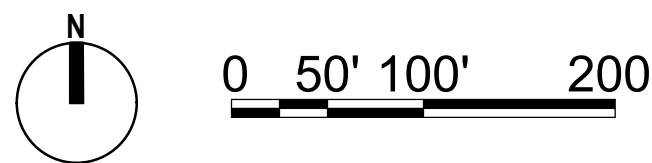
Enclosure(s): Attachment A – Preliminary Site Plan



LEGEND

- | | |
|--|-----------------------|
| EXISTING BUILDINGS | NEW PEDESTRIAN / AREA |
| NEW BUILDINGS (142,000 SF FLOOR PLATE) | DRIVE AREA |
| NEW BUILDINGS PHASE 2 (36,000 SF FP) | DETENTION POND |
| NEW YARDS | LANDSCAPE & BERM |
| SITE BOUNDARY | |

TOTAL LAM CAMPUS SITE AREA: 76 ACRES





12345 SW LEVETON LLC
1730 SW SKYLINE BLVD, STE #121
PORTLAND, OR 97221

18355 SW TETON AVENUE TUALATIN OR
LLC
17455 SW RIDGEVIEW LN
LAKE OSWEGO, OR 97034

3 J'S PROPERTIES LLC
10400 SW TUALATIN RD
TUALATIN, OR 97062

AAA OREGON/IDAHO
600 MARKET ST
PORTLAND, OR 97201

ABBOTT TUALATIN LLC
3030 BRIDGEWAY STE 100
SAUSALITO, CA 94965

ABERNATHY TRAVIS E & ABERNATHY
AMANDA M
17860 SW 114TH AVE
TUALATIN, OR 97062

ABRAMS HOWARD R REV LIV TRUST
7799 SW MONTCLAIR DR
PORTLAND, OR 97225

ACKERMAN CLINTON
17987 SW 106TH AVE
TUALATIN, OR 97062

ACKLEY KRISTEN & ROTTMAN ERIK A
17961 SW 105TH CT
TUALATIN, OR 97062

ADAMS KAREN E TRUST &
BARTHOLOMEW BRIAN J
17445 SW 104TH AVE
TUALATIN, OR 97062

ADAMS SHEILA D
10915 SW TUALATIN RD
TUALATIN, OR 97062

AIELLO FAMILY TRUST
10650 SW PUEBLO CT
TUALATIN, OR 97062

ALBERTSON BRUCE & ALBERTSON JUDY
11415 SW ELMER CT
TUALATIN, OR 97062

ALBERT GARY J & ALBERT LISA J
17630 SW 108TH PL
TUALATIN, OR 97062

AMAN FAMILY TRUST
17435 SW 108TH PL
TUALATIN, OR 97062

ANDERSON DEBORAH M
11045 SW TUALATIN RD
TUALATIN, OR 97062

ANDERSON EDWARD JOEL & GADKARI
SHRUTI UDAY
11029 SW TUALATIN RD
TUALATIN, OR 97062

APOSTOLIC LUTHERAN CHURCH OF
PORTLAND
PO BOX 23312
TIGARD, OR 97223

ARBUCKLE JAMES F & ARBUCKLE MARY D
11400 SW ELMER CT
TUALATIN, OR 97062

ARNDT RONALD C 2015 TRUST
80395 WEISKOPF
LA QUINTA, CA 92253

ARROYO CHRIS & ARROYO JAQUELINE C
10515 SW STARR DR
TUALATIN, OR 97062

ASAI C&C JOINT TRUST
10555 SW KIOWA ST
TUALATIN, OR 97062

ASCENTEC ENGINEERING LLC
18500 SW 108TH AVE
TUALATIN, OR 97062

AUGUSTYNIAK EDWARD J & SUJCZYNSKA
MONIKA J
10555 SW BANNOCH CT
TUALATIN, OR 97062

BAEDOR FAMILY TRUST
17775 SW 111TH AVE
TUALATIN, OR 97062

BAILEY TRUST
17971 SW 106TH AVE
TUALATIN, OR 97062

BAIRD LEAH J
17610 SW 108TH PL
TUALATIN, OR 97062

BANEY JOACHIM E
PO BOX 3474
PORTLAND, OR 97208

BANTA BRYCE & BANTA RENE
17880 SW 110TH AVE
TUALATIN, OR 97062

BARRACLOUGH RODNEY P JR &
BARRACLOUGH SANDRA
11475 SW ELMER CT
TUALATIN, OR 97062

BARROW BRAD JAMES & BARROW
SYDNEY ANTONETTE
10850 SW BANNOCH ST
TUALATIN, OR 97062

BARTHOLOMEW MARY C TRUST
10570 SW KIOWA ST
TUALATIN, OR 97062

BATEMAN TRUST
17875 SW 114TH AVE
TUALATIN, OR 97062

BAUMANN THOMAS K & BAUMANN
ROSEMARIE D
10500 SW KIOWA ST
TUALATIN, OR 97062

BAXTER CHRISTOPHER & BAXTER
STEPHANIE
10606 SW BANNOCH CT
TUALATIN, OR 97062

BELL TAMERA J & JURCHEN STEVEN L
10644 SW PUEBLO ST
TUALATIN, OR 97062

BENEDICT ELIZABETH A
10460 SW KELLOGG DR
TUALATIN, OR 97062

BENKE FAMILY TRUST
17400 SW 106TH CT
TUALATIN, OR 97062

BENNETT JENNIFER ANN & FRICK
BENJAMIN JOHN
11030 SW WINTU CT
TUALATIN, OR 97062

BERG TOR L & BERG CHERYL L
17880 SW 113TH AVE
TUALATIN, OR 97062

BERGGREN TERESA DORAN REV LIV TRUST
11115 SW GARRETT ST
TUALATIN, OR 97062

BERGGREN BRAD J & BERGGREN ROBERTA
K
11425 SW KALISPELL ST
TUALATIN, OR 97062

BIEHLER ROBYN L
17750 SW 112TH AVE
TUALATIN, OR 97062

BILITZ MARTIN & BILITZ MICHAELA
DANIELA
10479 SW PUEBLO ST
TUALATIN, OR 97062

BIXEL JENNIFER
10455 SW KELLOGG DR
TUALATIN, OR 97062

BLAKEY BLAKE & BLAKEY DOMENIQUE
11400 SW APALACHEE ST
TUALATIN, OR 97062

BLATT CHARLES M JR & BLATT NAOMI T
17897 SW 105TH CT
TUALATIN, OR 97062

BLUM MARY LOU
11020 SW WISHRAM CT
TUALATIN, OR 97062

BORTHWICK MELODY
10461 SW PUEBLO ST
TUALATIN, OR 97062

BRISAN MARIUS M & BRISAN LIDIA M
17850 SW 113TH AVE
TUALATIN, OR 97062

BROCKWAY FAMILY TRUST
17455 SW 108TH PL
TUALATIN, OR 97062

BROOKS STEVEN K & DAVIS HEATHER M
15532 SW PACIFIC HWY #CIB111
TIGARD, OR 97224

BROPHY JEFFREY E & BROPHY DANETTE M
11465 SW KALISPELL ST
TUALATIN, OR 97062

BROWNE AARON J & BROWNE KELLIE G
11035 SW WISHRAM CT
TUALATIN, OR 97062

BRYANT SYDNAY & BRYANT JAKE
11420 SW ROBERTS CT
TUALATIN, OR 97062

BUCKNER ORVILLE KERN III TRUST
17890 SW 110TH AVE
TUALATIN, OR 97062

BURDICK EILEEN T & BURDICK
CHRISTOPHER J
17430 SW 104TH AVE
TUALATIN, OR 97062

BURNS JACK S
17785 SW 113TH AVE
TUALATIN, OR 97062

BUSHNELL TODD MICHAEL
17960 SW 111TH AVE
TUALATIN, OR 97062

CABLE SAMUEL & CABLE MARLENE
11225 SW APALACHEE ST
TUALATIN, OR 97062

CAGLE STEVEN & CAROLYN LIV TRUST
10777 SW KIOWA CT
TUALATIN, OR 97062

CALDER KENNETH D & CALDER MARY C
10945 SW TUNICA ST
TUALATIN, OR 97062

CALMAX TECHNOLOGY INC
3491 LAFAYETTE ST
SANTA CLARA, CA 95054

CAVEN JEREMY LIONEL
17870 SW 111TH AVE
TUALATIN, OR 97062

CERO JEFFREY C & CERO CARISSA
11410 SW KALISPELL ST
TUALATIN, OR 97062

CHALFAN TRUST
4095 WESTBAY RD
LAKE OSWEGO, OR 97035

CHALISE PRAVEEN & CHALISE DEEPA
17625 SW 108TH PL
TUALATIN, OR 97062

CHAMBERS LIV TRUST
10595 SW BANNOCH CT
TUALATIN, OR 97062

CHAMBERLAIN HUSSA PROPERTIES
18755 SW TETON AVE
TUALATIN, OR 97062

CHANG SARAH
11360 SW APALACHEE ST
TUALATIN, OR 97062

CHAUNCEY LOIS
17890 SW 112TH AVE
TUALATIN, OR 97062

CHEN DAVID & CALIXTRO ELIZABETH
10720 SW KIOWA CT
TUALATIN, OR 97062

CHONG CHRISTOPHER A & CHONG
KIRSTEN J
5870 SW WICHITA ST
TUALATIN, OR 97062

CHRISTIAN LOU A & CHRISTIAN TINA L
10677 SW BANNOCH ST
TUALATIN, OR 97062

CLARK DAVID A & CLARK CATHERINE M
10639 SW PUEBLO CT
TUALATIN, OR 97062

CLARK MONICA J & CLARK LONNY T
10525 SW LUCAS CT
TUALATIN, OR 97062

CLARK CHARLES L TRUST
17875 SW 110TH AVE
TUALATIN, OR 97062

COCKRELL WILLIAM D & COCKRELL
PAMELA K
11460 SW ROBERTS CT
TUALATIN, OR 97062

CODINO VAL H & CODINO LOIS D
17962 SW 105TH CT
TUALATIN, OR 97062

COMPTON JAY W
17595 SW 110TH AVE
TUALATIN, OR 97062

CONNER DANIEL J & CONNER SHARON W
10650 SW KIOWA CT
TUALATIN, OR 97062

CORR FAMILY REV TRUST
17585 SW 111TH AVE
TUALATIN, OR 97062

COSNER BERNADATTE M LIV TRUST
17890 SW 115TH AVE
TUALATIN, OR 97062

COX LEE H & COX CHRISTINA R
17825 SW 114TH AVE
TUALATIN, OR 97062

CR RIVERCREST MEADOWS COMMUNITIES
LLC
444 W BEECH ST #300
SAN DIEGO, CA 92101

CRALL RICHARD F & CRALL BARBARA M
10055 SW WASCO WAY
TUALATIN, OR 97062

CROSS THOMAS A & CROSS DIANE RUTH
17845 SW 114TH AVE
TUALATIN, OR 97062

CYPRESS PARISH LLC
16750 SE KENS CT
MILWAUKIE, OR 97267

DEAVILLE CASEY D
17970 SW 105TH CT
TUALATIN, OR 97062

DEBRAUWERE LIV TRUST
11100 SW LUCAS DR
TUALATIN, OR 97062

DEHEN PAUL V & DEHEN ROBERTA A
10995 SW TUNICA ST
TUALATIN, OR 97062

DEJONG STEVEN & DEJONG KAITLIN
17350 SW 108TH PL
TUALATIN, OR 97062

DIXON ROBERT W
17967 SW 110TH PL
TUALATIN, OR 97062

DOLAK TYLER JOHN & MCMUNN
KRISTIANA NICHOLE
17795 SW 111TH AVE
TUALATIN, OR 97062

DONAUGH ANTHONY M & DONAUGH
CHRISTI S
10651 SW PUEBLO CT
TUALATIN, OR 97062

DONOHUE NICHOLAS MICHAEL
17800 SW 113TH AVE
TUALATIN, OR 97062

DOWNING DARYL & DOWNING CHRISTINE
17865 SW 111TH AVE
TUALATIN, OR 97062

DRAPER JAMES A & JANICE F TRUST
17755 SW 106TH AVE
TUALATIN, OR 97062

DUE NORTH PROPERTIES LLC
401 E FIRST ST #1062
NEWBERG, OR 97132

DUPUIS KENNETH & DUPUIS ERIN
17550 SW 110TH AVE
TUALATIN, OR 97062

DUPUIS FAMILY TRUST
17460 SW 110TH AVE
TUALATIN, OR 97062

EASTMAN ROBYN T & EASTMAN SANDY M
17770 SW 113TH AVE
TUALATIN, OR 97062

EDWARDS MARK
17986 SW 110TH PL
TUALATIN, OR 97062

ESTRADA ALFRED & ESTRADA SHARON
17460 SW 111TH AVE
TUALATIN, OR 97062

FB TRUST
10910 SW BANNOCH ST
TUALATIN, OR 97062

FENN DENNIS LESLIE & FENN ROBERTA
JEAN
11440 SW ROBERTS CT
TUALATIN, OR 97062

FISH TAMMY G & FISH WAYNE L
17475 SW 108TH PL
TUALATIN, OR 97062

FITCH JACQUELINE DARLENE & FITCH
JOHN WALLACE
17915 SW 113TH AVE
TUALATIN, OR 97062

FLORES SAMANTHA & PENA JOSE
ROBERTO
11380 SW APALACHEE ST
TUALATIN, OR 97062

FOILES LESLIE E & FOILES VICTORIA A
10960 SW TUNICA ST
TUALATIN, OR 97062

FORD KEVIN & LOCKE EMMA
11495 SW ELMER CT
TUALATIN, OR 97062

FORD JOHN E & AMES STEPHANIE
17953 SW 110TH PL
TUALATIN, OR 97062

FRAINEY BRIAN A & FRAINEY ABIGAIL J
11155 SW GARRETT ST
TUALATIN, OR 97062

FRANKLIN MELLISA & FRANKLIN IGNACIO
17425 SW 105TH AVE
TUALATIN, OR 97062

FRANKLINIA LLC
6107 SW MURRAY BLVD #175
BEAVERTON, OR 97008

FRIEDMAN MARK E REV TRUST &
FRIEDMAN JOHNNALEE L REV TRUST
17355 SW 105TH AVE
TUALATIN, OR 97062

FRONCZAK GREG JOHN
11450 SW KALISPELL ST
TUALATIN, OR 97062

FUJIMI CORPORATION
11200 SW LEVETON DR
TUALATIN, OR 97062

GALLARDO MICHAEL & MIELE SARA
10680 SW KIOWA CT
TUALATIN, OR 97062

GALLAGHER RON MICHAEL & GALLAGHER
KELLY MORIARTY
17975 SW 109TH AVE
TUALATIN, OR 97062

GALVIN JEREMY & GALVIN ANDREA
17950 SW 112TH AVE
TUALATIN, OR 97062

GARSKE TRAVIS W
PO BOX 729
COLBERT, WA 99005

GILBERTSON CHRISTOPHER C &
GILBERTSON HEIDI S
17435 SW 110TH AVE
TUALATIN, OR 97062

GIMARELLI-BAST TERRA
11120 SW GARRETT ST
TUALATIN, OR 97062

GIRDNER DOUGLAS R & GIRDNER SANDRA
L
10623 SW PUEBLO CT
TUALATIN, OR 97062

GITT SHARON M
10435 SW KELLOGG DR
TUALATIN, OR 97062

GITT SEAN C & GITT MELISSA A
17770 SW 110TH AVE
TUALATIN, OR 97062

GLASSER FAMILY REV TRUST
11035 SW LUCAS DR
TUALATIN, OR 97062

GODFREY DAVID E & GODFREY LISA J
17410 SW 110TH AVE
TUALATIN, OR 97062

GONZALEZ JULIE A REV TRUST
17565 SW 110TH AVE
TUALATIN, OR 97062

GONZALEZ RODOLFO GUERRERO &
GUZMAN JOSE LUIS AMEZCUA
17780 SW 114TH AVE
TUALATIN, OR 97062

GOVINDAN ANUMARLA & GOVINDAN
SODHARI
11460 SW HAZELBROOK RD
TUALATIN, OR 97062

GRAHAM CONNIE L REV TRUST
17500 SW 111TH AVE
TUALATIN, OR 97062

GREENE JOHN W & GREENE SUSAN
17915 SW 114TH AVE
TUALATIN, OR 97062

GREEN GARY L & GREEN JANIS A
10695 SW KIOWA CT
TUALATIN, OR 97062

GREEN CRAIG D
17885 SW 110TH AVE
TUALATIN, OR 97062

GUILFOYLE CAROL L TRUST
10795 SW BANNOCH ST
TUALATIN, OR 97062

GUTOWSKI MARK A
11070 SW WINTU CT
TUALATIN, OR 97062

GUY CARRIE & GUY TIMOTHY M
10482 SW PUEBLO CT
TUALATIN, OR 97062

HACKBARTH JANICE V
10585 SW KIOWA ST
TUALATIN, OR 97062

HALL STEPHEN C & HALL WENDY S
10799 SW LUCAS DR
TUALATIN, OR 97062

HAMILTON PAUL CHARLES & HAMILTON
JOAN E
PO BOX 3207
TUALATIN, OR 97062

HAMILTON BRETT T & HAMILTON KAMI R
11430 SW KALISPELL ST
TUALATIN, OR 97062

HANNEGAN MICHAEL L
17992 SW 110TH PL
TUALATIN, OR 97062

HANNON RACHELLE S & HANNON JEFFREY
T
17440 SW 105TH AVE
TUALATIN, OR 97062

HANSON TIMOTHY J & HANSON SUSAN E
17690 SW 110TH AVE
TUALATIN, OR 97062

HARRIS DEGAY C & OBIDIGBO OBINNA
KINGSLEY
11037 SW TUALATIN RD
TUALATIN, OR 97062

HARTFEIL DERICH & HARTFEIL ELEANOR
11170 SW APALACHEE ST
TUALATIN, OR 97062

HAUPERT REV TRUST
10415 SW KELLOGG DR
TUALATIN, OR 97062

HAYES RYAN D & ANCHARSKI NANCY
11025 SW WINYA CT
TUALATIN, OR 97062

HEIN CHRISTOPHER HAROLD & HEIN
SUSANNE BIRGIT
10975 SW TUNICA ST
TUALATIN, OR 97062

HELSEY LLC
PO BOX 1569
TUALATIN, OR 97062

HELTNESS ERIC TODD & HELTNESS CHERYL
LYNN
10632 SW PUEBLO CT
TUALATIN, OR 97062

HEMANN MAURA A REV LIV TRUST
10645 SW PUEBLO CT
TUALATIN, OR 97062

HENRY DAVID & SHARI LIV TRUST
10355 SW KELLOGG DR
TUALATIN, OR 97062

HENSLEY TRACY L & BARTELS AARON
DAVID
17980 SW 109TH AVE
TUALATIN, OR 97062

HERINCKX JEFFREY & HERINCKX CHANDA
S
10560 SW LUCAS CT
TUALATIN, OR 97062

HERR DANIEL J & HERR CAMILLE
17655 SW 111TH AVE
TUALATIN, OR 97062

HEWITT KRISTY K & HEWITT MARSHALL
17815 SW 111TH AVE
TUALATIN, OR 97062

HILDEBRAN REED & HILDEBRAN SALLY J
10500 SW BANNOCH CT
TUALATIN, OR 97062

HILLIARD DAVID M & DRAPER ELIZABETH L
10316 SW PUEBLO ST
TUALATIN, OR 97062

HINDS FAMILY TRUST
17900 SW 115TH AVE
TUALATIN, OR 97062

HIRTE EDWIN K & HIRTE TERESA J
11450 SW ELMER CT
TUALATIN, OR 97062

HISLOP BRENT & HISLOP CLAUDIA
11425 SW ROBERTS CT
TUALATIN, OR 97062

HOLMES TRUST
11025 SW WINTU CT
TUALATIN, OR 97062

HOOVER DEVIN & HOOVER KRISTEN
11315 SW KALISPELL ST
TUALATIN, OR 97062

HOURLANI JIHAD & SHIKHA HAYAT
11490 SW KALISPELL ST
TUALATIN, OR 97062

HOWELL ZACHARY P & HOWELL REBECCA
J
17535 SW 111TH AVE
TUALATIN, OR 97062

HR LLC
18280 SW 108TH AVE
TUALATIN, OR 97062

HUGEBACK BENJAMIN L & HUGEBACK
JULIET F
11135 SW GARRETT ST
TUALATIN, OR 97062

HURDLE FAMILY REV TRUST
15927 SE LARK AVE
MILWAUKIE, OR 97267

HUTCHISON BERNADETTE SEP PROP REV
LIV TRUST
17430 SW 111TH AVE
TUALATIN, OR 97062

HYATT SEAN & HYATT LISA
10755 SW KIOWA CT
TUALATIN, OR 97062

IDM-OREGON LLC
1101 SE TECH CENTER DR STE 160
VANCOUVER, WA 98683

IMBLER-YOUNG DIANE REV LIV TRUST
17485 SW 110TH AVE
TUALATIN, OR 97062

IMUS ROBERT G & DEBORAH R IMUS LIV
TRUST
17895 SW 109TH AVE
TUALATIN, OR 97062

JAE OREGON INC
11555 SW LEVETON DR
TUALATIN, OR 97062

JAFFEE CAROLINE JOHANNA & JAFFEE JAY
17350 SW 106TH CT
TUALATIN, OR 97062

JAGODNIK BRIAN & JAGODNIK LAUREN
10536 SW PUEBLO ST
TUALATIN, OR 97062

JAMES FAMILY INVESTMENT LLC
20675 SW LEBEAU RD
SHERWOOD, OR 97140

JANSSEN JILLIAN & JANSSEN JARED
10595 SW LUCAS CT
TUALATIN, OR 97062

JASTER ALEXIS
10760 SW KIOWA CT
TUALATIN, OR 97062

JEWELL THOMAS G & JEWELL DANA P
17400 SW 104TH AVE
TUALATIN, OR 97062

JIRICEK AARON G & KARINA B REV LIV
TRUST
10525 SW KIOWA ST
TUALATIN, OR 97062

JODOIN MICHAEL A & JODOIN NANCY
17810 SW 112TH AVE
TUALATIN, OR 97062

JOHNSON PHILLIP TILO
17445 SW 111TH AVE
TUALATIN, OR 97062

JOHNSON KIT & JOHNSON AMY
17560 SW 111TH AVE
TUALATIN, OR 97062

JONES ROBERT ALAN & JONES SHELLEY
DIANE
17964 SW 110TH PL
TUALATIN, OR 97062

KAWAL JUSTIN & BURNS ERIN
10550 SW STARR DR
TUALATIN, OR 97062

KERR JACK & KERR SARWESHNI
17645 SW 106TH AVE
TUALATIN, OR 97062

KINDRED LYLE V & KINDRED ELAINE A
17968 SW 106TH AVE
TUALATIN, OR 97062

KING JERSILYN & PANGELINAN GERHART
JURADO
11200 SW APALACHEE ST
TUALATIN, OR 97062

KIRKPATRICK GREG D & KIRKPATRICK
DEBRA S
17765 SW 112TH AVE
TUALATIN, OR 97062

KLEIN GEORGE P & KLEIN LEANNE S
17800 SW 111TH AVE
TUALATIN, OR 97062

KLENZ MICHAEL & KLENZ LINDA
17480 SW 108TH AVE
TUALATIN, OR 97062

KNAPKE STEVEN J & KNAPE LIEN K
17997 SW 105TH CT
TUALATIN, OR 97062

KNAPPENBERGER CLARK W &
KNAPPENBERGER CAROLYN
10575 SW LUCAS CT
TUALATIN, OR 97062

KOFORD AARON S & KOFORD ELIZABETH S
11220 SW APALACHEE ST
TUALATIN, OR 97062

KRAJCAR TIMOTHY D & KRAJCAR
KIERSTEN A
11070 SW WINYA CT
TUALATIN, OR 97062

KUMAR ZOYA & UFFORD JOHN C
17915 SW 112TH AVE
TUALATIN, OR 97062

KUMLER PHILIP A & JULIE I FAM TRUST
17515 SW 108TH PL
TUALATIN, OR 97062

LAM RESEARCH CORPORATION
2025 GATEWAY PL #228
SAN JOSE, CA 95110

LAM RESEARCH CORP
4650 CUSHING PKWY
FREMONT, CA 94538

LAMB ETHAN S & LAMB SARAH W
17825 SW 113TH AVE
TUALATIN, OR 97062

LANG JULIANNE LERAE
17197 SW SMITH AVE BLDG #37
SHERWOOD, OR 97140

LAUREN NICHOLAS D & LAUREN
CHRISTINA M
17935 SW 114TH AVE
TUALATIN, OR 97062

LEE MIKE
17475 SW 111TH AVE
TUALATIN, OR 97062

LEE JONATHAN K & LEE STEPHANIE IRVING
17605 SW 108TH PL
TUALATIN, OR 97062

LEGEND HOMES CORPORATION
4200 NE 20TH ST
OTIS, OR 97368

LIGHT HARVEY EUGENE & LIGHT CLAUDIA
JO
11405 SW KALISPELL ST
TUALATIN, OR 97062

LIN DONGMEI & MAO DIAN
17950 SW 109TH AVE
TUALATIN, OR 97062

LOANZON EMMELINE V TRUST
17994 SW 105TH CT
TUALATIN, OR 97062

LONGTIN DAVID E JR
17929 SW 105TH CT
TUALATIN, OR 97062

LORENTE JOAQUIN & LORENTE LOUISE
17460 SW 108TH PL
TUALATIN, OR 97062

LOSER CALLIE
17700 SW 111TH AVE
TUALATIN, OR 97062

LUIKART GLEN
11060 SW WISHRAM CT
TUALATIN, OR 97062

LUMBER FAMILY CO LLC
PO BOX 1427
TUALATIN, OR 97062

LYONS RICHARD & LYONS JUDITH
11065 SW LUCAS DR
TUALATIN, OR 97062

MACAULAY THOMAS & MACAULAY DEBRA
10520 SW BANNOCH CT
TUALATIN, OR 97062

MACIELINSKI DAMIEN & LAURIE LIV TRUST
17565 SW 108TH PL
TUALATIN, OR 97062

MACK ADAM S & MACK KATHRYN M
10770 SW BANNOCH ST
TUALATIN, OR 97062

MACK RYAN P & MACK PATRICIA L
17825 SW 110TH AVE
TUALATIN, OR 97062

MACMILLEN JAMES WILSON &
MACMILLEN DONNA JEAN
10547 SW PUEBLO ST
TUALATIN, OR 97062

MAGILKE GILBERT & MAGILKE GAIL L
17990 SW 106TH AVE
TUALATIN, OR 97062

MAGUIRE BRIAN J & MAGUIRE LISA N
17860 SW 112TH AVE
TUALATIN, OR 97062

MALETA SANDRA L & MALETA GREGORY B
17932 SW 105TH CT
TUALATIN, OR 97062

MANABE STELLA K & NAKAMA DEAN S
11420 SW HAZELBROOK RD
TUALATIN, OR 97062

MANN ERIC A & LUPULESCU NICOLETA
11490 SW ROBERTS CT
TUALATIN, OR 97062

MANN SONIA & MANN JONATHAN
11100 SW APALACHEE ST
TUALATIN, OR 97062

MARKS CHRISTINA A REV LIV TRUST
17760 SW 111TH AVE
TUALATIN, OR 97062

MARONDE JOHN ALBERT & MARONDE JILL
I
17730 SW 111TH AVE
TUALATIN, OR 97062

MARSHALL ASSOCIATED LLC
PO BOX 278
TUALATIN, OR 97062

MAYER ANDREW PETER & MAYER MARIT
JANAE
17395 SW 105TH AVE
TUALATIN, OR 97062

MCCLATCHEY CAITLIN & MCCLATCHEY
GARRETT
11130 SW APALACHEE ST
TUALATIN, OR 97062

MCCURTAIN LIV TRUST
10560 SW PUEBLO ST
TUALATIN, OR 97062

MCCURDY WAYNE & MCCURDY BETTE
10580 SW BANNOCH CT
TUALATIN, OR 97062

MCKINNON SPENCER E LIV TRUST
17971 SW 110TH PL
TUALATIN, OR 97062

MCPHERSON SCOTT K & MCPHERSON
SUSAN R
17895 SW 113TH AVE
TUALATIN, OR 97062

MEGARGEE IRWIN F & MEGARGEE AMY L
10580 SW LUCAS CT
TUALATIN, OR 97062

MELTON LAWRENCE E & MELTON TONYA
M
17900 SW 111TH AVE
TUALATIN, OR 97062

MEYER PAUL R & MEYER MARY B
17365 SW 108TH PL
TUALATIN, OR 97062

MICHAELIDES JAMIE C & RADISH KEVIN A
17920 SW 112TH AVE
TUALATIN, OR 97062

MIDKIFF HOUSTON A & MIDKIFF NANCY
17845 SW 106TH AVE
TUALATIN, OR 97062

MILLER LYNN B
11190 SW APALACHEE ST
TUALATIN, OR 97062

MILLER JOINT TRUST
10970 SW BANNOCH ST
TUALATIN, OR 97062

MILNE JAMES S & MILNE MARY F
17875 SW 109TH AVE
TUALATIN, OR 97062

MINATO KAZUKI & MINATO YUKO
11445 SW ROBERTS CT
TUALATIN, OR 97062

MITCHELL TIMOTHY
900 SW 5TH AVE FL 17
PORTLAND, OR 97204

MITCHELL GARRETT C & MITCHELL
SHARON M
17910 SW 115TH AVE
TUALATIN, OR 97062

MITTLEMAN PROPERTIES
1 SW COLUMBIA ST STE 950
PORTLAND, OR 97258

MOORE KERRI ANN & MOORE
CHRISTOHER
10619 SW BANNOCH CT
TUALATIN, OR 97062

MORAN STEVEN TIMOTHY & MORAN
ASHLEY SCHNAPP
17870 SW 110TH AVE
TUALATIN, OR 97062

MORRELL LIVING TRUST
10915 SW TUNICA ST
TUALATIN, OR 97062

MORRISSEY FAMILY TRUST
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TUALATIN, OR 97062

MOWERY DANA KAY
17948 SW 105TH CT
TUALATIN, OR 97062

MUIR JOHN S & ACHILOVA LOLA
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TUALATIN, OR 97062

MUNSON JAMES L & PAMELA B REV LIV
TRUST
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TUALATIN, OR 97062

MURMAN CORY D & MURMAN TAMIKO A
11485 SW KALISPELL ST
TUALATIN, OR 97062

MURO MONICA D
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TUALATIN, OR 97062

MUSTEDANAGIC ADIS & MUSTEDANAGIC
ALISA
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TUALATIN, OR 97062

NAJERA KENE S & BUSTOS ESMERALDA
RODRIGUEZ
12288 SW FUJI CT
TIGARD, OR 97224

NEUMANN DANIEL & NEUMANN SYDNEY
10412 SW PUEBLO ST
TUALATIN, OR 97062

NEWTON DAVID & E SUZANNE JOINT
TRUST
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NGUYEN HONG T & TRI VINH V
10444 SW PUEBLO ST
TUALATIN, OR 97062

NGUYEN CATHY H
11485 SW ROBERTS CT
TUALATIN, OR 97062

NORDEN PAUL & JEANINE LIV TRUST
17440 SW 108TH PL
TUALATIN, OR 97062

NUNLEY RICHARD V III
11105 SW GARRETT ST
TUALATIN, OR 97062

OLSON LIVING TRUST
11435 SW ELMER CT
TUALATIN, OR 97062

OLSON DOUGLAS E & OLSON KIMBERLY R
11130 SW WINYA CT
TUALATIN, OR 97062

ORLANES JONATHAN
10620 SW LUCAS DR
TUALATIN, OR 97062

OWEN GREGORY L & OWEN DEBORAH L
17885 SW 109TH AVE
TUALATIN, OR 97062

PACIFIC FINANCIAL CENTER LLC
4200 S HULEN ST STE 410
FORT WORTH, TX 76109

PAIGE LIV TRUST
17940 SW 109TH AVE
TUALATIN, OR 97062

PAPAS EDITH ELIZABETH
11055 SW WINYA CT
TUALATIN, OR 97062

PARK KRISTEN
17902 SW 105TH CT
TUALATIN, OR 97062

PARK DANIEL K & PARK ANNA K
9333 SW NEZ PERCE CT
TUALATIN, OR 97062

PARKER DAVID SCOTT & CAVALLO
KIMBERLY G
10301 SW PUEBLO ST
TUALATIN, OR 97062

PARKER SARAH D & PARKER WILEY
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TUALATIN, OR 97062

PARKER MARION M
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PARSONS KIMBERLY MARIE & PARSONS
BENJAMIN JAMES
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PAYNE DANIEL J & PAYNE JANET M
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TUALATIN, OR 97062

PENNIMAN STEVEN K & PHYLLIS D REV LIV
TRUST
8374 VEREDA DEL PADRE
GOLETA, CA 93117

PENSADO ERNESTO & ALVARENGA NALLY
M
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TUALATIN, OR 97062

PETERSON JACOB CURTIS & PETERSON
JULIE DAWN
17925 SW 111TH AVE
TUALATIN, OR 97062

PEUSER NILS ARNE & PEUSER NICOLE
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PHIGHT LLC
ONE BOWERMAN DR
BEAVERTON, OR 97005

PLAMBECK CAROL R
10600 SW STARR DR
TUALATIN, OR 97062

POINTS YU SUN
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POUR ALI FROTAN & ESFANDIARPOUR
SAMANEH
17995 SW 110TH PL
TUALATIN, OR 97062

PR 17995 SW 106TH LLC
8925 SW IOWA DR
TUALATIN, OR 97062

PRICE DAVID A & PRICE JENNIFER K
11080 SW WISHRAM CT
TUALATIN, OR 97062

PUPPO MIKK
17894 SW 105TH CT
TUALATIN, OR 97062

PURCELLA ALEXANDRA M & PURCELLA
SCOTT E
11215 SW APALACHEE ST
TUALATIN, OR 97062

PUTNAM DAVID L JR & PUTNAM HEIDI F
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TUALATIN, OR 97062

PYRCH LAUREN & THOMASSEN AARON
JENS
10640 SW BANNOCH ST
TUALATIN, OR 97062

RADECKI SHAUN MICHAEL & RADECKI
JESSICA ELLEN
17370 SW 108TH PL
TUALATIN, OR 97062

RADER SAM A & RADER ANDREA S
11445 SW KALISPELL ST
TUALATIN, OR 97062

RAMSBY MILLS TRUST
10500 SW STARR DR
TUALATIN, OR 97062

RANDALL LAWRENCE L & SANDOVAL-
RANDALL C SUSIE
11440 SW HAZELBROOK RD
TUALATIN, OR 97062

RAXTER NORA SUSAN
10476 SW PUEBLO ST
TUALATIN, OR 97062

RICE DOUGLAS S
17820 SW 111TH AVE
TUALATIN, OR 97062

RICHARDS EMMETT L & RICHARDS MARY
C & RICHARDS SHELLEY D
15247 WILBUR RD
LA CONNER, WA 98257

RICHARDSON DEVIN & RICHARDSON TAMI
ANN
11100 SW WINYA CT
TUALATIN, OR 97062

RICHEY LELAND R & RICHEY VALERIE J
FAMILY TRUST
17911 SW 105TH CT
TUALATIN, OR 97062

RIRIE LIVING TRUST
11015 SW LUCAS DR
TUALATIN, OR 97062

RIVER RIDGE APARTMENTS OWNER LLC
701 FIFTH AVE STE 5700
SEATTLE, WA 98104

RIVER RIDGE APARTMENTS OWNER LLC
701 FIFTH AVE STE 5700
SEATTLE, WA 98104

RIVERA AURELIO GOMEZ
17865 SW 113TH AVE
TUALATIN, OR 97062

ROBBINS FAMILY REVOCABLE TRUST
17420 SW 110TH AVE
TUALATIN, OR 97062

ROBERTS BLAINE N
17980 SW 111TH AVE
TUALATIN, OR 97062

ROBERTS JULIE A
17890 SW 114TH AVE
TUALATIN, OR 97062

ROBINSON RONALD L & ROBINSON
MICHELLE
17976 SW 106TH AVE
TUALATIN, OR 97062

ROE FAMILY TRUST
620 SAND HILL RD #213F
PALO ALTO, CA 94304

RUDY CHARLES & RUDY STACY
17385 SW 108TH PL
TUALATIN, OR 97062

RUVALCABA CHRIS & RUVALCABA ESTHER
10529 SW PUEBLO ST
TUALATIN, OR 97062

RYAN DAIN & RYAN LEE
11470 SW KALISPELL ST
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RYAN MICHAEL
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TUALATIN, OR 97062

RYMAL CHARLES & RYMAL JESSICA
17920 SW 114TH AVE
TUALATIN, OR 97062

SABETI RAMIN
17835 SW PACIFIC HWY
TUALATIN, OR 97062

SABRA HEALTH CARE HOLDINGS III LLC
10220 SW GREENBURG RD #201
PORTLAND, OR 97223

SATTLER BRIAN L & WALCZYK KERRY M
10615 SW PUEBLO CT
TUALATIN, OR 97062

SAVASTA THOMAS
11355 SW KALISPELL ST
TUALATIN, OR 97062

SCHAEFER SETH & SCHAEFER RENEE
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SCHENK JOANNE & ROGER REV LIV TRUST
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SCHLACHTER KEVIN M & SCHLACHTER
RENEE
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SCHLOETTER ERIN RENAE BATES
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SCHOENHEIT JOHN & SCHOENHEIT
KAITLIN J
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TUALATIN, OR 97062

SHEN PING LU
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SHERFINSKI MICHAEL R
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SHERMAN JENNIFER A TRUST
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SHERWOOD NICOLE D
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SMITH WILLIAM E & SHEARER-SMITH
SARAH K
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SPENCER FAMILY REV TRUST
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& PUROL KATHLEEN & RAYMOND
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STANTON ANDREW & STANTON ASHLEY
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STEINER LARRY D SURVIVORS TRUST
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STEINMETZ JON & JEANETTE TRUST
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STORI SADRUDDIN
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STRENGTH GREG M & STRENGTH MARGO
D
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TIEDEMANN CHRISTINA ANNE
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TIGARD-TUALATIN SCHOOL DISTRICT #23J
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TIGARD, OR 97223

TOWLE CORDES K & KRAEMER JILL J
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TIGARD, OR 97224

TREBELHORN DEAN B & TREBELHORN
LINDA V
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TREMAIN JUNE E TRUST
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TROTMAN TRUST
10799 SW KIOWA CT
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TUALATIN CITY OF DEVELOPMENT
COMMISSION
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062

TUALATIN CITY OF
PO BOX 723597
ATLANTA, GA 31139

TUALATIN TETON LLC
621 SW ALDER ST STE 800
PORTLAND, OR 97205

VALDENEGRO GILLIAN F TRUST
17981 SW C ER ERGHINO LN
SHERWOOD, OR 97140

VANHORN MARK G & DIANA L LIV TRUST
17960 SW 109TH AVE
TUALATIN, OR 97062

VANN KEN & VANN CHRISTINA M
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VT TRUST
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WAGGONER LOREN M & WAGGONER
CYNTHIA J
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WAGNER LINDA G PHD
17945 SW 110TH AVE
TUALATIN, OR 97062

WALK DAVID ALLAN & WALK WANDA VAI
17855 SW 112TH AVE
TUALATIN, OR 97062

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

WATT REBECCA SUE
17880 SW 109TH AVE
TUALATIN, OR 97062

WATTS MARK A & WATTS APRYLE
11400 SW ROBERTS CT
TUALATIN, OR 97062

WAVE PROPERTY HOLDINGS LLC
35 PANORAMA CREST AVE
LAS VEGAS, NV 89135

WEBSTER CHARLES N & WEBSTER KAREN
A
11385 SW KALISPELL ST
TUALATIN, OR 97062

WEICHOLD STEPHEN & WEICHOLD
SHARRON & WEICHOLD WILLIAM
17900 SW 112TH AVE
TUALATIN, OR 97062

WEITMAN LIVING TRUST
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WEN-SHU LIU
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WEST PHYLLIS ELAINE
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WESTPHAL FAMILY TRUST
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WETHERN LINDA J IRREVOCABLE TRUST
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WHITE CURTIS & WHITE DEBRA L
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WILLIAMS MATTHEW STEVEN
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WILLIAMS DAVE A & WILLIAMS KIMBERLY
R
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TUALATIN, OR 97062

WILLON MARK & PAM TRUST
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WILSONVILLE, OR 97070

WILSON CONSTANCE J TRUST
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WINKLER MISTY D & REGISTER JEAN
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TUALATIN, OR 97062

WISNER RANDOLPH R & DEBBIE R LIV
TRUST
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TUALATIN, OR 97062

WOLFE GEORGE A & WOLFE ANDREA H
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WOLLEY KEVIN & WOLLEY JANE
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WOODRIDGE LP
THREE CENTERPOINTE DR #130
LAKE OSWEGO, OR 97035

WORLEY LAURA & SPIEGEL JOEL
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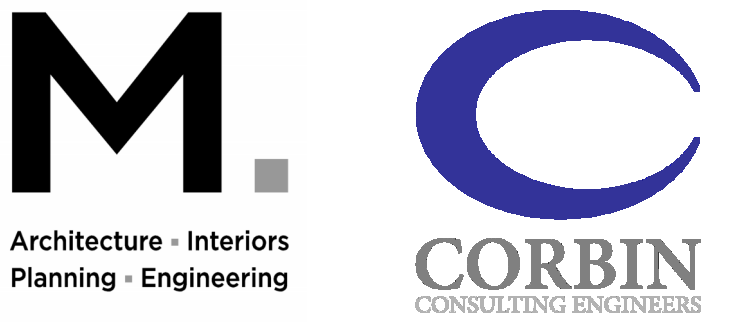
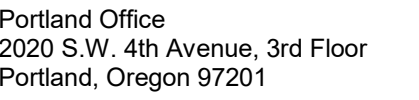
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YODER MATTHEW & YODER CARRIE
10332 SW PUEBLO ST
TUALATIN, OR 97062

ZIENKIEWICZ MIKE & ZIENKIEWICZ
STEPHANIE
10510 SW LUCAS CT
TUALATIN, OR 97062



Portland, OR
503.224.9560

Vancouver, WA
360.695.7879

Seattle, WA
206.749.9993

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JACOBS PROJECT No.: D3822800

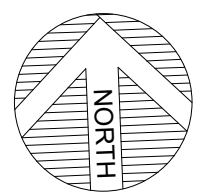
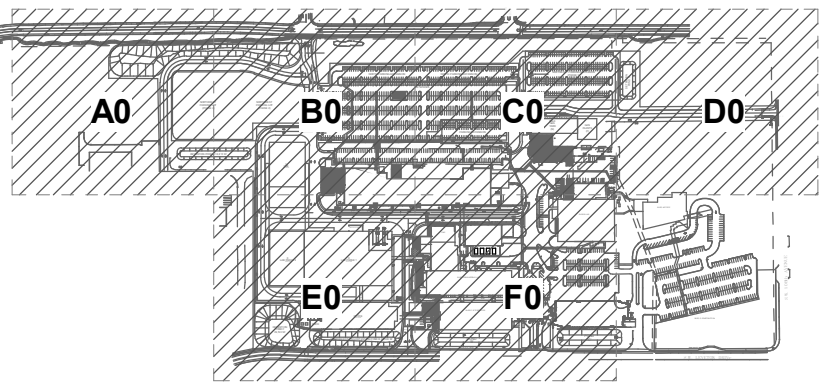
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DESIGNED: _____ APPROVED: _____

NOTICE: _____ STAMP: _____

9/16/2024
(NOT FOR CONSTRUCTION)

NO	REVISION OR ISSUE	DATE	BY
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SITE



Lam Research Corporation
4400 CUSHING PARKWAY
FREMONT, CA 94538

TITLE: **PROPERTY LINE
EXHIBIT**

DATE ISSUED: _____ DRAWING SCALE: 1" = 160'-0"

REVIT FILE: BUILDING DESIGNATOR:

DRAWING NUMBER:

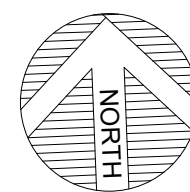
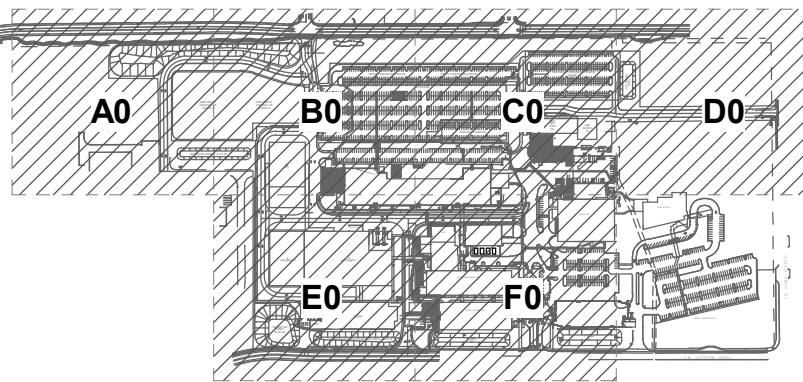
SA0-0010

LEGEND

— · — EXISTING PROPERTY LINE
TOTAL SITE AREA: 75.96 AC

ARCHITECTURAL
REVIEW
9/16/2024
(NOT FOR CONSTRUCTION)

NO	REVISION OR ISSUE	DATE	BY
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SITE



Lam Research Corporation
4400 CUSHING PARKWAY
FREMONT, CA 94538

TITLE:

PROPERTY LINE ADJUSTMENT
EXHIBIT

DATE ISSUED:

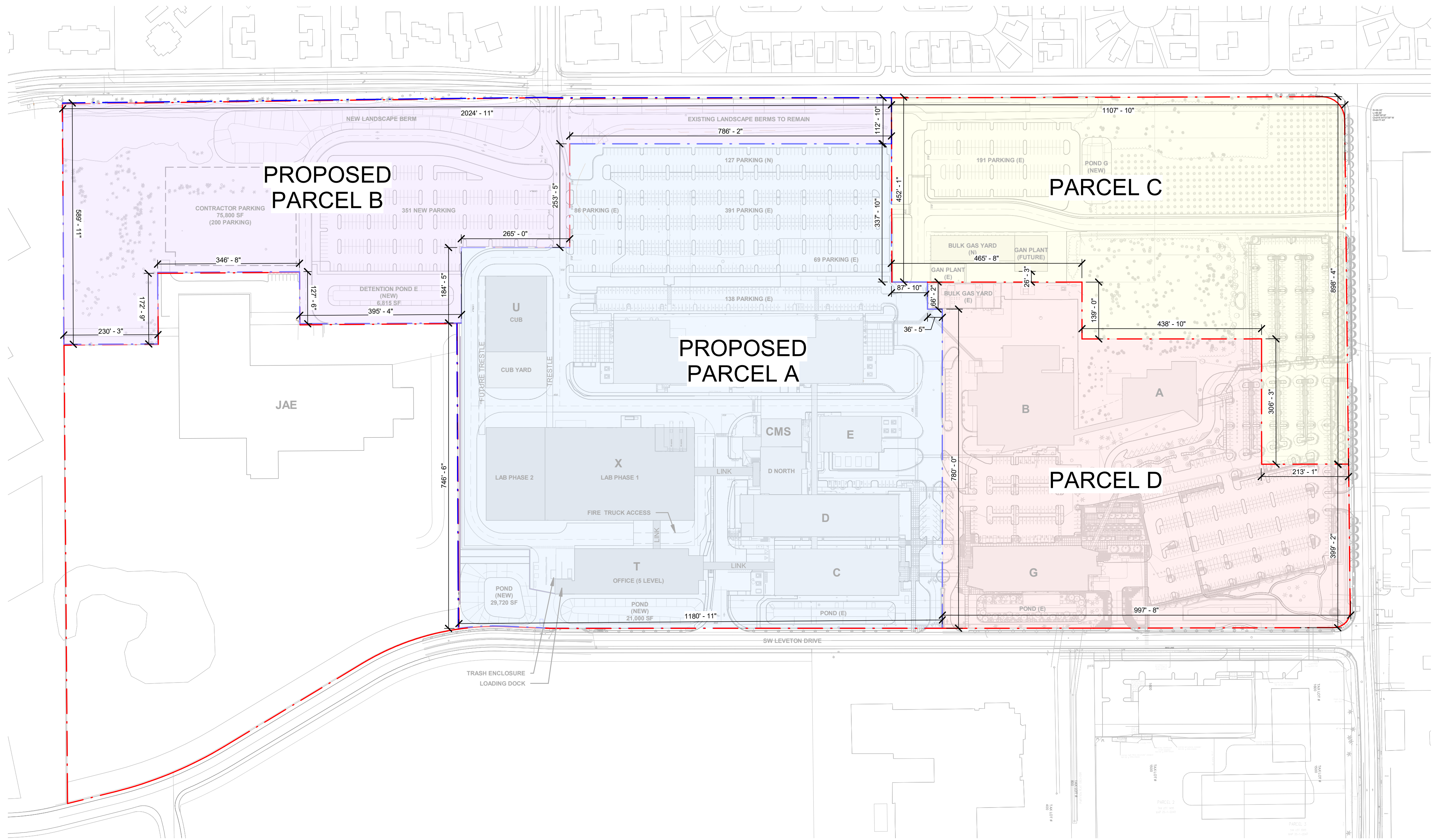
DRAWING SCALE: 1" = 160'-0"

REVIT FILE:

BUILDING DESIGNATOR:

DRAWING NUMBER:

SA0-0011



LEGEND

- EXISTING PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- PROPOSED PARCEL A - 29.52 AC
- PROPOSED PARCEL B - 15.66 AC
- PARCEL C - 15.03 AC
- PARCEL D - 15.75 AC

TOTAL SITE AREA: 75.96 AC



Technical Memorandum

Date: October 29, 2024
Project: HWM24-0002 11359 SW Leveton Dr
To: Tony Doran – Engineering Associate
City of Tualatin – Engineering Division
From: Consor, Emily Flock, PE
Reviewed By: Brian Ginter, PE
Re: Water System Capacity Analysis - Lam Tux Expansion, SW Leveton Dr

Introduction

The City of Tualatin requested evaluation of proposed expansion of Lam Tux facilities off SW Leveton Dr, east of SW 108th Ave. This memorandum presents the findings of this analysis for the City's use in assessing water system improvements necessary to meet fire flow and pressure requirements and proposed connection points to best suit City water system operations.

Background

The proposed development consists of approximately 424,000 square feet (sq. ft.) of industrial and office space in three separate buildings. The proposed development is located within the City's existing A-Level pressure zone and is served by the Tualatin Supply Main (TSM) and the A-2 Reservoir. There are multiple existing mains adjacent to the proposed development including an 18-inch diameter, high-pressure main on SW Leveton Dr; a 12-inch diameter, A-Level main on SW Leveton Dr; a 12-inch diameter, A-Level line on Quakenbush Ln; and a 16-inch diameter, A-Level line on SW Tualatin Rd. The high-pressure main on SW Leveton Dr is part of the TSM with a nominal hydraulic grade line of approximately 530 feet above mean sea level (msl). The existing A-Level operates at a nominal HGL of approximately 295 feet above msl.

The 12-inch diameter line on Quakenbush Ln is on private property. The City would like to eliminate public mains that are on private property where possible for access and maintenance purposes. Currently, the 12-inch diameter line provides domestic and fire flow to the JAE Oregon industrial property west of the proposed expansion. The existing Lam facilities do not have any connections to the 12-inch diameter line, but the proposed Lam Tux expansion plans add a service with significant water demand to this line. For City system access and operations, it is recommended the 12-inch diameter line on Quakenbush Ln be converted to a private line with metered connections to the 16-inch diameter main in SW Tualatin Rd. Subsequently, it is recommended the proposed Lam Tux expansion connect to the 16-inch diameter, A-Level line in SW Tualatin Rd rather than the 12-inch diameter line in Quakenbush Ln. **Figure 1** illustrates the proposed development site, existing water system infrastructure, and recommended expansion connections to the existing system.

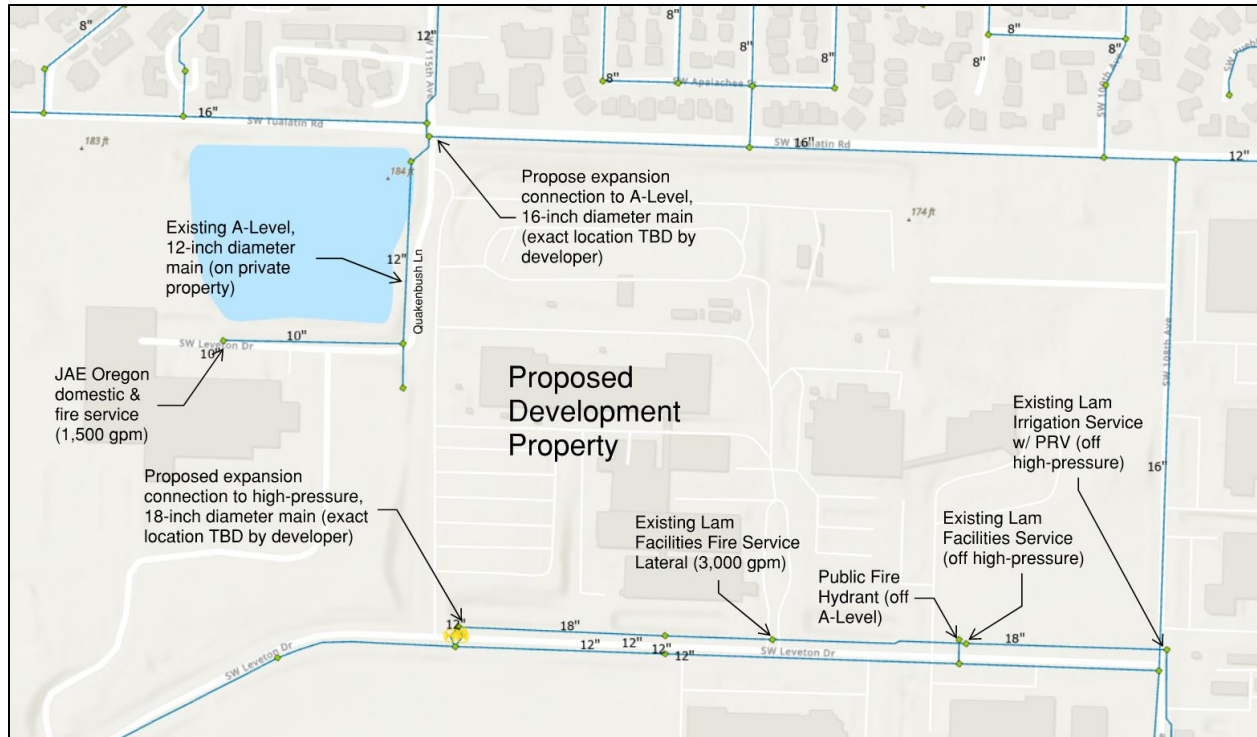


Figure 1. Proposed Development Site and Existing Water System Infrastructure

Analysis and Findings

The City's water system hydraulic model was used to perform a hydraulic analysis of pressure and fire flow performance in the City's water system under maximum day demand (MDD) conditions with fire flow events evaluated at the site.

A summary of specific model conditions for this analysis is presented below.

- Demand Conditions: 2040 Maximum Day Demand
 - Proposed Lam Tux expansion demands:
 - 550 gpm domestic demand on 16-inch diameter main on SW Tualatin Rd
 - 26 gpm domestic demand on 18-inch diameter main on SW Leveton Dr (high-pressure)
- Fire Flow:
 - Fire flow for the development site is not proposed to change. Planning-level fire flow for industrial property is assumed to be 3,000 gpm from 18-inch diameter main on SW Leveton Dr.
 - Adjacent JAE Oregon industrial building is assumed to be fully sprinkled and have a fire flow requirement of 1,500 gpm per proposed site plan review memo from Tualatin Valley Fire and Rescue (TVFR) (Nov 2019, see Attachment A).

The residual pressures within the area influenced by the fire flow and domestic demands at the proposed development site meet or exceed the minimum pressure criteria of 25 pounds per square inch (PSI) as stated in the WMP during MDD conditions.

Based on the findings of this analysis, additional system improvements are not required to serve domestic and fire flows to the proposed development. However as described earlier, it is recommended the City convert the existing 12-inch diameter line in Quakenbush Ln to a privately-owned line to serve domestic and fire flow (configured to meet the City's Public Works Construction Code) for the JAE Oregon property and have the Lam Tux expansion facilities connect directly to the 16-inch diameter main (A-Level) in SW Tualatin Rd or the 18-inch diameter main (high-pressure) in SW Leveton Dr. Proposed plans for the Lam Tux expansion include replacing the 12-inch line in Quakenbush Ln and relocating a portion of the alignment to accommodate one of the proposed new buildings.

It is the developer's responsibility to size internal (private) fire and domestic mains for adequate service pressure, private hydrants and fire suppression sprinkler systems as these facilities are outside the scope of this analysis.

Please do not hesitate to contact us if you have any questions or comments in this regard. We would be happy to meet with you personally to discuss the findings presented in this memorandum.



November 12, 2019

Erin Engman
Associate Planner
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062

Re: JAE Oregon
Tax Lot I.D: 2S122BA00200

Dear Erin,

Thank you for the opportunity to review the proposed site plan surrounding the above-named development project. These notes are provided regarding the plans received November 7, 2019 and are based on the current New Construction Guide version 4.2C. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROADS:** Access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. **Exception:** Approved agricultural and equine structures complying with ORS 455.315 are not required to have fire apparatus access roads (see New Construction Guide Appendix C). Access roads are not required to be modified for commercial buildings that undergo a change in occupancy, change in use, or conversion from agricultural or equine exempt to non-exempt unless there is a change to the structure's square footage or building footprint. (OFC 503.1.1)
2. **FIRE ACCESS ROAD DISTANCE FROM BUILDINGS:** The access shall extend to within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1)
3. **DEAD ENDS AND ROADS IN EXCESS OF 150 FEET (TURNAROUNDS):** Dead end fire apparatus access roads or roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams of approved turnarounds can be found in the corresponding guide that is located at <http://www.tvfr.com/DocumentCenter/View/1296>. (OFC 503.2.5 & Figure D103.1)

Plans indicate a hammerhead turnaround. Please provide dimensions on the turnaround.

4. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
5. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and

in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

See Sheet A0.1 for locations of fire lanes.

6. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):

1. 20-26 feet road width – no parking on either side of roadway
2. 26-32 feet road width – parking is allowed on one side
3. Greater than 32 feet road width – parking is not restricted

Note: For specific widths and parking allowances, contact the local municipality.

See Sheet A0.1 for locations of fire lanes.

7. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)

See Sheet A0.1 for locations of fire lanes.

8. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)

9. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)

10. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

Please note turning radius on plans.

11. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).

12. **ANGLE OF APPROACH/GRADE FOR TURNAROUNDS:** Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)

13. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):

1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
3. Electric gates shall be equipped with a means for operation by fire department personnel
4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.

14. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)

15. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

FIREFIGHTING WATER SUPPLIES:

16. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)

Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:

- The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
- Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

An assumption of a Type IIB construction type was made. Per Oregon Fire Code this building will require a fire flow of 4,000GPM. If the building will be fully sprinklered then a 75% reduction in required fire flow is allowed. With fire sprinklers a fire flow of 1,500GPM would be required.

17. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

Provide documentation of fire hydrant flow test or modeling.

18. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

19. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)

- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
- The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

20. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
- Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
- Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.

- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.
21. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)
22. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)
23. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
24. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)
25. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
26. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
 - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

Indicate location of FDC on plans if the building will be sprinklered.

BUILDING ACCESS AND FIRE SERVICE FEATURES

27. **FIRE PROTECTION EQUIPMENT IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)
28. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

If you have questions or need further clarification, please feel free to contact me at 503-259-1419.

Sincerely,

Tom Mooney

Tom Mooney

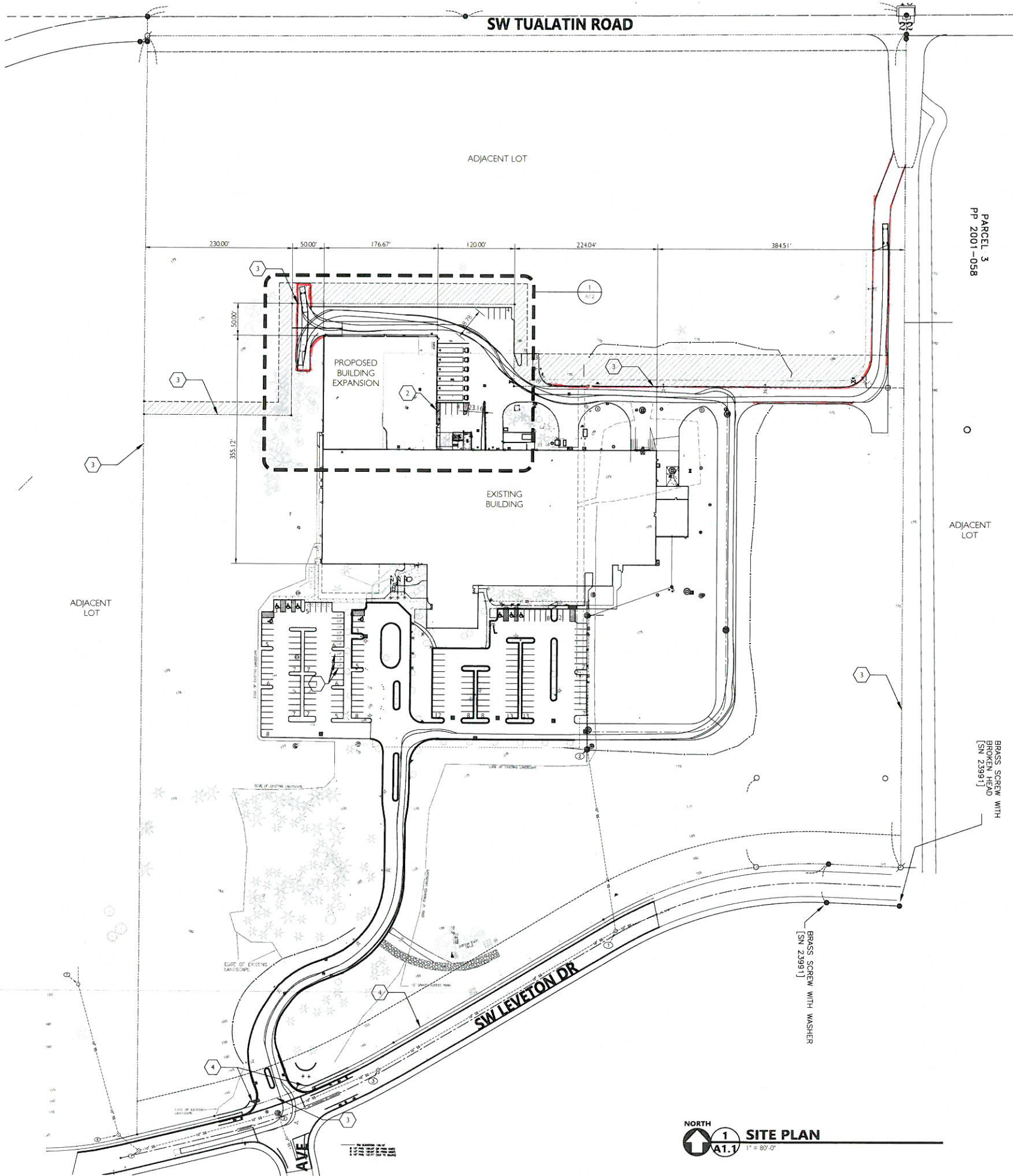
Deputy Fire Marshal II

Thomas.mooney@tvfr.com

Cc: File

City of Tualatin

A full copy of the New Construction Fire Code Applications Guide for Commercial and Multi-Family Development is available at <http://www.tvfr.com/DocumentCenter/View/1296>



GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE.
- PRIOR TO SITE CLEARING, GRADING OR CONSTRUCTION IN THE VEGETATED CORRIDOR, WATER QUALITY AND SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED. VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED DURING CONSTRUCTION.

LEGAL DESCRIPTION

TAX LOT: 25122BA00200 - 2010-009 PARTITION PLAT LOT 2

QUARTER SECTION, TOWNSHIP, RANGE: NE 1/4 NW 1/4 SECTION 22 T2S R1W W.M.

ADDRESS: 11555 SW LEVETON DRIVE
TUALATIN, OR 97062
WASHINGTON COUNTY OREGON

SITE AREA: 24.85 ACRES

BUILDING AREA:
EXISTING
1ST FLOOR 119,814 SF
MEZZANINE 6,882 SF
NEW 1ST FLOOR 31,211 SF
TOTAL 157,907 SF

LANDSCAPE AREA:
REQUIRED: 162,343 SF (150%)
PROPOSED: 611,957 SF (381.20%)

PARKING PROVIDED:

TYPE	SIZE	PROVIDED
STANDARD	9' X 18.5'	164 STALLS
COMPACT	8.5' X 15'	5 STALLS
HIC ACCESSIBLE	9' X 18.5'	8 STALLS
TOTAL PROVIDED PARKING:		177 STALLS

KEYNOTES

- 1 NEW VANPOOL PARKING
- 2 NEW BIKE PARKING INSIDE BUILDING
- 3 PROPERTY LINE
- 4 REBUILD IE: SIDEWALK FOR ADA ACCESSIBILITY COMPLIANCE
- 5 FIRE TRUCK TURN AROUND AREA

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- CATCH BASIN
- SANITARY SEWER LINE
- SANITARY LINE
- DOCK HIGH
- DRIVE IN
- ACCESSIBLE PARKING
- COMPACT VEHICLE PARKING
- VANPOOL PARKING
- EXISTING
- DOWNSPOUT
- IE: CONIFEROUS TREE
- IE: DECIDUOUS TREE
- SIGN POLE
- PROPERTY BOUNDARY
- PROPERTY EASEMENT
- MANEUVERING LANDSCAPE AND SLOPE EASEMENT

PRELIMINARY
PLAN ONLY-NOT
FOR
CONSTRUCTION

1 09/13/2019 ARCHITECTURAL REVIEW SET

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

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FAX 503 228 1572
WWW.CIDAINC.COM

BUILDING EXPANSION
JAE OREGON
11555 SW LEVETON DR
TUALATIN, OR

SITE PLAN

A0.1

JOB NO. 19017001

0.4 INCHES = 1 FOOT