



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

18870 SW 128th Ave

Parcel #: R529422

Map & Taxlot #: 2S121A002100

County: Washington

OWNER

Grimm's Fuel Co

DATE PREPARED

Date: 12/16/2024

PREPARED BY

ngervacio@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 12/16/2024

OWNERSHIP INFORMATION

Owner: Grimm's Fuel Co
CoOwner:

Site: 18870 SW 128th Ave Tualatin OR 97062
Mail: 18850 SW Cipole Rd Tualatin OR 97062

Parcel #: R529422
Ref Parcel #: 2S121A002100

TRS: 02S / 01W / 21 / NE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 685-A3
Census Tract: 032001 Block: 4016
Neighborhood: CPO5N - Cpo 5 Sherwood-Tualatin N
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 2300
Std Land Use: 8003 - Industrial-Vacant Land
Zoning: Tualatin-MG - General Manufacturing
Lat/Lon: 45.38314716 / -122.8102577
Watershed: Fanno Creek-Tualatin River
Legal: ACRES 28.24

ASSESSMENT AND TAXATION

Market Land: \$5,411,190.00
Market Impr: \$0.00
Market Total: \$5,411,190.00 (2023)
% Improved: 0.00%
Assessed Total: \$547,910.00 (2023)
Levy Code: 88.15
Tax: \$10,711.05 (2023)
Millage Rate: 19.5489
Exemption:
Exemption Type:

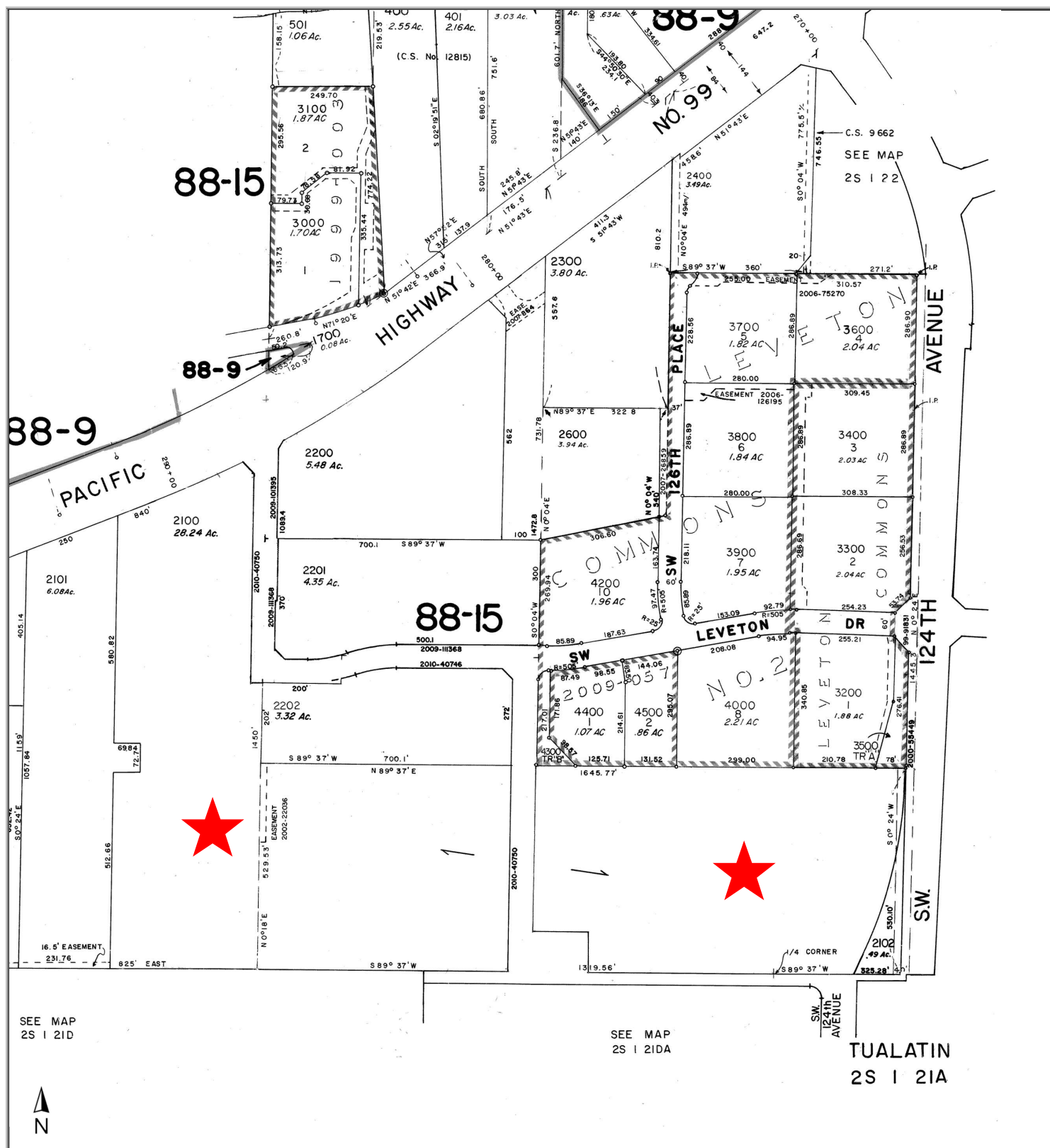
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 28.24 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,230,134 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Grimm's Fuel Co	02/01/1988		\$225,000.00	Deed		Conv/Unk

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



First American Title

ParcelID: R529422

Tax Account #: 2S121A002100

18870 SW 128th Ave, Tualatin OR 97062

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

Aerial Map



First American Title

Parcel ID: R529422

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FEB 10 1988

34-137526

**TICOR TITLE
INSURANCE**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE R. ALBERTSON and ESTHER M. ALBERTSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GRIMM'S FUEL CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

See attached Exhibit "A", Description Sheet of Ticor Title Report No. 34-137526.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set out in Exhibit "B" attached hereto,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 225,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of February, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Washington) ss.
February 5, 19 88.

Personally appeared the above named
GEORGE R. ALBERTSON

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

Shirley Houston
Notary Public for Oregon
My commission expires: 5/31/89

STATE OF OREGON, County of _____ ss.
_____, 19____.

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

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

Before me:

Notary Public for Oregon
My commission expires: _____
(If executed by a corporation, affix corporate seal)

GEORGE R. & ESTHER M. ALBERTSON
11869 Lewis River Road
Ariel, Washington 98603

GRANTOR'S NAME AND ADDRESS

GRIMM'S FUEL CO.
1203 McVey
Lake Oswego, Oregon 97034

GRANTEE'S NAME AND ADDRESS

After recording return to:
Edwin J. Welsh, Attorney at Law
P. O. Box 1773
Lake Oswego, Oregon 97035

NAME, ADDRESS, ZIP

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

GRIMM'S FUEL CO.
1203 McVey
Lake Oswego, Oregon 97034

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

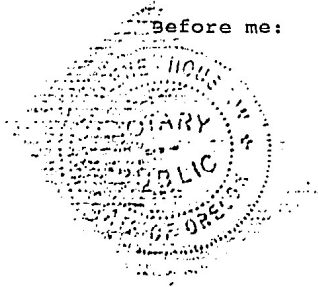
FEB 10 1988

STATE OF OREGON)
) ss.
County of Washington)

February 5, 1988

Personally appeared the above named ESTHER M. ALBERTSON and
acknowledged the foregoing instrument to be her voluntary act and
deed.

Before me:



Charlene Houston
Notary Public for Oregon
My Commission expires: 5/31/89

FEB 10 1988

EXHIBIT A
DESCRIPTION SHEET

See Page 1 for vesting and encumbrances, if any.

Description of the tract of land which is the subject of this report:

PARCEL I:

Beginning at a stone, the quarter section corner to Sections 21 and 22, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, and running thence South 89° 37' West, 1319.56 feet along the line through the center of Section 21 to an iron corner; thence North 0° 18' East, 529.53 feet to a pipe; thence North 89° 37' East, 1645.77 feet to a pipe; thence South 0° 24' West, 530.10 feet to a stone; thence South 89° 43' West, 325.28 feet to the place of beginning.

PARCEL II:

Beginning at a point which is approximately South 88° 59' West, 1319.56 feet from the quarter corner on the East line of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, an iron pipe; thence North 0° 20' West along the West boundary line of the first tract hereinabove described, 1450 feet, more or less, to the center line of the main state highway, being Highway No. 99W; thence Southwesterly along said center line, 588.7 feet, more or less, to the Northerly extension of the Easterly boundary of the tract conveyed to William A. Tiller, et al, by Deed recorded in Deed Book 326, Page 475; thence South along said Easterly boundary and the Northerly extension thereof to the Southeast corner thereof; said corner being North 0° 24' West, 16.5 feet from the South line of the Northeast quarter of said section; thence South 0° 24' East, 16.5 feet to the South line of the Northeast quarter of said section; thence North 89° 59' East along said South line, 592 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM a portion of the Northeast quarter of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at an iron pipe (set in County Survey No. 2403) on the East and West centerline of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, South 88° 59' West, 2164.0 feet from the quarter corner on the East line of said section, said iron pipe being the Southwest corner of that certain 51.54 acre tract of land conveyed by Deed to William Krause as recorded on Page 639 of Book 129, Deed Records; thence from said iron pipe, North 0° 24' West along the West line of said Krause Tract, 16.5 feet to an iron pipe; thence North 88° 59' East parallel with said East and West centerline, 232.88 feet to an iron pipe at the Southeast corner of

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JAN1 ('88)

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the Tiller Tract, as described in Book 326, Page 476, Deed Records, and the true point of beginning; thence North 00° 24' West along the East line of said Tiller Tract, 1057.84 feet to the South right of way line of the Pacific Highway; thence North 67° 30' East along said right of way line, 250.00 feet to a 5/8 inch iron rod; thence South 00° 24' East parallel with the East line of said Tiller Tract, 580.82 feet to a 5/8 inch iron rod; thence North 89° 36' East, 69.84 feet to a 5/8 inch iron rod; thence South 00° 24' East, 72.70 feet; thence South 89° 36' West, 69.84 feet; thence South 00° 24' East parallel with the East line of said Tiller Tract, 512.66 feet to a 5/8 inch iron rod on the East-West centerline of said Section 21; thence South 88° 59' West along said East-West centerline, 231.76 feet to a 5/8 inch iron rod on the Southerly extension of the East line of said Tiller Tract; thence North 00° 24' West along said Southerly extension, 16.46 feet to the true point of beginning.

PARCEL III:

Beginning at a point on the South line of the North half of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, said beginning point being South 88° 59' West 2164.0 feet from the quarter section corner on the East line of said Section 21; thence running along the South line of the North half of said Section 21, South 88° 59' West 687.4 feet to a point in the center of County Road #505; thence along the center of said road North 8° 31' West 16.6 feet; thence on a line parallel with the South line of the North half of said Section 21, North 88° 59' East 689.5 feet; thence South 0° 24' East 16.5 feet to the place of beginning.

PARCEL IV:

An easement for ingress, egress and right of way over the South 16.5 feet of the following described property as reserved in instrument recorded November 21, 1973, Book 953 Page 865:

Beginning at an iron pipe (set in County Survey No. 2403) on the East and West centerline of Section 21, Township 2 South, Range 1 West of the Willamette Meridian, South 88° 59' West, 2164.0 feet from the quarter corner on the East line of said section, said iron pipe being the Southwest corner of that certain 51.54 acre tract of land conveyed by Deed to William Krause as recorded on Page 639 of Book 129, Deed Records; thence from said iron pipe, North 0° 24' West along the West line of said Krause Tract, 16.5 feet to an iron pipe; thence North 88° 59' East parallel with said East and West centerline, 232.88 feet to an iron pipe at the Southeast corner of the Tiller Tract, as described in Book 326, Page 476, Deed Records, and the true point of beginning; thence North 00° 24' West along the East line of said Tiller Tract, 1057.84 feet to the South right of way line of the Pacific Highway; thence North 67° 30' East along

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said right of way line, 250.00 feet to a 5/8 inch iron rod; thence South 00° 24' East parallel with the East line of said Tiller Tract, 580.82 feet to a 5/8 inch iron rod; thence North 89° 36' East, 69.84 feet to a 5/8 inch iron rod; thence South 00° 24' East, 72.70 feet; thence South 89° 36' West, 69.84 feet; thence South 00° 24' East parallel with the East line of said Tiller Tract, 512.66 feet to a 5/8 inch iron rod on the East-West centerline of said Section 21; thence South 88° 59' West along said East-West centerline, 231.76 feet to a 5/8 inch iron rod on the Southerly extension of the East line of said Tiller Tract; thence North 00° 24' West along said Southerly extension, 16.46 feet to the true point of beginning.-----

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EXHIBIT B

10. The premises herein described are within and subject to the statutory powers, including the power of assessment of The Unified Sewerage Agency of Washington County, a municipal corporation. (No unpaid assessments as of the date hereof.)

11. Access Restrictions, including the terms and provisions thereof, contained in Deed,

From: Magdalena Krause, a widow

To: State of Oregon, by and through its Department of Transportation

Dated: November 15, 1954

Recorded: November 18, 1954 Book: 362 Page: 606
Records of Washington County, Oregon.

12. An easement, including the terms and provisions thereof,

From: George R. Albertson and Esther M. Albertson, husband and wife

To: Malfred D. Barstad and Louise Barstad, husband and wife

Recorded: August 24, 1976 Book: 1107 Page: 583-584

Records of Washington County, Oregon.

Affects: Parcel II

For: Ingress and egress

13. An easement, including the terms and provisions thereof,

From: George R. Albertson and Esther M. Albertson

To: Portland General Electric Company, an Oregon corporation

Recorded: October 17, 1977 Book: 1208 Page: 639

Records of Washington County, Oregon.

Affects: Parcels I and II

For: Electric power lines and appurtenances

14. Rights of the public in streets, roads and highways.

15. An easement, including the terms and provisions thereof,

From: George R. Albertson and Esther M. Albertson

To: City of Tualatin

Recorded: August 21, 1985 Fee No.: 85032643

Records of Washington County, Oregon.

Affects: Southerly line of Parcels I and II

For: Sanitary sewer

16. Covenants, Conditions and Restrictions, including the terms and provisions thereof, contained in Ordinance No. 674-85 and 676-85, recorded September 24, 1985, fee number 85037690 and 85037691.

STATE OF OREGON

County of Washington

} SS

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

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

1988 FEB 10 AM 9:35

2025 GENERAL INFORMATION

Property Status	A Active
Property Type	Industrial
Legal Description	ACRES 28.24
Alternate Account Number	-
Neighborhood	YTSH TUALATIN & SHERWOOD
Map Number	2S121A002100
Property Use	2300: COUNTY APPRAISED VACANT INDUSTRIAL LAND
Levy Code Area	088.15
2024 Certified Tax Rate	19.4317

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2025 OWNER INFORMATION

Owner Name	GRIMM'S FUEL CO
Mailing Address	18850 SW CIPOLE RD TUALATIN, OR 97062

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	31: INDUSTRIAL URBAN	15.64 acres
L2	31: INDUSTRIAL URBAN	8.85 acres
L3	31: INDUSTRIAL URBAN	2.25 acres
L4	34: MARGINAL INDUSTRIAL	1.50 acres
TOTALS		28.24 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$0	\$6,398,390	\$6,398,390	\$0	\$564,340
2023	\$0	\$5,411,190	\$5,411,190	\$0	\$547,910

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
2/1/1988		GRIMM'S FUEL CO	1988005690	\$225,000	UNK

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 12/16/2024 [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2024	\$10,966.09	\$0	\$10,966.09	\$0.00	\$0.00	11-8-2024	\$0.00
2023	\$10,711.05	\$0	\$10,711.05	\$0.00	\$0.00	11-2-2023	\$0.00
2022	\$9,436.57	\$0	\$9,436.57	\$0.00	\$0.00	11-8-2022	\$0.00
2021	\$9,326.09	\$0	\$9,326.09	\$0.00	\$0.00	11-15-2021	\$0.00
2020	\$9,102.52	\$0	\$9,102.52	\$0.00	\$0.00	12-24-2020	\$0.00
2019	\$8,934.79	\$0	\$8,934.79	\$0.00	\$0.00	11-5-2019	\$0.00
2018	\$8,665.43	\$0	\$8,665.43	\$0.00	\$0.00	11-15-2018	\$0.00
2017	\$8,255.94	\$0	\$8,255.94	\$0.00	\$0.00	11-8-2017	\$0.00
2016	\$7,814.90	\$0	\$7,814.90	\$0.00	\$0.00	11-15-2016	\$0.00
2015	\$7,435.29	\$0	\$7,435.29	\$0.00	\$0.00	11-17-2015	\$0.00
2014	\$7,344.26	\$0	\$7,344.26	\$0.00	\$0.00	11-3-2014	\$0.00
2013	\$7,203.96	\$0	\$7,203.96	\$0.00	\$0.00	11-15-2013	\$0.00
2012	\$0.00	\$0	\$6,950.17	\$0.00	\$0.00	11-19-2012	\$0.00
2011	\$0.00	\$0	\$6,747.58	\$0.00	\$0.00	11-15-2011	\$0.00
2010	\$0.00	\$0	\$6,580.33	\$0.00	\$0.00	11-5-2010	\$0.00
2009	\$0.00	\$0	\$6,743.86	\$0.00	\$0.00	11-4-2009	\$0.00
2008	\$0.00	\$0	\$6,406.42	\$0.00	\$0.00	11-12-2008	\$0.00
2007	\$0.00	\$0	\$6,352.36	\$0.00	\$0.00	11-19-2007	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2024	WASH- 2024-69595	11-8-2024	No	\$10,637.11
2023	WASH- 2023-48740	11-2-2023	No	\$10,389.72
2022	WASH- 2022-65544	11-8-2022	No	\$9,153.47
2021	WASH- 2021- 183585	11-15-2021	No	\$9,046.31
2020	WASH- 2020- 209484	12-24-2020	No	\$8,829.44
2019	5999973	11-5-2019	No	\$8,666.75
2018	5902415	11-15-2018	No	\$8,405.47
2017	5603245	11-8-2017	No	\$8,008.26
2016	5422601	11-15-2016	No	\$7,580.45
2015	5268327	11-17-2015	No	\$7,212.23
2014	4929397	11-3-2014	No	\$7,123.93
2013	4827673	11-15-2013	No	\$6,987.84
2012	4626257	11-19-2012	No	\$6,741.66
2011	4381684	11-15-2011	No	\$6,545.15
2010	4070722	11-5-2010	No	\$6,382.92
2009	3845131	11-4-2009	No	\$6,541.54
2008	3658506	11-12-2008	No	\$6,214.23
2007	3520626	11-19-2007	No	\$6,161.79

WASHINGTON COUNTY OREGON
NE 1/4 SECTION 21 T2S R1W
SCALE 1"= 200'



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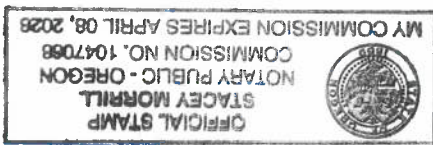
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Margaret Gordon being first duly sworn, depose and say:

That on the 4th day of February, 20 25, 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.

Margaret Gordon
Signature

SUBSCRIBED AND SWORN to before me this 5th day of February, 20 25.



Stacey Morrill
Notary Public for Oregon
My commission expires:

RE: Grimm's Storage Yard

February 4, 2024



**RE: Neighborhood Meeting – Architectural Review
Towing and Vehicle Storage Operations**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding property located south of Pacific Highway and SW Leveton Drive and bisected by SW 128th Avenue (Washington County Assessor's Map 2S121A, Tax Lot 2100). The property is in the City of Tualatin's General Manufacturing (MG) and Light Manufacturing (ML) zoning districts. The project involves an Architectural Review application to establish a towing and vehicle storage operations on a portion of the site on the east side of SW 128th Avenue. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

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

**February 19, at 6:30 p.m.
Tualatin Public Library Community Room
18878 SW Martinazzi Ave
Tualatin, OR 97062**

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

I look forward to discussing this project with you. If you have questions but cannot attend, please feel free to contact me at 503-563-6151 or by email at vermilyas@aks-eng.com.

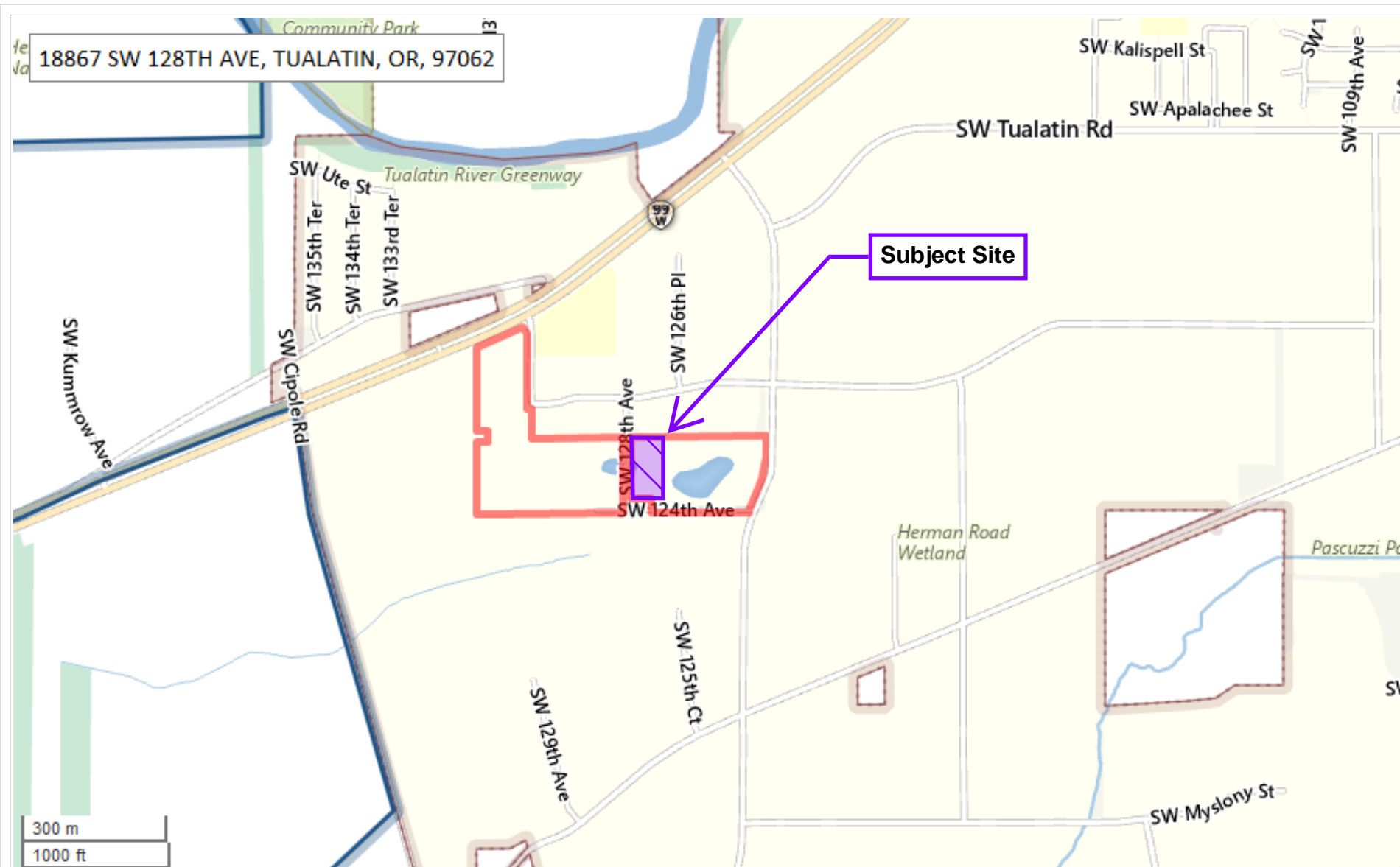
Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink that reads 'Sean Vermilya'.

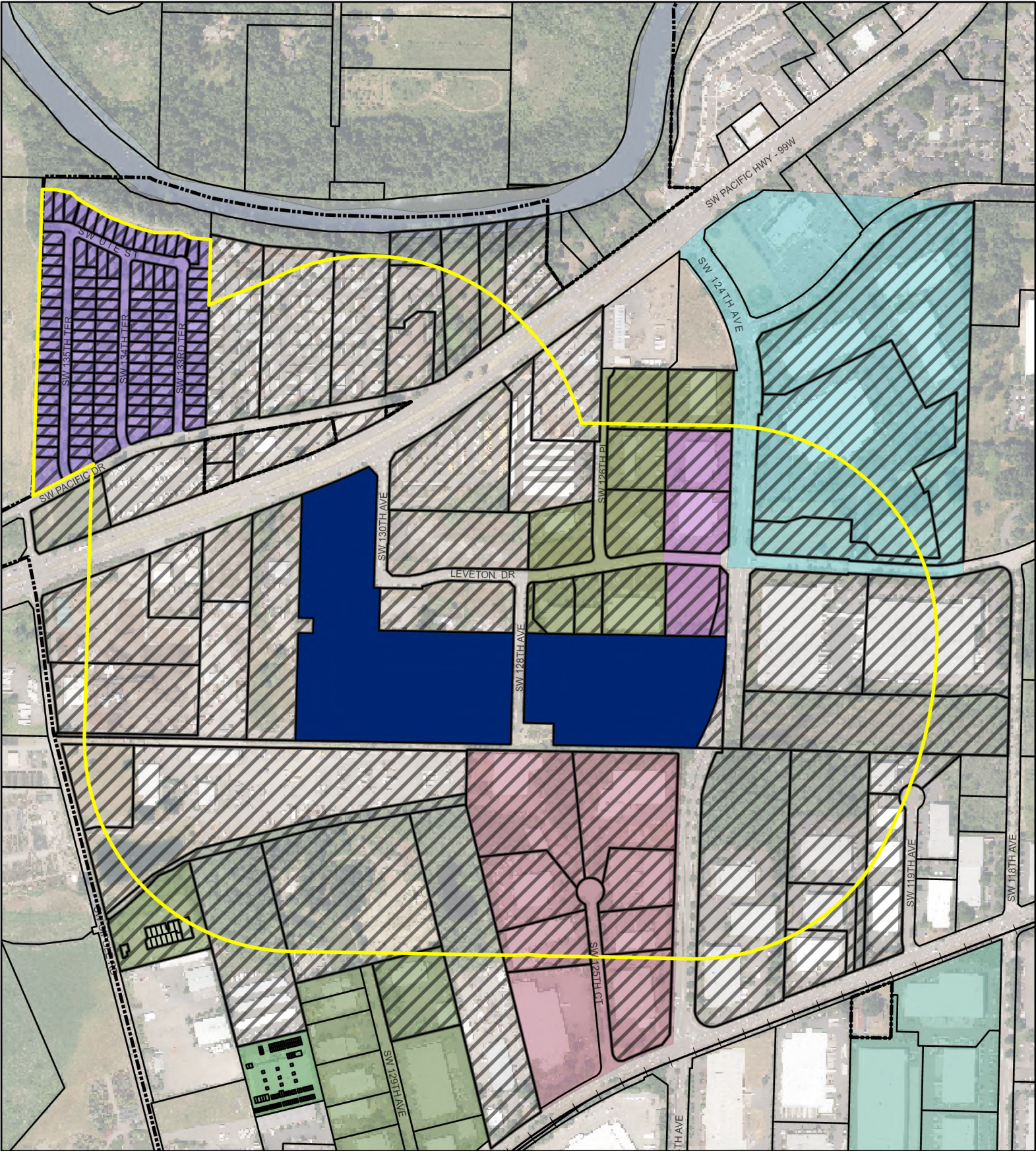
Sean Vermilya
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 | vermilyas@aks-eng.com

Enclosure: Vicinity Map



Data Resource Center
600 NE Grand Ave, Portland, OR 97232
503.797.1742 – drc@oregonmetro.gov

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.



1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



YOST MINDI MARIA 18253 SW 133RD TER TUALATIN, OR 97062	YI MINKYU & YI HYOSUN 18284 SW 133RD TER TUALATIN, OR 97062	WILSON ANDREW F & WILSON JANINE S 18325 SW 135TH TER TUALATIN, OR 97062
WILDER DEBORAH J 11811 STATE AVE #204 MARYSVILLE, WA 98271	WH SHIPMAN LIMITED 16-127 LAPAAU RD KEAAU, HI 96749	WESTERBERG DONALD M & WESTERBERG ANN L 18302 SW 135TH TER TUALATIN, OR 97062
WASHINGTON COUNTY FACILITIES MGMT 169 N 1ST AVE #42 HILLSBORO, OR 97124	WARNER DONNA L 18259 SW 135TH TER TUALATIN, OR 97062	WAGEMAN DELORES M 18256 SW 134TH TER TUALATIN, OR 97062
VOSS ANDREW J & ERICA BRO FAM TRUST 18230 SW PACIFIC HWY TUALATIN, OR 97062	VONHAGEN HANS GERD TRUST 131 OAK SHORE DR PORT TOWNSEND, WA 98368	VIACOM OUTDOORS 199 EAST FIFTH AVE STE 25 EUGENE, OR 97401
VANVALIN WILLIAM H & VANVALIN SANDRA S 18207 SW 133RD TER TUALATIN, OR 97062	TWO IN THE KEY LLC PO BOX 1299 TUALATIN, OR 97062	TUALATIN CITY OF DEVELOPMENT COMMISSION 18880 SW MARTINAZZI AVE TUALATIN, OR 97062
TRUMP BRIAN J & TRUMP KRISTIN N 13324 SW UTE ST TUALATIN, OR 97062	TRAN NHU N 12936 SW WAHKEENA CT PORTLAND, OR 97224	TRAN THAM C & LANG LYNH Y 18231 SW 133RD TER TUALATIN, OR 97062
TORRES MANUEL 18338 SW 133RD TER TUALATIN, OR 97062	TON MAN T & TRAN THUY & TON VIVI 13360 SW UTE ST TUALATIN, OR 97062	TIGARD-TUALATIN SCHOOL DISTRICT #23J 6960 SW SANDBURG ST TIGARD, OR 97223
TIGARD STREET INVESTMENTS LLC PO BOX 2775 TUALATIN, OR 97062	THOMPSON JOHN & THOMPSON LISA M 13539 SW UTE ST TUALATIN, OR 97062	STORM & SONS LLC 25749 SW REIN RD SHERWOOD, OR 97140
STEIN WOODBURN LLC 13001 CLACKAMAS RIVER DR #200 OREGON CITY, OR 97045	SNYDER RUSSEL J & SNYDER KATHERINE V 18386 SW 134TH TER TUALATIN, OR 97062	SINGH DHARMEN & SINGH ERIS A 18111 SW 135TH TER TUALATIN, OR 97062
SHEKARRIZ LIV TRUST 1930 S RIVER DR #401 PORTLAND, OR 97201	SHAW RYAN & DAVIDSSON JANICE 18262 SW 133RD TER TUALATIN, OR 97062	SH1 CEDAR CREST LLC 40 W 57 STREET 28TH FLOOR NEW YORK, NY 10019

SASKEN KELLAN & SASKEN KATELYN
18453 SW 135TH TER
TUALATIN, OR 97062

SAEDI ATAOLLAH & SAEDI MAHVASH
18397 SW 135TH TER
TUALATIN, OR 97062

RUTH T LLC
PO BOX 96
TUALATIN, OR 97062

ROSAUER VINCENT M
13335 SW UTE ST
TUALATIN, OR 97062

RODRIGUEZ LAZARO & RODRIGUEZ
DIANNE L
18358 SW 135TH TER
TUALATIN, OR 97062

RODONDI RICHARD & TERESA
FAMILY TRUST
13443 SW UTE ST
TUALATIN, OR 97062

RIENIETS MARK & RIENIETS PAULINE
18134 SW 135TH TER
TUALATIN, OR 97062

RIDER RODNEY A & RIDER HUYEN V
18267 SW 134TH TER
TUALATIN, OR 97062

REITH FAMILY TRUST
1484 MALLARD WAY
SUNNYVALE, CA 94087

POULIN AUSTIN R & KAPAKU LEI A
18304 SW 134TH TER
TUALATIN, OR 97062

PONGRACZ-BARTHA GEORGE
18238 SW 134TH TER
TUALATIN, OR 97062

PNWP LLC #5 PNWP LLC #5
6600 SW 105TH AVE STE 175
BEAVERTON, OR 97008

PHAN DUC M
18342 SW 134TH TER
TUALATIN, OR 97062

PETERSEN SCOTT
18268 SW 135TH TER
TUALATIN, OR 97062

PAZODA HOLDINGS LLC
18348 SW 126TH PL
TUALATIN, OR 97062

PARR LUMBER COMPANY
5630 NE CENTURY BLVD
HILLSBORO, OR 97124

PACIFIC NW PROPERTIES LP
6600 SW 105TH AVE STE 175
BEAVERTON, OR 97008

NSA PROPERTY HOLDINGS LLC
5005 MEADOWS RD STE 420
LAKE OSWEGO, OR 97035

NORDIC PROPERTY INVESTMENTS
LLC
308 HANGING STAR LN
GEORGETOWN, TX 75633

NGUYEN HENRY T & NGUYEN VAN T
3515 NW BANFF DR
PORTLAND, OR 97229

NGUYEN HELEN H
18415 SW 135TH TER
TUALATIN, OR 97062

NGUYEN PAUL P & PHAM LIEN B
18299 SW 134TH TER
TUALATIN, OR 97062

NGUYEN QUYNH & TRAN LINH
18166 SW 134TH TER
TUALATIN, OR 97062

NGUYEN DON DUNG & TIET NGA N
18173 SW 133RD TER
TUALATIN, OR 97062

NGUYEN THOMAS & VO JENNY
8415 SW LOCUST ST
TIGARD, OR 97223

NEUMANN JULIE A
18277 SW 133RD TER
TUALATIN, OR 97062

MUSAWI LIWAA AL
13464 SW UTE ST
TUALATIN, OR 97062

MURRAY CRAIG A & MURRAY
ELLENMARIE
19040 PILKINGTON RD
LAKE OSWEGO, OR 97035

MULDER CAROL A
18326 SW 134TH TER
TUALATIN, OR 97062

MOSIAS 2002 FAMILY TRUST
18395 SW 134TH TER
TUALATIN, OR 97062

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

MILLER SCOTT A
14481 S HAWTHORNE CT
OREGON CITY, OR 97045

MCKEE BRETT & MCKEE TAMARA
18314 SW 135TH TER
TUALATIN, OR 97062

MCGUIRE JEFFREY D
13489 SW UTE ST
TUALATIN, OR 97062

MCGUIRE TRUST
1841 BARNES CIR
WEST LINN, OR 97068

MCGILL NANCY REV TRUST
14000 SW BENCHVIEW TER
TIGARD, OR 97224

MATTSON MARK & MATTSON DIANA
2315 S 16TH CIR
RIDGEFIELD, WA 98642

MALIVANH BRANDITH & ECKHOFF
NATALIE REANEE
18399 SW 133RD TER
TUALATIN, OR 97062

MACHII YUKIO & MACHII HARU N
18280 SW 134TH TER
TUALATIN, OR 97062

LPKF DISTRIBUTION INC
12555 SW LEVETON DR
TUALATIN, OR 97062

LOGUERCIO LAUREN BEEZEE &
LOGUERCIO BRANDON
18100 SW 133RD TER
TUALATIN, OR 97062

LITTLE JAMES R & DISTLER PATRICIA
D
18273 SW 135TH TER
TUALATIN, OR 97062

LEVETON LLC
11401 SW AMU AVE
TUALATIN, OR 97062

LEVERETT DEANE T DECEDENTS
TRUST
8865 SW SCHECKLA DR
TIGARD, OR 97224

LENDER GARY M & LENDER SHAWNA
L
18336 SW 135TH TER
TUALATIN, OR 97062

KOSTEL JANICE P & KOSTEL PETER A
18300 SW 133RD TER
TUALATIN, OR 97062

KMT INVESTMENTS LLC
16022 W SYCAMORE CT
SURPRISE, AZ 85374

KIDWILER DOUGLAS L & SHARP
JUDY A
18367 SW 133RD TER
TUALATIN, OR 97062

KEY KNIFE INC
19100 SW 125TH CT
TUALATIN, OR 97062

KEIL TAMARA CHRISTINE
18426 SW 135TH TER
TUALATIN, OR 97062

KECK THOMAS M & KECK MARGARET
T
18108 SW 133RD TER
TUALATIN, OR 97062

JOHNSTON DEAN & JOHNSTON
KATHLEEN A
13311 SW UTE ST
TUALATIN, OR 97062

JC HOLDINGS LLC
12111 SW MALLOY WAY
SHERWOOD, OR 97140

IVY JERRY & DEBORAH FAMILY TRUST
530 SHOWERS DR STE #7-318
MOUNTAIN VIEW, CA 94040

INTERNATIONAL LINE BUILDERS INC
19020 SW CIPOLE RD
TUALATIN, OR 97062

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

HYDE SHARON ANN
18162 SW 133RD TER
TUALATIN, OR 97062

HYDE RONDEY E
13452 SW UTE ST
TUALATIN, OR 97062

HURLEY NOELLE T
18214 SW 134TH TER
TUALATIN, OR 97062

HOLMES CLYDE E & HOLMES MARJA
L
13373 SW UTE ST
TUALATIN, OR 97062

HOLADAY BRANT R & HOLADAY
JENNIFER L L
13478 SW UTE ST
TUALATIN, OR 97062

HODGDON DONALD E JR
28570 NE WILSONVILLE RD
NEWBERG, OR 97132

HILL GLENDA
18352 SW 133RD TER
TUALATIN, OR 97062

HERNANDEZ-BRAN ALAN & LEMUS
SYLEENA
18099 SW 135TH TER
TUALATIN, OR 97062

HERMAN RV STORAGE LLC
16200 SW PACIFIC HWY STE H-260
TIGARD, OR 97224

HENG SOKLY
18194 SW 133RD TER
TUALATIN, OR 97062

HENDERSON PROPERTIES LLC
12451 SW LEVETON DR
TUALATIN, OR 97062

HARDY DANIEL & KRISTEN LIV TRUST
23070 SW LODGPOLE AVE
TUALATIN, OR 97062

HAN ZIYE & XU YU
10755 SW NAEVE ST
TIGARD, OR 97224

HAGG FAMILY TRUST
19100 SW 129TH AVE
TUALATIN, OR 97062

HAAS SHARRON R & NORDNESS
HOLLY
18217 SW 135TH TER
TUALATIN, OR 97062

H2A INVESTMENTS LLC
14240 NW HARVEST LN
PORTLAND, OR 97229

GU MENGZHE & HONG LUSI
18333 SW 134TH TER
TUALATIN, OR 97062

GRIMM RODNEY D
18850 SW CIPOLE RD
TUALATIN, OR 97062

HUYNH SAM V
18156 SW 135TH TER
TUALATIN, OR 97062

GRIMM'S FUEL CO
18850 SW CIPOLE RD
TUALATIN, OR 97062

GRIMM RODNEY D
18850 SW CIPOLE RD
TUALATIN, OR 97062

GREEN VIRGINIA A
18363 SW 135TH TER
TUALATIN, OR 97062

GRAY ALFA LLC
18525 SW 126TH PL
TUALATIN, OR 97062

GRAY BUD J & GRAY TRACY A
18392 SW 133RD TER
TUALATIN, OR 97062

GRAY ROBERT A TRUST
7823 SW KINGFISHER WAY
PORTLAND, OR 97224

GILCHRIST SUSAN LYNN &
GILCHRIST RANDALL MORRIS
18419 SW 134TH TERR
TUALATIN, OR 97062

GIFFORD GAIL A
18157 SW 134TH TER
TUALATIN, OR 97062

GEARHART E KEITH & GEARHART
VICKIE
18291 SW 135TH TER
TUALATIN, OR 97062

GATELEY FAMILY TRUST
15264 SW PEACHTREE DR
PORTLAND, OR 97224

GARNER JASON M
18169 SW 135TH TER
TUALATIN, OR 97062

GARCIA MICHAEL & RACHELLE
FAMILY TRUST
1914 SUNRAY CT
WEST LINN, OR 97068

GAGE STARLIT
18215 SW 133RD TER
TUALATIN, OR 97062

FUCHS NADINE K
34580 NE WILSONVILLE RD
NEWBERG, OR 97132

FRICKE RONALD & FRICKE PATRICIA
18381 SW 135TH TER
TUALATIN, OR 97062

FREDERICK CHANA L
18439 SW 135TH TER
TUALATIN, OR 97062

FOURNIER GEORGE PER & 3 SISTERS
MANAGEMENT LLC
PO BOX 2033
SISTERS, OR 97759

FOURIER GEORGE PER & FOURIER
ERIN L & RUFFO JOSI M ET AL
PO BOX 2033
SISTERS, OR 97759

FORSTE WILLIAM & FORSTE SUSAN
13467 SW UTE ST
TUALATIN, OR 97062

FAMILY MOTOR CO INC
18435 SW PACIFIC HWY
TUALATIN, OR 97062

FALLER ROBERT J & FALLER LINDA J
18190 SW 135TH TER
TUALATIN, OR 97062

EXCELLENT PROPERTIES LLC
308 HANGING STAR LN
GEORGETOWN, TX 78633

ESPINOSA JACOB JAMES & PACE
ADRIENNE
18295 SW 133RD TER
TUALATIN, OR 97062

ERICKSON LOLA LIV TRUST
18221 SW 134TH TER
TUALATIN, OR 97062

ENDALE FIREW SISAY
18385 SW 133RD TER
TUALATIN, OR 97062

EDDY CHICORY A
13503 SW UTE ST
TUALATIN, OR 97062

DUFFETT JESSICA
18392 SW 135TH TER
TUALATIN, OR 97062

DRLIK MICHAEL R & DRLIK ARACELY J
18360 SW 134TH TER
TUALATIN, OR 97062

DOZNINSKI EHRICK L & FULLER
MARTIN LE
18205 SW 134TH TER
TUALATIN, OR 97062

DOUGHTY ARTHUR R & DOUGHTY
LINDA
18280 SW 135TH TER
TUALATIN, OR 97062

BLAKELY ROBERT & REBECCA REV
LIV TRUST
15762 SW 79TH AVE
TIGARD, OR 97224

BLAIS BETTY ANN
18272 SW 134TH TER
TUALATIN, OR 97062

BIXBY ROCKY L & BIXBY CHERYL L
18126 SW 133RD TER
TUALATIN, OR 97062

DONOVAN KACY C
18275 SW 134TH DR
TUALATIN, OR 97062

DOBRIOGLO MAKSIM V & TERRIERE-
DOBRIOGLO JORDAN E
18383 SW 134TH TER
TUALATIN, OR 97062

DELASHMUTT SANDI L
18246 SW 135TH TER
TUALATIN, OR 97062

DEFLER LIV TRUST
13382 SW UTE ST
TUALATIN, OR 97062

CURTIS KATHRYN B
18404 SW 135TH TER
TUALATIN, OR 97062

CROW HOWARD R & BEBEE D REV
LIV TRUST
18192 SW 134TH TER
TUALATIN, OR 97062

COUGHLIN JOHN CHARLES
18343 SW 133RD TER
TUALATIN, OR 97062

CONNELL-CROSTON LIV TRUST
18212 SW 135TH TER
TUALATIN, OR 97062

CLOWN NOSE PROPERTIES LLC
PO BOX 1695
TUALATIN, OR 97062

ALLEN JO ANNE MARIE BANTZ
18201 SW 135TH TER
TUALATIN, OR 97062

CHURCH MARCIA
18424 SW 134TH TER
TUALATIN, OR 97062

CHP TUALATIN-RIVERWOOD OR
OWNER
450 S ORANGE AVE STE 1200
ORLANDO, FL 32801

CHALFAN TRUST
4095 WESTBAY RD
LAKE OSWEGO, OR 97035

ACEBO JACK LOUIS & ACEBO
MARCHA
18371 SW 134TH TER
TUALATIN, OR 97062

CGF TUALATIN LLC
PO BOX 1419
BATTLE GROUND, WA 98604

CARMAN MARY KIMBERLY & RIVERS
MARC EDWARD
13397 SW UTE ST
TUALATIN, OR 97062

CARLISLE ANGIE
18378 SW 134TH TER
TUALATIN, OR 97062

CALLISON ANA B & CALLISON JACK F
18226 SW 133RD TER
TUALATIN, OR 97062

CALDERON PEDRO & CALDERON
GLORIA
18144 SW 133RD TER
TUALATIN, OR 97062

BRUSAW JOHN & MURRAY ASHLEY
18145 SW 135TH TER
TUALATIN, OR 97062

BRANDOW CHRISTIAN
18827 BLUE RIDGE DR
OREGON CITY, OR 97045

BORRELLI JOSHUA SHEA &
BORRELLI SARAH ELIZABETH
18235 SW 135TH TER
TUALATIN, OR 97062

BNL OR 12360 SW LEVETON DRIVE
LLC
601 S ROCKEFELLER AVE
ONTARIO, CA 91761

BLUE HORSE PROPERTIES LLC
PO BOX 1695
TUALATIN, OR 97062

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

125TH COURT TUALATIN LLC
11100 NE 34TH CIR
VANCOUVER, WA 98682

18420 SW PLACE LLC
11292 WESTERN AVE
STANTON, CA 90680

BIRELINE GAIL
18248 SW 133RD TER
TUALATIN, OR 97062

BASTIAN BRETT D & BASTIAN
BRENNAL
18127 SW 135TH TER
TUALATIN, OR 97062

BARKER PROPERTIES LLC
19355 SW 125TH CT
TUALATIN, OR 97062

AU FAMILY LLC
809 N RUSSELL ST STE 201
PORTLAND, OR 97227

ANODIZE SOLUTIONS LLC
14400 NW GREENBRIER PKWY
BEAVERTON, OR 97006

3 BUILDINGS LLC & HAGEMAN
DEVELOPMENT INC
941 WEST POINT RD
LAKE OSWEGO, OR 97034

ANGEL HAVEN REAL ESTATE
HOLDINGS
22234 175TH AVE SE
KENT, WA 98042



Notice of Meeting

Meeting Date & Time:
February 19
6:30 PM

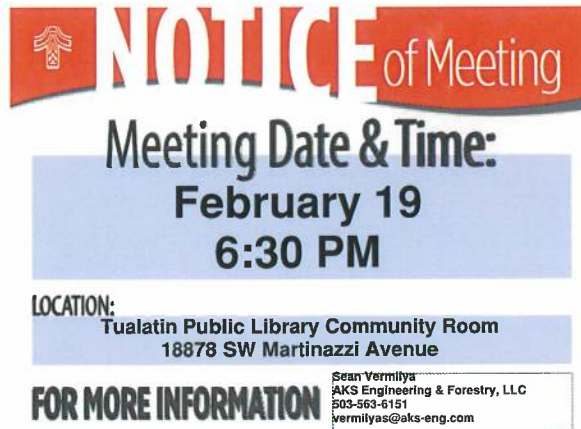
LOCATION:

Tualatin Public Library Community Room
18878 SW Martinazzi Avenue

FOR MORE INFORMATION

Sean Vermilya
AKS Engineering & Forestry, LLC
503-563-6151
vermilyas@aks-eng.com

CERTIFICATION OF SIGN POSTING



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>

Applicant Representative
As the ~~applicant~~ for the Grimms Storage Yard project, I hereby
certify that on this day, 4th day of February sign(s) was/were posted on the subject property in accordance with
the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: TRAVIS DAVENPORT
Representative (Please Print)

Applicant's Signature: T. Davenport
Representative

Date: 2/4/25

February 20, 2025



Neighborhood Meeting Summary: SW 128th Avenue Vehicle Storage Facility

Meeting Date: February 19, 2025

Time: 6:30 PM

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

The following serves as a summary of the Neighborhood Meeting process in accordance with the applicable City of Tualatin regulations. On February 4, 2025, property owners within 1,000 feet of the subject site were sent notification of the neighborhood meeting for the planned Architectural Review application. This notification included the project location, project details, and the neighborhood meeting date, time, and location.

On February 19, 2025, Sean Vermilya and Chris Knight from AKS Engineering and Forestry, LLC arrived at the Community Room at the Tualatin Public Library to hold the neighborhood meeting. They had prepared a presentation, planned to last about 15 minutes, including an overview of the planned Architectural Review application and the City of Tualatin Type II land use review process. No questions were received from the public prior to the meeting and no members of the public attended the meeting.

At 7:00 PM, Sean Vermilya and Chris Knight ascertained that no members of the public would be arriving to attend the meeting and subsequently left the building. Affidavit and proof of mailed notice, materials prepared to be presented at the meeting, and other required documentation is included with the land use application materials.

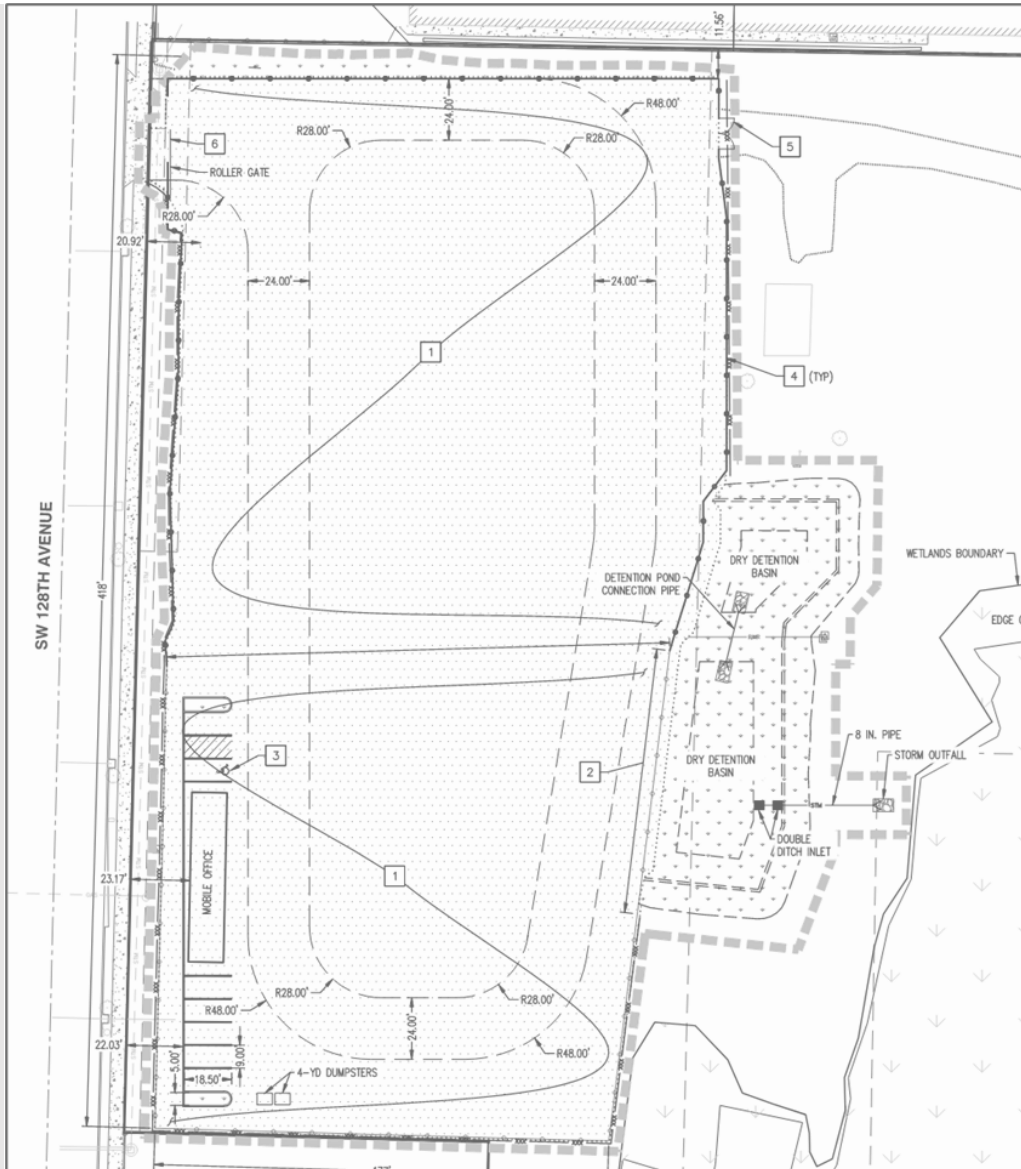
Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink that reads 'Sean Vermilya'. The signature is written in a cursive, flowing style.

Sean Vermilya

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
503.563.6151 | vermilyas@aks-eng.com



Grimms Fuel Company Architectural Review

City of Tualatin
Neighborhood Meeting
February 19, 2025

Introductions

Applicant and Property Owner

- » Grimms Fuel Company



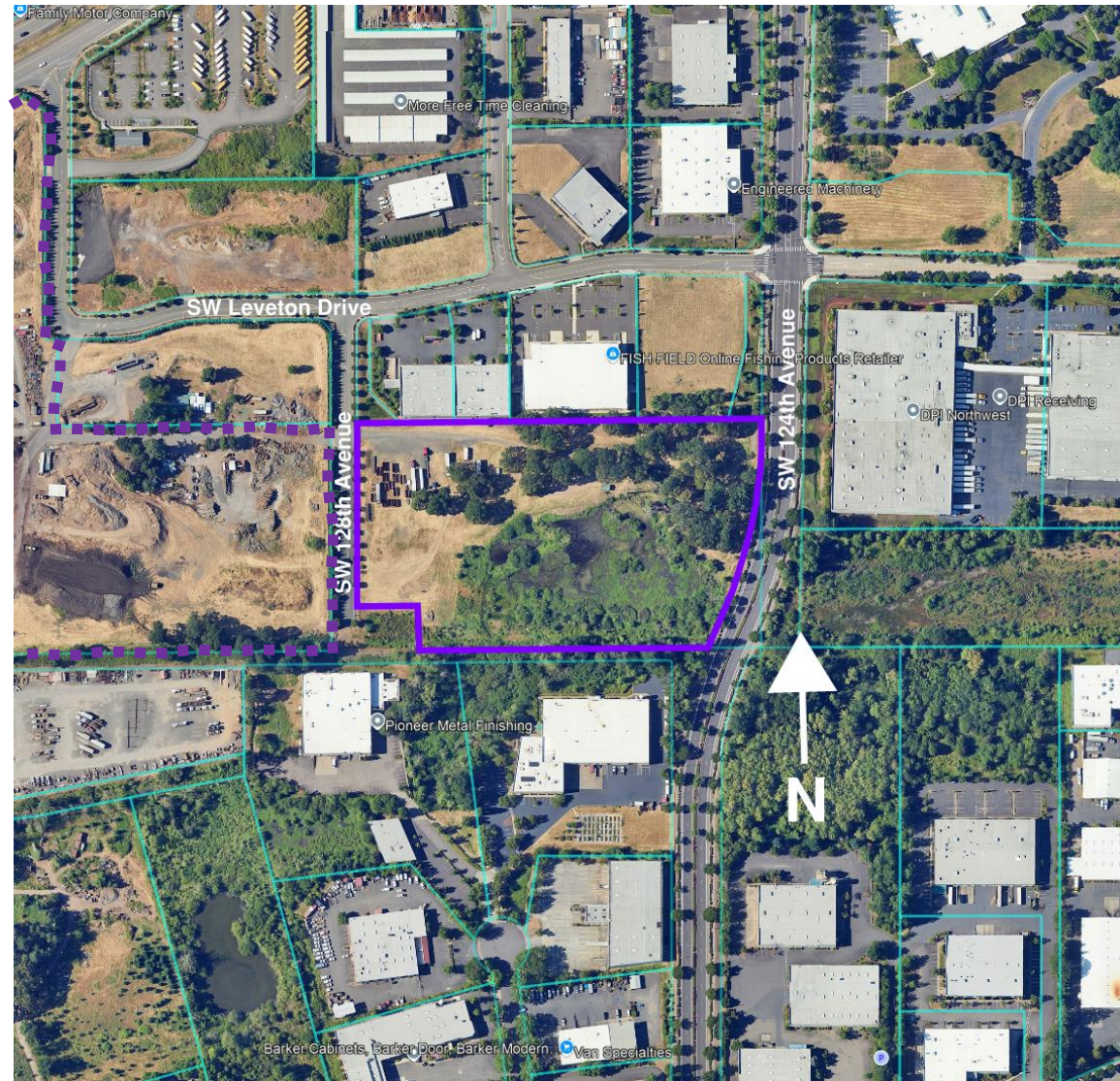
Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
 - » Sean Vermilya
 - » Chris Knight, PE



Location

- » 18867 SW 128th Avenue
- » Portion of property east of SW 128th Avenue
- » Light Manufacturing (ML) zoning
- » Neighboring Uses:
 - » Industrial to the north, east, south, and west
 - » Same tax lot under similar ownership to the west



Existing Use

- » Towing and vehicle storage yard
 - » Existing user/tenant on the site
 - » Operating locally since 1996
 - » This application will result in continued operations on-site



Existing Improvements

- » Gravel parking area for towing and vehicle storage operations
- » Office trailer, trash & recycling facilities, etc.
- » Fencing around site and natural areas

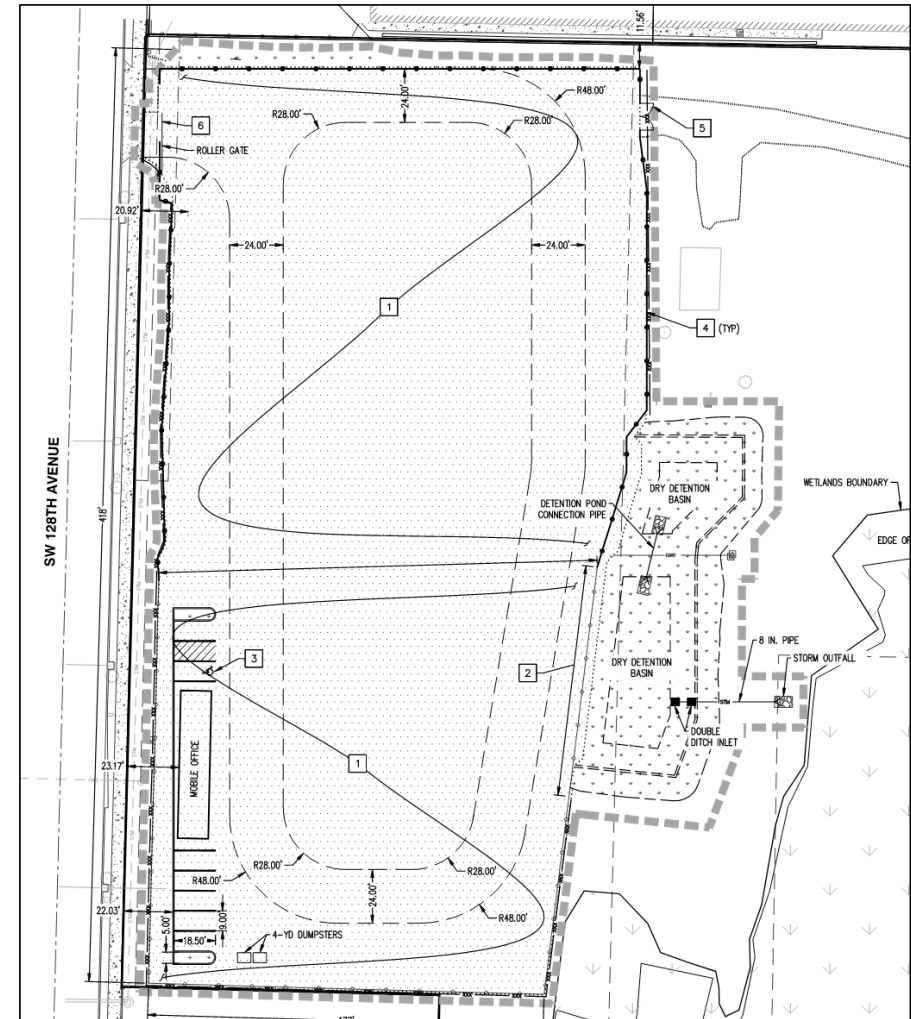


Existing Vegetation



Planned Improvements

- » New paved area for towing and vehicle storage operations
 - » Office trailer, employee parking, trash and recycling facilities, site landscaping, etc.
 - » Paved area with perimeter fencing
 - » New stormwater facility to manage runoff from paved area
 - » Protected natural resource area



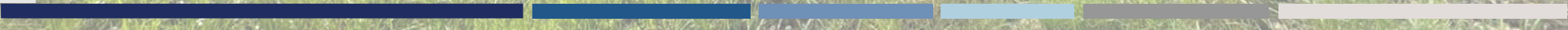
The Process

» Type II Architectural Review:



Questions?

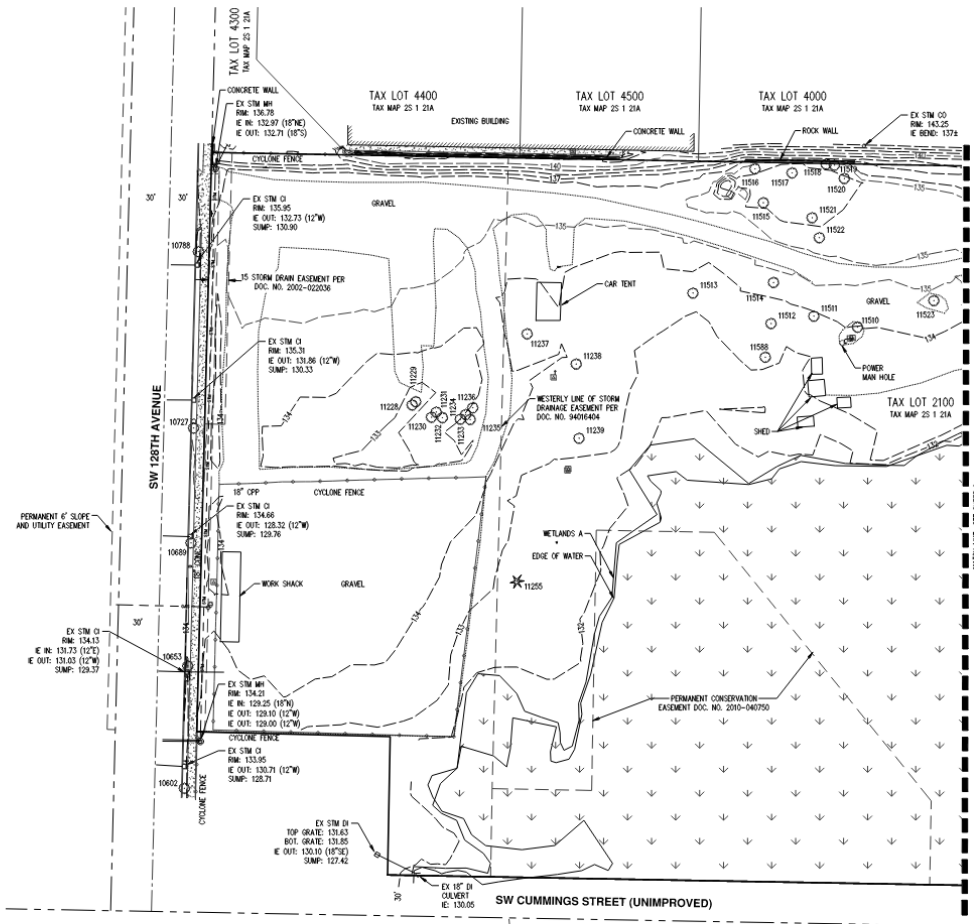
Sean Vermilya & Chris Knight
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151



SWISS DOCUMENT FILE: 11113 CONCORDING | LAYOUT: P0



P0



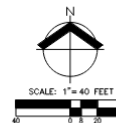
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN)
10602	DECIDUOUS	8
10653	DECIDUOUS	7
10689	DECIDUOUS	8
10727	DECIDUOUS	6
10788	DECIDUOUS	7
11228	DECIDUOUS	23
11229	DECIDUOUS	16
11230	DECIDUOUS	19
11231	DECIDUOUS	17
11232	DECIDUOUS	25
11233	DECIDUOUS	23
11234	DECIDUOUS	22
11235	DECIDUOUS	16
11236	DECIDUOUS	15, 24
11237	DECIDUOUS	27
11238	DECIDUOUS	34
11239	DECIDUOUS	30
11255	CONIFEROUS	7
11500	DECIDUOUS	27, 36
11501	DECIDUOUS	23
11502	DECIDUOUS	23
11503	DECIDUOUS	27
11504	DECIDUOUS	32
11505	DECIDUOUS	29
11506	DECIDUOUS	26, 28, 29, 29
11507	DECIDUOUS	10
11508	DECIDUOUS	29
11509	DECIDUOUS	29
11510	DECIDUOUS	23
11521	DECIDUOUS	24
11522	DECIDUOUS	27
11523	DECIDUOUS	38
11588	DECIDUOUS	33

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE, RIGHT NUMBER 2450000. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MARCH 11, 14, 18-20, 2024.
- THE BASIS OF BEARINGS IS A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011)EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.00003366 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE UTM COORDINATES 10N451000 17N000000 AND A MEAN CONVERSION ANGLE OF -128.07". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIANGLE AND NOW NETWORK DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
- VERTICAL DATUM ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 102, SET IN CONCRETE FILLED WITH STEEL AT THE NORTHWEST CORNER OF SW GRAPE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION = 157.296 FEET (NAD83 29).
- CONTOUR INTERVAL IS 1.00 FOOT.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SITES UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON AUGUST 15 INSPECTION.
- NETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC, ON MARCH 8, 2024 AND WERE PROFESSIONALLY SURVEYED BY AKS ON MARCH 13, 2024.
- FEMA FLOOD PLAIN IS MAPPED PER FEMA FIRM 400705042E WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2016 AND CROSS REFERENCED WITH THE FEMA INSURANCE STUDY NUMBER 400705042E WITH AN EFFECTIVE DATE OF OCTOBER 10, 2015. THE BASE FLOOD ELEVATION (BFE) WAS DETERMINED TO BE 150.00 (NAD83). A VERTICAL CONVERSION OF -3.51 WAS USED TO CONVERT PUBLISHED FEMA VALUES FROM NAD83 TO NAD83. THE BASE FLOOD ELEVATION FALLS WITHIN ORANGE POND.
- PROPERTY IS SUBJECT TO MINERAL RIGHTS DEED PER BOOK 31 PAGE 88.

LEGEND

EXISTING	EXISTING
DECIDUOUS TREE	STORM DRAIN CLEAN OUT
CONIFEROUS TREE	STORM DRAIN CATCH BASIN
FIRE HYDRANT	STORM DRAIN AREA DRAIN
WATER BLOWOFF	STORM DRAIN MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	GUY WIRE ANCHOR
AIR RELEASE VALVE	UTILITY POLE
SANITARY SENDER CLEAN OUT	POWER VAULT
SANITARY SENDER MANHOLE	POWER JUNCTION BOX
SKIN	POWER PRECAST
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
EXCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SANITARY SENDER LINE	
WATER LINE	
RECLAIMED WATER LINE	



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TUALATIN, OR 97062
WWW.AKS-OR.COM

GRIMM'S FUEL COMPANY
Continuity Since 1929

**EXISTING CONDITIONS PLAN
TOWING YARD IMPROVEMENTS
GRIMM'S FUEL COMPANY
TUALATIN, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR
C. GRIMM
JANUARY 11, 2008
ROBERT D. BETTS
601445
RENEW: 12/31/24

JOB NUMBER: 11113
DATE: 6/5/2024
DESIGNED BY: [Signature]
DRAWN BY: LAM
CHECKED BY: BR

P1



DEMOLITION LEGEND	
DISTURBED AREA BOUNDARY	---
EXISTING GRAVEL EDGE	---
EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
TREE TO BE REMOVED	✖

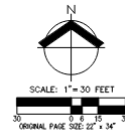
TOTAL DISTURBED AREA = 42.3 AC

KEYED DEMOLITION NOTES:

- PROTECT AT ALL TIMES DURING CONSTRUCTION, ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
1. STRIP AND REMOVE ORGANICS, TOPSOIL, AND EXCESS MATERIALS AS REQUIRED FOR IMPROVEMENTS. GRAVEL UNDER PROPOSED ASPHALT MAY REMAIN AS APPROVED.
 2. REMOVE EXISTING TREE (TYP.)
 3. REMOVE EXISTING FENCING FOR SITE GRADING, REPLACE AFTER GRADING AND ASPHALTING IS COMPLETE.
 4. REMOVE EXISTING FENCING AND GATES
 5. REMOVE EXISTING BARRICADE
 6. REMOVE AND RELOCATE MOBILE OFFICE FOR PLACEMENT POST CONSTRUCTION

WETLAND NOTE:

AVOID DISTURBANCE TO WETLAND AT ALL TIMES DURING CONSTRUCTION



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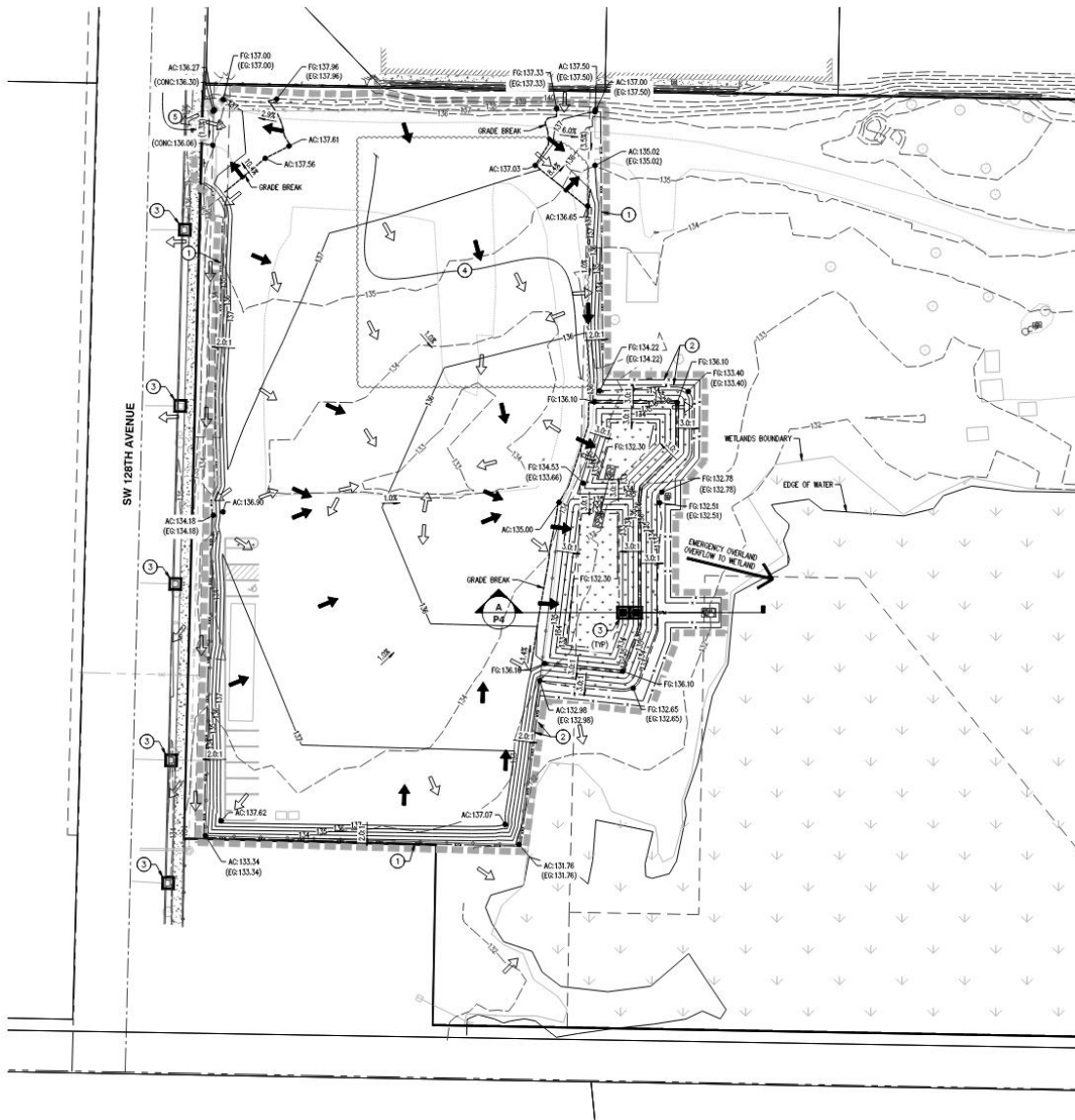


**PRELIMINARY DEMOLITION PLAN
TOWING YARD IMPROVEMENTS
GRIMM'S FUEL COMPANY
TUALATIN, OREGON**



DATE: 01/23/2025
DESIGNED BY: AEM
DRAWN BY: AEM
CHECKED BY: CAM

P3

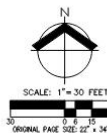
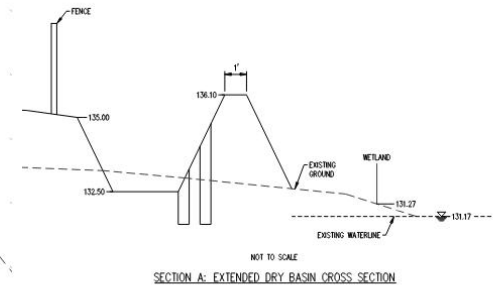


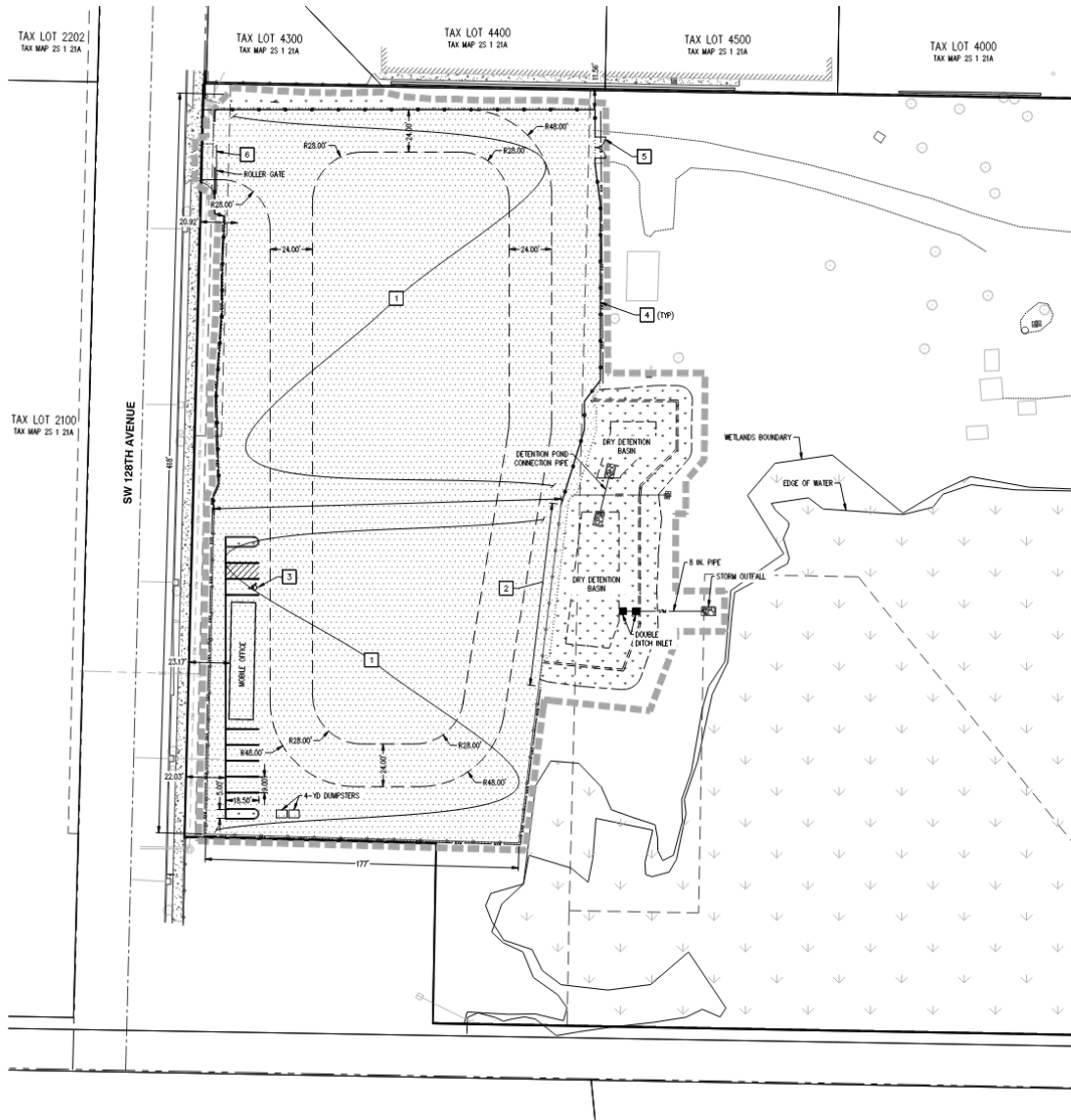
ESC AND GRADING LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GROUND CONTOUR (1 FT)	---
FINISHED GROUND CONTOUR (5 FT)	---
COMPOST SOCK/STRAW WATTLES	---
SEDIMENT FENCE	---
CURB INLET PROTECTION (TYP.) PER CATCH BASIN	---
PRE CONSTRUCTION DRAINAGE FLOW DIRECTION	---
POST CONSTRUCTION DRAINAGE FLOW DIRECTION	---
DISTURBED LIMITS	---
EXISTING CONCRETE ELEVATION	---
ASPHALT CONCRETE ELEVATION	---
FINAL GRADE ELEVATION	---
EXISTING GROUND ELEVATION	---
DRAINAGE SLOPE	---
EXISTING DRAINAGE SLOPE	---

KEYED EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL STRAW WATTLES
2. INSTALL DOUBLE LAYER SEDIMENT FENCING
3. INSTALL INLET PROTECTION ON DOWNSIDE INLETS
4. EQUIPMENT STAGING AND MATERIAL STOCKPILE AREA WITH PLASTIC SHEETING AS NEEDED
5. USE EXISTING DRIVEWAY ENTRANCE AND GRAVEL DRIVEWAY AS CONSTRUCTION ENTRANCE





LEGEND

PROJECT AREA LIMITS: [Symbol]

CHAIN LINK FENCING: [Symbol]

NEW LANDSCAPING: [Symbol]

NEW ASPHALT SURFACE: [Symbol]

KEYED SITE NOTES:

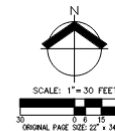
1. PAVED TOWING YARD AREA
2. REINSTALL FENCING AFTER COMPLETION OF GRAZING AND ASPHALTING
3. ADA PARKING SPACE
4. CHAIN LINK FENCING
5. 12'-WIDE MAINTENANCE GATE
6. 26'-WIDE VEHICLE GATE

AREA SUMMARY

SUBJECT PROPERTY AREA = 110.7 ACRES
TOTAL PROJECT AREA = 12.3 ACRES

PARKING SUMMARY

PARKING SPACES = 6
ADA SPACES = 1



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GRIMM'S FUEL COMPANY
Continuously Since 1929

**PRELIMINARY SITE AND STORMWATER PLAN
TOWING YARD IMPROVEMENTS
GRIMM'S FUEL COMPANY
TUALATIN, OREGON**

PRELIMINARY
NOT FOR
CONSTRUCTION
CUSTOMER APPROVAL

DATE: 09/20/2023
DESIGNED BY: ANH
DRAWN BY: ANH
CHECKED BY: GAY

P5

CERTIFICATION OF SIGN POSTING



Proposal submitted as:
Type II Architectural Review
Towing Yard and Vehicle Storage
Operation

FOR MORE INFORMATION:

TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

Applicant's consultant
As the ~~applicant~~ for the Grimms Storage Yard project, I hereby
certify that on this day, March 11, 2025 sign(s) was/were posted on the subject property in accordance with
the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Stacey Morrill
Applicant's consultant
(Please Print)
Applicant's Signature: Stacey Morrill
Applicant's consultant
Date: 3/11/2025

Exhibit M: Fire Hydrant Flow Test Report

HYDRANT FLOW TEST REPORT

Project Name/#/Address:
Client: Intel Corporation

Grimm's Yard/#11113/SW 128th Avenue, Tualatin



Document Owner: John Christiansen

SAFETY PLAN

N/A	Notify fire department	Notes: Tualatin Hydrant Flow Test Permit #: HFT25-0317; The incorrect diffuser gauge was used during the test for the LPD-250A diffuser. 29 psi Pitot pressure would yield 852 gpm per the table on the LPD-250A diffuser, not the 920 gpm shown in the report photo.
y	Identify discharge point	
y	Verify downstream	
N/A	Traffic Control	
y	PPE	
y	Gauge Calibration	

Date/time of test: 2/20/2020 @ 8:30 AM

Tested by: David Webb , Curtis Eschman, and Mitch Davenport

Witness: Ernie Castro of City of Tualatin, operated the hydrants for the test

Test duration: < 10 minutes

FLOWED HYDRANT	1F-A	1F-B
Make:	Mueller	
Static:	66 PSI	PSI
Pitot:	29 PSI	PSI
Inside diameter of outlet:	2.5 Inch	Inch
Discharge coeff:	0.9	0.9
Observed flow:	852 GPM	GPM
Flow method:	LPD-250A Diffuser with Pitot	
Ground elevation:	135 FT	FT
Location description:	Southern-most hydrant on SW 128th Avenue	

GAUGE HYDRANT		1G-A	
Make:	Mueller		Note: Pressure drop at gauge hydrant must be 25% to determine projected fire flow
Static:	64	PSI	
Residual:	61	PSI	
Ground Elevation:	140	FT	
Location Description:	Northern-most hydrant on SW 128th Avenue		

PROJECTED FIRE FLOW	
Projected Flow at 20-PSI:	Insufficient pressure drop to calculate projected fire flow at 20-PSI, based on flow observed at 61-PSI the water main is expected to deliver more than 1,000-gpm at 20-PSI residual

NOTES/OBSERVATIONS
$Q_{\text{Flowed}} = \text{Observed from gauge}$ $Q_{\text{Projected}} = Q_F \times ((GS - P_{\text{design}})^{0.54}) / ((GS - GR)^{0.54})$

Dave Webb

AKS Engineering & Forestry

2/25/2025 | 8 Photos



AKS Job ID: 11113, Hyrant Flow Test

Grimm's Fuel Storage Yard



Flow Test Details

A hydrant flow test was performed at AKS Job 11113 Grimm's Fuel Storage Yard on 2/20/2025. The test was performed by David Webb, Curtis Eschman, and Mitch Davenport, all of AKS. The test was assisted by Ernie Castro of City of Tualatin, who operated the hydrant valves during the test. The flow apparatus consisted of the LPD-250A diffuser with de-chlorination tablets loaded in the diffuser, connected to the flow hydrant via a section of fire hose, and directed to a downslope stormwater catch basin. The pitot gauge used during the test was incorrect, but it accurately yielded a flow psi of 30. This pressure aligns with a flow rate of 852 gpm per the flow chart of the LPD diffuser, rather than the 920 gpm shown in the report photo.



The flow hydrant, a Mueller 5 1/4.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:25am
Creator: Mitchell Davenport



The static psi of the flow hydrant at 66 psi.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:32am
Creator: Dave Webb



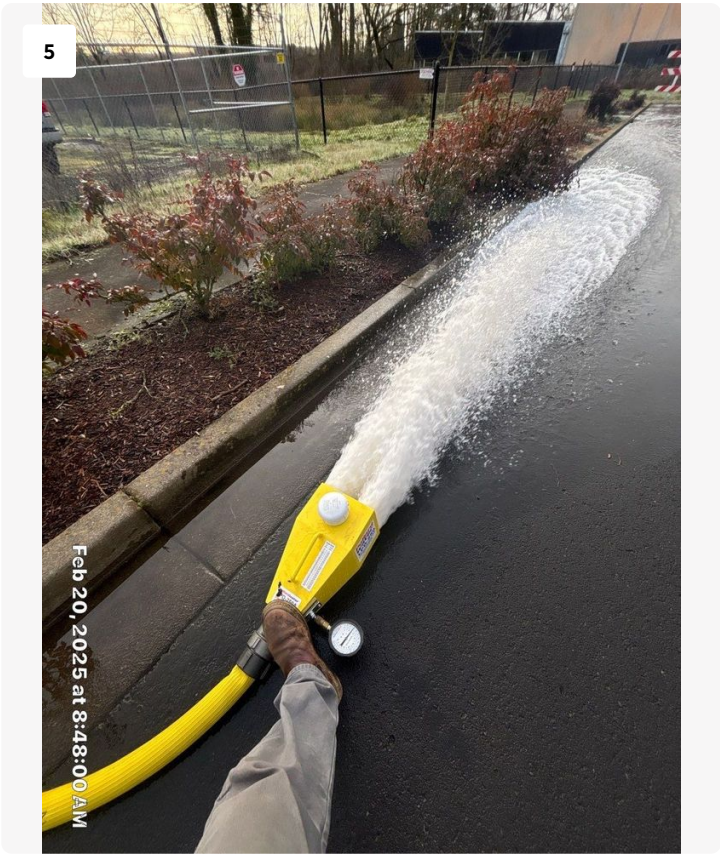
The gauge/residual hydrant, a Mueller 5 1/4.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:38am
Creator: Curtis Eschman



The static psi of the gauge/residual hydrant at 64 psi.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:42am
Creator: Curtis Eschman



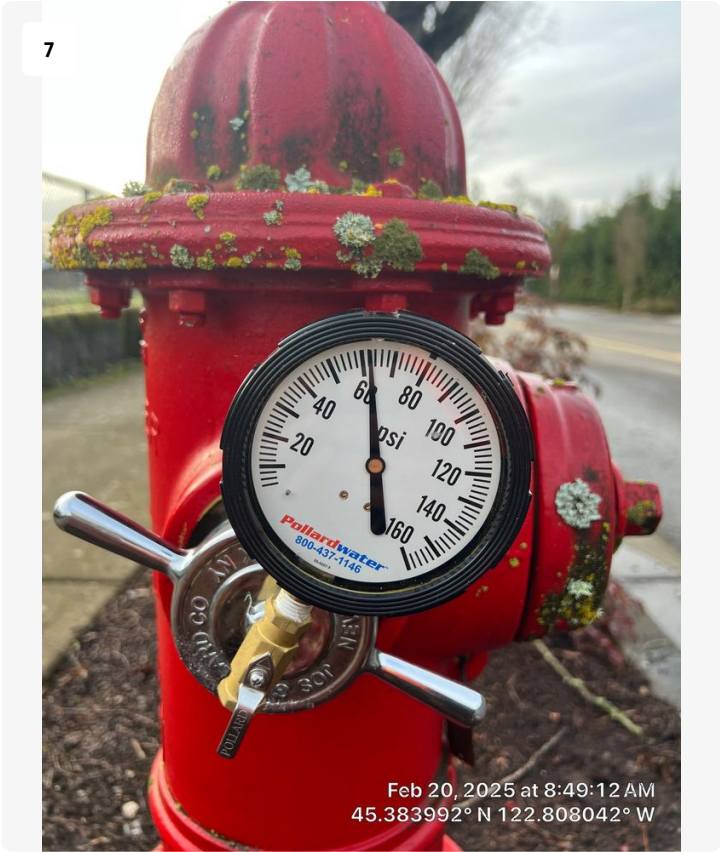
The flow test conducted with the LPD-250A diffuser with de-chlorination tablets loaded in the diffuser chamber.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:48am
Creator: Dave Webb



Ernie Castro of City of Tualatin operating the hydrant valves.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:48am
Creator: Dave Webb



Residual psi of the gauge hydrant during the flow test at 61-62 psi.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:49am
Creator: Curtis Eschman



The diffuser pitot flow gauge at 30 psi. The incorrect gauge was used, but the 30 psi translates to a flow rate of 852 gpm per the correct gauge and the chart affixed to the diffuser.

Project: 11113 Grimms Fuel Storage Yard
Date: 2/20/2025, 8:53am
Creator: Dave Webb