



## AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

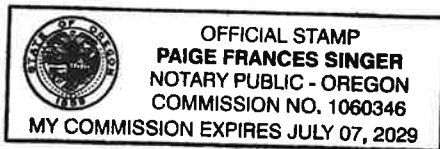
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the March day of 9, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision 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 reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this March 9 of, 2026

Lindsey Hagerman  
Signature

SUBSCRIBED AND SWORN to before me this March 8, 2026



Paige Frances Singer  
Notary Public for Oregon

My commission expires: July 7, 2029

RE: PAR25-0001- 124<sup>th</sup> Commerce Center



# NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT

## PAR25-0001: 124th Commerce Center

### NOTICE IS HEREBY GIVEN

On December 30, 2025 the City of Tualatin Planning Division received a Type II Partition application, which was deemed complete on March 9, 2026 and known as:

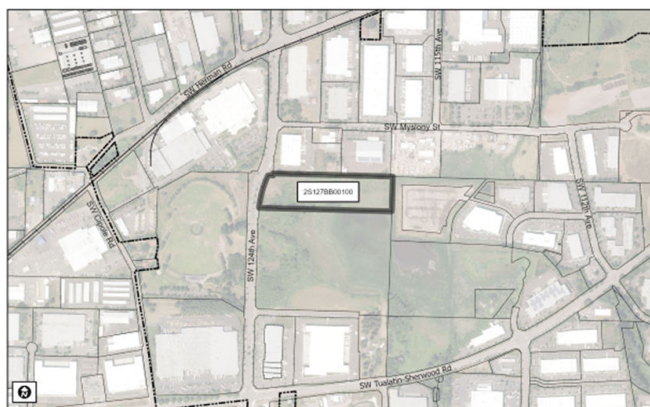
“124th Commerce Center”  
File No. PAR25-0001

To view the application materials, visit:  
[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

Individuals wishing to comment on the application, must do so in writing by 5pm on March 23, 2026 to:

Planning Division  
Attn: Madeleine Nelson  
[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027

AHBL, on behalf of, Tualatin 124, LLC, requests approval to partition a 24-acre lot into 3 parcels (a 4.92- acre parcel, a 7.53-acre parcel and an 11.42-acre parcel) in the General Manufacturing (MG) Planning District. The property is located at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100) and takes access from SW 124th Avenue.



**Approval Criteria:** Tualatin Development Code Chapters 32, 33, 36, 61, 74, 75



# NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT

## PAR25-0001: 124th Commerce Center

### NOTICE IS HEREBY GIVEN

On December 30, 2025 the City of Tualatin Planning Division received a Type II Partition application, which was deemed complete on March 9, 2026 and known as:

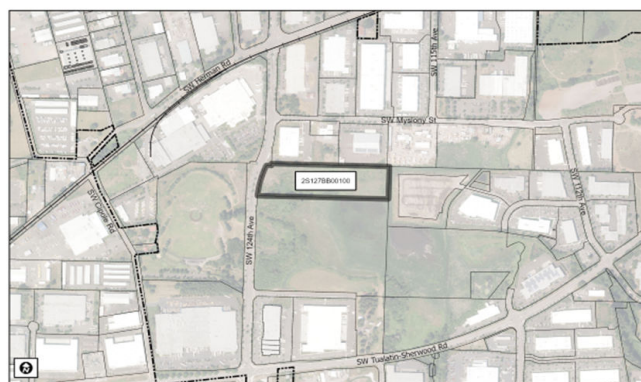
“124th Commerce Center”  
File No. PAR25-0001

To view the application materials, visit:  
[www.tualatinoregon.gov/projects](http://www.tualatinoregon.gov/projects)

Individuals wishing to comment on the application, must do so in writing by 5pm on March 23, 2026 to:

Planning Division  
Attn: Madeleine Nelson  
[mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027

AHBL, on behalf of, Tualatin 124, LLC, requests approval to partition a 24-acre lot into 3 parcels (a 4.92-acre parcel, a 7.53-acre parcel and an 11.42-acre parcel) in the General Manufacturing (MG) Planning District. The property is located at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100) and takes access from SW 124th Avenue.



**Approval Criteria:** Tualatin Development Code Chapters 32, 33, 36, 61, 74, 75

- **Decision making process:** Partitions are a limited land use decision conducted in accordance with TDC 33.020 and other code sections. The City Manager shall issue final decisions on the proposed Partition Plan. Notice of decision shall be provided to the applicant, property owner, and those who submit written comments in accordance with 32.220(5). The decisions shall become final 14 calendar days after the date the notice of the decision is given, unless an appeal is submitted on a form provided by the City.
- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14 day period to receive a notice of decision and have standing to submit an appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the City Council, and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the applicant and appeal body to respond to the issue.

*You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.*

For additional information contact:  
Madeleine Nelson at [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) and 503-691-3027



- **Decision making process:** Partitions are a limited land use decision conducted in accordance with TDC 33.020 and other code sections. The City Manager shall issue final decisions on the proposed Partition Plan. Notice of decision shall be provided to the applicant, property owner, and those who submit written comments in accordance with 32.220(5). The decisions shall become final 14 calendar days after the date the notice of the decision is given, unless an appeal is submitted on a form provided by the City.
- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14 day period to receive a notice of decision and have standing to submit an appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the City Council, and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the applicant and appeal body to respond to the issue.

*You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.*

For additional information contact:  
Madeleine Nelson at [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) and 503-691-3027





---

## PAR25-0001 Notice of Application

---

**From** Madeleine Nelson <mnelson@tualatin.gov>

**Date** Mon 3/9/2026 9:43 AM

**To** Riverparkcio@gmail.com <riverparkcio@gmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; maronde@msn.com <maronde@msn.com>; jasuw7@gmail.com <jasuw7@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug\_ulmer@comcast.net <doug\_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; Justin Lindley <jdrs80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoodscio@gmail.com>; lisacat831@frontier.com <lisacat831@frontier.com>; abuenzli\_pdx@hotmail.com <abuenzli\_pdx@hotmail.com>

**Cc** tualatinicio@gmail.com <tualatinicio@gmail.com>; Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>

 1 attachment (446 KB)

PAR25-0001 Notice of Application.pdf;



### Notice of Application

AHBL, Inc., on behalf of, Tualatin 124, LLC, propose a partition (PAR25-0001) application to divide an existing 24-acre lot into three parcels. The existing site, 19000 SW 124th Avenue (Tax Lot: 2S127BB00100), would result in a 4.92-acre parcel, 7.53-acre parcel, and an 11.42-acre parcel in the General Manufacturing (MG) Planning District.

You may view the application materials on our Projects web page:

<https://www.tualatinoregon.gov/planning/par25-0001-124th-commerce-center>

**Comments Due: March 23, 2026 at 5:00 PM**

Individuals wishing to comment must submit written comments to [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027 within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Comments received after the close of the public comment period will not be considered. Issues which may provide the basis for an appeal to

the City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.

**Approval Criteria:** Tualatin Development Code Chapters 32, 33, 36, 61, 74, 75

**Decision Making Process:** Partitions are a limited land use decision conducted in accordance with 36.110 and other sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Partition plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of decision is given unless written request for review of the Partition decision is submitted on a form provided by the City of that purpose.

Notice of the Partition Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.



---

## PAR25-0001 Notice of Application

---

From Madeleine Nelson <mnelson@tualatin.gov>

Date Mon 3/9/2026 9:42 AM

To Jessica Bruce <jbruce@ahbl.com>

 1 attachment (446 KB)

PAR25-0001 Notice of Application.pdf;



### Notice of Application

AHBL, Inc., on behalf of, Tualatin 124, LLC, propose a partition (PAR25-0001) application to divide an existing 24-acre lot into three parcels. The existing site, 19000 SW 124th Avenue (Tax Lot: 2S127BB00100), would result in a 4.92-acre parcel, 7.53-acre parcel, and an 11.42-acre parcel in the General Manufacturing (MG) Planning District.

You may view the application materials on our Projects web page:

<https://www.tualatinoregon.gov/planning/par25-0001-124th-commerce-center>

### Comments Due: March 23, 2026 at 5:00 PM

Individuals wishing to comment must submit written comments to [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027 within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Comments received after the close of the public comment period will not be considered. Issues which may provide the basis for an appeal to the City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.

**Approval Criteria:** Tualatin Development Code Chapters 32, 33, 36, 61, 74, 75

**Decision Making Process:** Partitions are a limited land use decision conducted in accordance with 36.110 and other sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Partition plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of

decision is given unless written request for review of the Partition decision is submitted on a form provided by the City of that purpose.

Notice of the Partition Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.



---

## PAR25-0001 Notice of Application

---

**From** Madeleine Nelson <mnelson@tualatin.gov>

**Date** Mon 3/9/2026 9:43 AM

**To** Riverparkcio@gmail.com <riverparkcio@gmail.com>; katepinamonti@hotmail.com <katepinamonti@hotmail.com>; christine@newmountaingroup.com <christine@newmountaingroup.com>; rockybixby@hotmail.com <rockybixby@hotmail.com>; maronde@msn.com <maronde@msn.com>; jasuw7@gmail.com <jasuw7@gmail.com>; cio.East.west@gmail.com <cio.east.west@gmail.com>; doug\_ulmer@comcast.net <doug\_ulmer@comcast.net>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; keenanwoods7@gmail.com <keenanwoods7@gmail.com>; jvanetten59@gmail.com <jvanetten59@gmail.com>; tualatinmidwestcio@gmail.com <tualatinmidwestcio@gmail.com>; tmpgarden@comcast.net <tmpgarden@comcast.net>; sixgill@comcast.net <sixgill@comcast.net>; Justin Lindley <jdrs80@gmail.com>; snoelluwcwle@yahoo.com <snoelluwcwle@yahoo.com>; theawood48@gmail.com <theawood48@gmail.com>; MartinazziWoodsCIO@gmail.com <martinazziwoodscio@gmail.com>; lisacat831@frontier.com <lisacat831@frontier.com>; abuenzli\_pdx@hotmail.com <abuenzli\_pdx@hotmail.com>

**Cc** tualatincio@gmail.com <tualatincio@gmail.com>; Megan George <mgeorge@tualatin.gov>; Betsy Ruef <bruef@tualatin.gov>

 1 attachment (446 KB)

PAR25-0001 Notice of Application.pdf;



### Notice of Application

AHBL, Inc., on behalf of, Tualatin 124, LLC, propose a partition (PAR25-0001) application to divide an existing 24-acre lot into three parcels. The existing site, 19000 SW 124th Avenue (Tax Lot: 2S127BB00100), would result in a 4.92-acre parcel, 7.53-acre parcel, and an 11.42-acre parcel in the General Manufacturing (MG) Planning District.

You may view the application materials on our Projects web page:

<https://www.tualatinoregon.gov/planning/par25-0001-124th-commerce-center>

**Comments Due: March 23, 2026 at 5:00 PM**

Individuals wishing to comment must submit written comments to [mnelson@tualatin.gov](mailto:mnelson@tualatin.gov) or 503.691.3027 within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Comments received after the close of the public comment period will not be considered. Issues which may provide the basis for an appeal to

the City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.

**Approval Criteria:** Tualatin Development Code Chapters 32, 33, 36, 61, 74, 75

**Decision Making Process:** Partitions are a limited land use decision conducted in accordance with 36.110 and other sections. The Community Development Director and City Engineer shall issue final decisions on the proposed Partition plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of decision is given unless written request for review of the Partition decision is submitted on a form provided by the City of that purpose.

Notice of the Partition Decision will only be provided to those who submit written comments regarding that application.

Inspection of print copies of the application materials and applicable criteria are available at no cost, and copies are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.