



Land Use Application (Type II Architectural Review)

Project Information		
Project Title: Stafford Hills West Parking Lot Expansion		
Brief Description: On approximately .66 acres of land, extend the current Stafford Hills Club West Parking Lot in a southerly direction to add 45 standard and 3 compact parking spaces		
Estimated Construction Value: \$400,000		
Property Information		
Address: 5916 Nyberg Lane		
Assessor's Map/Tax Lot Number: TM 21E 19C TL 1400/1400 E1		
Applicant/Primary Contact		
Name: Jim Zupancic	Company Name: Stafford Hills Club	
Address: 5916 Nyberg Lane		
City: Tualatin	State: OR	ZIP: 97062
Phone: 503-277-9906	Email: JimZ@StaffordHills.com	
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.		
Applicant's Signature:	Date: 3/7/26	
Property Owner		
Name: Stafford Hills Properties, LLC U/A/D May 6, 2025		
Address: 5916 Nyberg Lane		
City: Tualatin	State: OR	ZIP: 97062
Phone: 503-277-9906	Email: JimZ@StaffordHills.com	
Letter of authorization is required if not signed by owner.		
Property Owner's Signature:	Date: 3/7/26	

LAND USE APPLICATION TYPE:

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation (ANN)
<input checked="" type="checkbox"/> Architectural Review (AR)
<input type="checkbox"/> Architectural Review—Single Family (ARSF)
<input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Historic Landmark (HIST)
<input type="checkbox"/> Industrial Master Plan (IMP)
<input type="checkbox"/> Plan Map Amendment (PMA)
<input type="checkbox"/> Plan Text Amendment (PTA)
<input type="checkbox"/>
<input type="checkbox"/> Tree Removal Permit (TCP) | <input type="checkbox"/> Minor Architectural Review (MAR)
<input type="checkbox"/> Minor Variance (MVAR)
<input type="checkbox"/> Sign (SIGN)
<input type="checkbox"/> Sign Variance (SVAR)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Other _____ |
|---|---|---|

Office Use		
Case No:	Date Received:	Received by:

Fee:	Receipt No:
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After recording, return to:

Stafford Hills Properties, LLC
5916 Nyberg Lane, Tualatin, OR 97062
Attn: James D. Zupancic, Esq.

Send tax statements to:

Stafford Hills Properties, LLC
5916 Nyberg Lane, Tualatin, Or 97062
Attn: Controller

Property Line Adjustment Deed

Legacy Meridian Park Hospital, an Oregon non-profit corporation, hereinafter called Grantor, whose address is 19300 SW 65th Ave., Tualatin, OR 97062, is the owner of real property located in Clackamas County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Stafford Hills Properties, LLC, an Oregon limited liability company, hereinafter called Grantee, whose address is 5916 Nyberg Lane, Tualatin, OR 97062, is the owner of real property located in Clackamas County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (the "Deed") is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 29,133 square feet, and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 29,133 square feet and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on Exhibits C and D, Grantor does hereby grant, transfer, and

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Recorded by Stewart Title Guaranty Company 24000201702



convey unto Grantee all of that certain real property situated in Clackamas County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

The true and actual consideration for this transfer, stated in terms of dollars is \$173,924.01. The purpose of this Deed is to implement a property line adjustment, and the two parcels are to remain separate and distinct.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished: (1) the names of the parties to this deed are the Legacy Meridian Park Hospital, an Oregon non-profit corporation (“Legacy”) and Stafford Hills Properties, LLC, an Oregon limited liability company (“SHP”); (2) the deed by which Legacy acquired title to the Exhibit A property was recorded as Instrument No. 2016-084144, on December 6, 2016, in the official records of Clackamas County; (3) the deed by which SHP acquired title to the Exhibit B property was recorded as Instrument No. 2010-072065 on November 10, 2010, in the official records of Clackamas County; and (4) monuments have been set pursuant ORS 92.060(7).

This property line adjustment deed is executed this 25 day of February, 2026.

Legacy Meridian Park Hospital

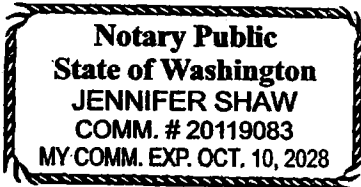
By: [Signature]
Grantor

VP Finance Ops
Title

STATE OF OR OREGON WA)
County of Clark) ss.

This instrument was acknowledged before me on February 25, 2026,
by Sarah Jensen, as Vice President of
Finance Operations for Legacy Meridian Park Hospital
an Oregon non-profit corporation.

[Signature]
Notary Public—State of Oregon OR WA
My commission expires: 10/10/28



Stafford Hills Properties, LLC

By: _____
Grantee

Title

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me on _____, 20____,
by _____, as _____ of _____

Notary Public—State of Oregon
My commission expires: _____



This property line adjustment deed is executed this _____ day of _____, 2026.

Legacy Meridian Park Hospital

By: _____

Grantor

Title

STATE OF OREGON)

) ss.

County of _____)

This instrument was acknowledged before me on _____, 20____,

by _____, as _____ of _____.

Notary Public—State of Oregon

My commission expires: _____

Stafford Hills Properties, LLC

By: _____

Grantee

Evant. Zupancic
CEO

Title

STATE OF OREGON)

) ss.

County of Multnomah)

This instrument was acknowledged before me on February 25, 2026,

by Evant. Zupancic, as CEO of _____

Stafford Hills Properties, LLC

Notary Public—State of Oregon

My commission expires: May 17, 2027

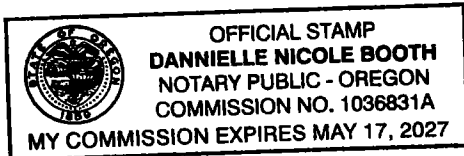


Exhibit "A"

Existing Legacy Meridian Park Hospital Property

A tract of land in the Southwest one-quarter of Section 19, Township 2 South, Range 1 East of the Willamette Meridian, in the City of Tualatin, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the West line of said Section 19, said point being North $0^{\circ}14'37''$ West 441.54 feet from the Southwest corner of said Section 19; thence continuing North $0^{\circ}14'37''$ West along the West line of said Section 19, 1742.40 feet to the Southwest corner of that tract of land conveyed to A. W. Emmons, et ux in Book 450, Page 580, Deed Records; thence South $89^{\circ}36'00''$ East along the South line of said Emmons tract 1232.68 feet to the Northwest corner of that tract of land conveyed to George Gritmit in Book 538, Page 164, Deed Records; thence South $0^{\circ}50'50''$ East along the West line of said Gritmit tract and the West line of that tract conveyed to George L. Gritmit, et ux, in Book 526, Page 583, Deed Records 1742.70 feet to the center line of Market Road No. 4; thence North $89^{\circ}36'00''$ West along said center line 1251.04 feet to the point of beginning;

Excepting therefrom those portions lying within Meridian Road and Road No. 4.

Exhibit "B"
Existing Stafford Hills Properties, LLC Property

Real property in the County of Clackamas, State of Oregon, described as follows:

The Westerly 1,698 feet of the following described property:

Part of the North one-half of the Southwest one-quarter of Section 19, Township 2 South, Range 1 East, of the Willamette Meridian, in the City of Tualatin, County of Clackamas and State of Oregon, described as:

Beginning at a point in the West line of Section 19, Township 2 South, Range 1 East, of the Willamette Meridian, 2,183.94 feet North of the Southwest corner of said Section 19, said beginning point being the Northwest corner of a 9 acre tract of land described in Book 129, Page 261, Deed Records of Clackamas County, Oregon, to Lizzie Nordurt, running thence North and tracing the West line of said Section 19 to the one-quarter section corner on the West side of said Section 19, a distance of 456.06 feet; thence East on one-quarter section line 2,838.00 feet to the center of said Section 19; thence South tracing one-quarter section line 456.06 feet to the Northeast corner of the tract of land described in Book 125, Page 472, Deed Records of Clackamas County, Oregon, deeded to Walter Denny and Annie Denny, his wife; thence West 2,838.00 feet to the point of beginning on the West line of said section.

EXCEPT that portion conveyed to Clackamas County by a deed recorded November 19, 1919, in Book 155, Page 416, Deed Records.

ALSO EXCEPT commencing at a 5/8 inch iron rod approximately 20 feet Southcrly and 20 feet Easterly of the Northwest corner of the Southwest one-quarter of Section 19, which is the true point of beginning; thence South 89°40'22" East, a distance of 307.22 feet to a 5/8 inch iron rod; thence South 5°02'19" East 139.75 feet to a 5/8 inch iron rod; thence North 89°40'22" West a distance of 318.91 feet to a 5/8 inch iron rod; thence North 0°14'37" West a distance of 138.91 feet to the point of beginning.

AND ALSO EXCEPTING that portion described in deed of dedication between Jess H. and Jeanne M. Roe and the City of Tualatin, recorded July 15, 1988, Fee No. 88 28644.

AND ALSO EXCEPTING that portion described in deed of dedication between Jess H. and Jeanne M. Roe and the City of Tualatin, recorded March 30, 1989, Fee No. 89 13201.

AND ALSO EXCEPTING that portion described in deed of dedication between Joseph and Anita Kozlowski and the City of Tualatin, recorded March 30, 1989, Fee No. 89 13202.

AND ALSO EXCEPTING that portion described in deed of dedication between Joseph P. Kozlowski, Anita L. Kozlowski and the City of Tualatin, recorded October 8, 1996, Fee No. 96-074739.

ALSO EXCEPTING THEREFROM the westerly 20 feet lying within County Road 857 as set forth by Road Order filed March 6, 1914 in Journal 26 Page 73-74, Clackamas County Records.

AND FURTHER EXCEPTING THEREFROM that portion described in deed of dedication between Stafford Hills Club LLC and the City of Tualatin, recorded October 6, 2010, as Fee No. 2010-062987.



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

AKS Job #4490-02

EXHIBIT C

Resultant Legacy Meridian Park Hospital Property

A tract of land located in the Southwest One-Quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, in the City of Tualatin, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of said Section 19; thence along the west line of said section, North $00^{\circ}14'37''$ West 2,183.93 feet to the westerly extension of the south line of Document Number 2010-072065, Clackamas County Deed Records; thence along said westerly extension and south line, South $89^{\circ}35'45''$ East 65.00 feet to a point at the intersection of said south line and the east right-of-way line of SW 65TH Avenue, also being the Point of Beginning; thence continuing along said south line, South $89^{\circ}35'45''$ East 1,012.16 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said south line along a line that is parallel with and 154.96 feet westerly of the east line of Document Number 2016-084144, South $00^{\circ}51'53''$ East 188.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along a line that is parallel with and 187.95 feet southerly of the said south line of said Document Number 2010-072065, South $89^{\circ}35'45''$ East 155.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the west line of Parcel 1 of Document Number 2006-003005; thence along said west line, South $00^{\circ}51'53''$ East 1,514.86 feet to the north right-of-way line of SW Borland Road; thence along said north right-of-way line (39.00 feet from centerline), North $89^{\circ}38'04''$ West 1,185.61 feet to the east right-of-way line of SW 65TH Avenue; thence along said east right-of-way line (65.00 feet from centerline), North $00^{\circ}14'37''$ West 1,703.35 feet to the Point of Beginning.

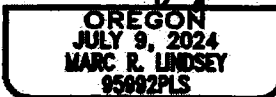
The above described tract of land contains 45.32 acres, more or less.

Bearings for this description are per Survey Number 22182 (PS-22182), Clackamas County Survey Records.

01/29/2026



M. R. Lindsey



RENEWS: 12/31/2026



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

AKS Job #4490-02

EXHIBIT D

Resultant Stafford Hills Properties, LLC Property

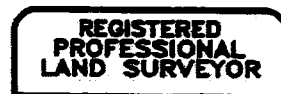
A tract of land located in the Southwest One-Quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, in the City of Tualatin, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of said Section 19; thence along the west line of said section, North $00^{\circ}14'37''$ West 2,183.93 feet to the westerly extension of the north line of Document Number 2016-084144, Clackamas County Deed Records; thence along said westerly extension, South $89^{\circ}35'45''$ East 49.00 feet to a point at the intersection of said westerly extension and the east right-of-way line of SW 65TH Avenue, also being the Point of Beginning; thence along said east right-of-way line (49.00 feet from centerline), North $00^{\circ}14'37''$ West 286.99 feet to the south line of Document Number 2019-080711; thence along the south line thereof, South $89^{\circ}40'22''$ East 289.91 feet to the east line of said Deed; thence along the east line thereof, North $05^{\circ}02'19''$ West 139.76 feet to the south right-of-way line of SW Nyberg Lane; thence along said south right-of-way line (30.00 feet from centerline), South $89^{\circ}40'22''$ East 1,370.78 feet to the west line of the Plat "Fox Hill III", Recorded as Plat No. 2887, Clackamas County Plat Records; thence along said west line of said plat, South $00^{\circ}14'52''$ East 428.35 feet to the north line of Parcel 1 of Document Number 2006-003005; thence along the north line thereof, North $89^{\circ}35'45''$ West 465.90 feet to the northeast corner of Document Number 2016-084144; thence along the east line of said Deed, South $00^{\circ}51'53''$ East 188.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said east line along a line that is parallel with and 187.95 feet southerly of the north line of said Document Number 2016-084144, North $89^{\circ}35'45''$ West 155.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along a line that is parallel with and 154.96 feet westerly of the east line of said Document Number 2016-084144, North $00^{\circ}51'53''$ West 188.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR." on the north line thereof; thence along the north line thereof, North $89^{\circ}35'45''$ West 1,028.16 feet to the Point of Beginning.

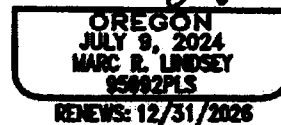
The above described tract of land contains 15.94 acres, more or less.

Bearings for this description are per Survey Number 22182 (PS-22182), Clackamas County Survey Records.

01/29/2026



Marc R. Lindsey





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

AKS Job #4490-02

EXHIBIT E

Transfer Area

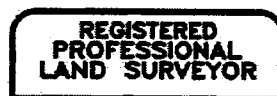
A tract of land located in the Southwest One-Quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, in the City of Tualatin, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of said Section 19; thence along the west line of said section, North $00^{\circ}14'37''$ West 2,183.93 feet to the westerly extension of the north line of Document Number 2016-084144, Clackamas County Deed Records; thence along said westerly extension and said north line, South $89^{\circ}35'45''$ East 1,077.17 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR.", also being the Point of Beginning; thence continuing along said north line, South $89^{\circ}35'45''$ East 155.00 feet to the northeast corner of Document Number 2016-084144; thence along the east line thereof, South $00^{\circ}51'53''$ East 188.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said east line along a line that is parallel with and 187.95 feet southerly of the north line of said Document Number 2016-084144, North $89^{\circ}35'45''$ West 155.00 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence along a line that is parallel with and 154.96 feet westerly of the east line of said Document Number 2016-084144, North $00^{\circ}51'53''$ West 188.00 feet to the Point of beginning.

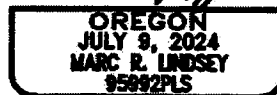
The above described tract of land contains 29,133 square feet (0.67 acres), more or less.

Bearings for this description are per Survey Number 22182 (PS-22182), Clackamas County Survey Records.

01/29/2026



Marc R. Lindsey



RENEWS: 12/31/2026

RETURN TO: Clean Water Services
Mail Stop 10
2550 SW Hillsboro Highway
Hillsboro, OR 97123

Project: SPL 25-003556
Tax Lot No.: 21E19C 00900
Square Feet: 3,910 +/-

**EASEMENT FOR WATER QUALITY PRESERVATION AND
STORM AND SURFACE WATER DRAINAGE**

GRANTOR'S NAME: Legacy Meridian Park Hospital

ADDRESS: 19300 SW 65th Avenue, Tualatin, OR 97062

GRANTOR, owner of the property described herein, has the authority and does hereby grant, convey and warrant unto Clean Water Services, GRANTEE, a non-exclusive perpetual easement in gross to use the real property described in Exhibit A and depicted in Exhibit B attached hereto and by this reference incorporated herein (Easement Area) for water quality preservation and storm and surface water drainage. This easement includes the right to construct and perpetually maintain storm and surface water drainage and water quality facilities (including vegetation) through, under, and along the Easement Area. This easement includes the right to access the above described easement over and across the land of the GRANTOR for the purpose of maintenance of the easement and facilities therein. This easement shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors and assigns. GRANTEE shall not have any responsibility for pre-existing environmental contamination or for environmental contamination caused by GRANTOR or any third party of the Easement Area.

Any temporary easement granted hereby is automatically extinguished upon acceptance of the completed public facilities in the adjacent permanent easement.

The consideration for this grant is nonmonetary.

Additional terms and conditions set forth below are hereby agreed to and binding upon the parties to this easement:

1. No structure shall be erected on the Easement Area without the written consent of the GRANTEE.
2. One purpose of this easement shall be to preserve water quality by maintaining native vegetation and habitat conditions within the Easement Area. GRANTOR agrees that any vegetation planted by GRANTEE within the Easement Area shall not be removed, destroyed, mowed, altered or sprayed with biocides. GRANTOR may make additional plantings of Oregon native species within the Easement Area and may prune planted vegetation with approval of GRANTEE.
3. GRANTOR agrees that there shall be no filling, excavating or dredging; no removal of topsoil, sand, gravel, rock, minerals or other materials, nor any dumping of ashes, trash, garbage, or of any

other material, and no changing of the grade or topography of the Easement Area in any manner unless authorized by GRANTEE.

4. GRANTOR agrees that there shall be no damming, dredging or other activities that may be detrimental to water quality within the Easement Area. The scope of this easement includes GRANTEE'S right to remove any barrier to natural creek flow within the Easement Area that may cause flooding of structures subject to the terms of necessary federal, state and local permits. GRANTOR agrees that any activities within the Easement Area which are, in the opinion of the GRANTEE, inconsistent with preserving the natural condition of the Easement Area are prohibited and may be subject to enforcement action.
5. GRANTEE shall take action to enforce the terms of this easement. Enforcement shall include abatement of any prohibited condition or activity within the Easement Area by all means provided under Clean Water Services' Ordinances and Resolution and Orders, and federal and state laws.
6. GRANTEE and its contractors shall confine construction operations to within the Easement Area or make special arrangements with GRANTOR if additional area or access is required.
7. During the time that work is in progress, GRANTEE and GRANTEE'S contractor shall make every effort to maintain the site in a neat and orderly condition. All refuse, excess fill material, etc., shall be removed as soon as practicable. Should the site not be maintained in satisfactory condition, GRANTEE may cause the work to stop until the cleanup portion of the work has been done to the satisfaction of GRANTOR and GRANTEE.

This document may be executed in several counterparts, each of which will be an original, all of which will constitute one and the same instrument. An electronic signature will be considered an original. The individuals signing this document certify that they are authorized to execute this document on behalf of the respective parties.


INDIVIDUAL GRANTORS SIGN BELOW

CORPORATE, LLC, PARTNERSHIP, TRUST OR OTHER LEGAL ENTITY SIGN BELOW

Grantor (Individual)

Legacy Meridian Park Hospital
(Entity name)

Date

By: _____
Sarah Jensen (Sign here for entity)

Grantor (Individual)

Title: VP Finance Ops

Date

Date: 4.13.24

ACCEPTED

APPROVED AS TO FORM

By: _____
Chief Executive Officer or Designee
Clean Water Services

NOTARIZE DOCUMENT BELOW

[Use this notary block if GRANTOR is an individual.]

STATE OF _____)
)
County of _____)

This instrument was acknowledged before me this _____ day of _____, 20____,
by _____.

[Check if applicable] The notarial act was performed using communication technology.

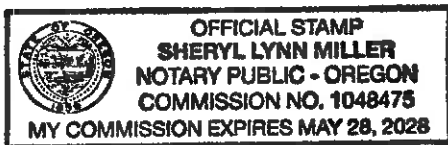
Notary Public

[Use this notary block if GRANTOR is an entity.]

STATE OF Oregon)
)
County of Multnomah)

This instrument was acknowledged before me on April 13, 2026 (date)
by Sarah Jensen (name of person) as Vice President
of Financial Operations (title) of Legacy Meridian Park Hospital (name of entity).

[Check if applicable] The notarial act was performed using communication technology.



Sheryl Lynn Miller
Notary Public

MY COMMISSION EXPIRES MAY 28, 2028
COMMISSION NO. 1049475
NOTARY PUBLIC - OREGON
SHERYL LYNN MILLER
OFFICIAL STAMP





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

AKS Job #4490-02

EXHIBIT A

Water Quality Preservation, Storm and Surface Water Drainage Easement

A tract of land located in the Southwest One-Quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, in the City of Tualatin, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of said Section 19; thence along the west line of said Section 19, North 00°14'37" West 2,183.93 feet to the westerly extension of the north line of the tract of land described in Exhibit C of Document Number 2026-007448, Clackamas County Deed Records; thence along said westerly extension and said north line, South 89°35'45" East 1077.17 feet to the northerly east line thereof; thence along said east line, South 00°51'53" East 64.52 feet to the intersection of said east line and the southerly line of the 50.00 foot wide CWS water quality preservation, storm and surface water drainage easement per Document Number 2017-070291, also being the Point of Beginning; thence continuing along said east line, South 00°51'53" East 39.37 feet; thence leaving said east line, South 82°43'11" West 137.76 feet; thence North 05°02'27" West 19.72 feet to the southerly line of said easement; thence along said southerly line, North 73°11'06" East 44.84 feet; thence continuing along said southerly line, North 80°51'50" East 60.24 feet; thence continuing along said southerly line, North 67°31'11" East 38.30 feet to the Point of Beginning.

The above described tract of land contains 3,910 square feet, more or less.

Basis of Bearings is per Survey Number 2026-064, Clackamas County Survey Records.

03/09/2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marc R. Lindsey

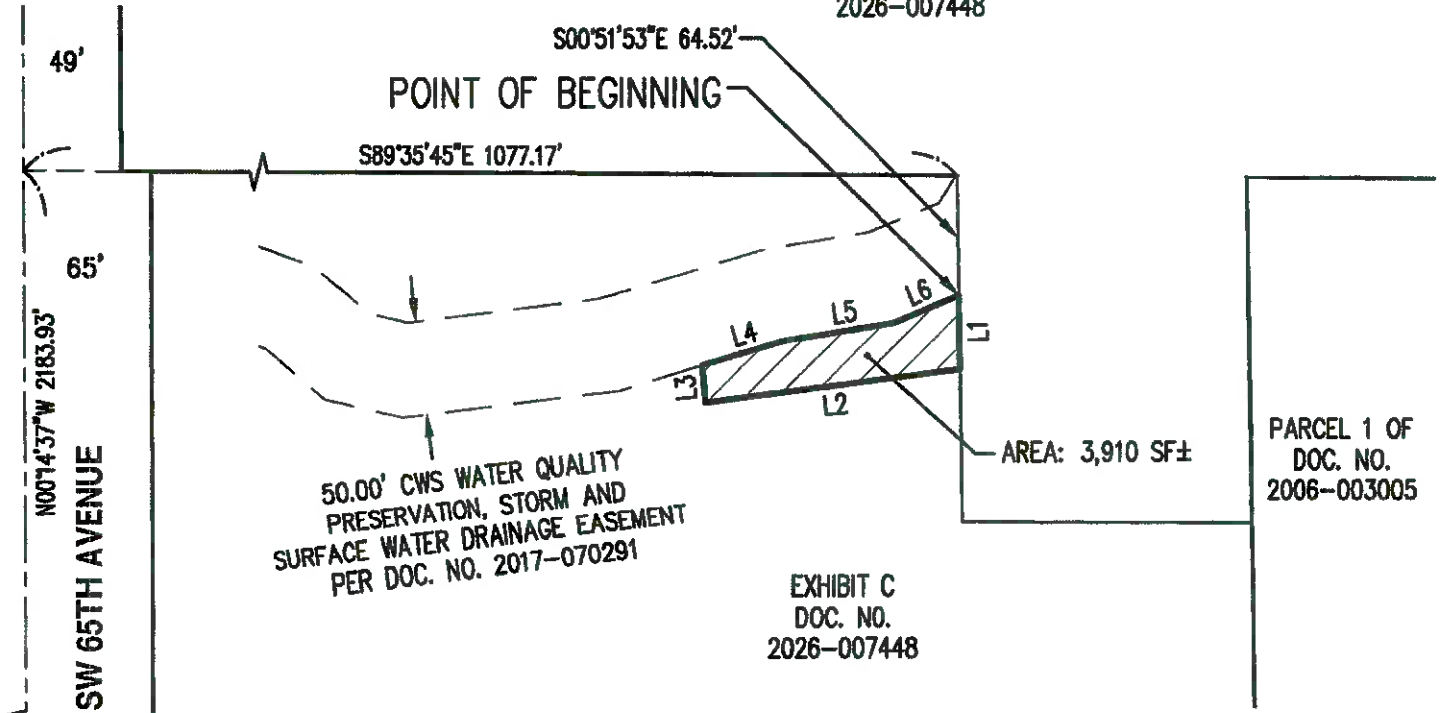
OREGON
JULY 9, 2024
MARC R. LINDSEY
95992PLS

RENEWS: 12/31/2026

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SEC. 19, T2S, R1E, W.M., CITY OF TUALATIN, CLACKAMAS COUNTY, OREGON

EXHIBIT D
DOC. NO.
2026-007448

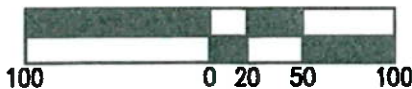


POINT OF COMMENCEMENT
SW CORNER OF SECTION 19

LINE TABLE	
LINE	BEARING AND DISTANCE
L1	S00°51'53"E 39.37'
L2	S82°43'11"W 137.76'
L3	N05°02'27"W 19.72'
L4	N73°11'06"E 44.84'
L5	N80°51'50"E 60.24'
L6	N67°31'11"E 38.30'



SCALE: 1" = 100 FEET



03/09/2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marc R. Lindsey

OREGON
JULY 9, 2024
MARC R. LINDSEY
95992PLS

RENEWS: 12/31/2026

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



WATER QUALITY PRESERVATION,
STORM AND SURFACE WATER
DRAINAGE EASEMENT

DATE: 02/23/2026	DRWN: MRL	CHKD: ELN
AKS JOB: 4490-02	EXHIBIT B	



Dannielle Booth
Senior Commercial Escrow
Officer

Stewart Title Guaranty Company -
Commercial Services
1000 SW Broadway Ste 2460
Portland, OR 97205
(503) 290-5189 Phone
(503) 296-2258 Fax
dannielle.booth@stewart.com

PRELIMINARY TITLE REPORT
SUPPLEMENTAL NO. 6

Date: January 20, 2026
Effective Date: January 06, 2026

Escrow Officer: Dannielle Booth
Phone: (503) 290-5189
Email: dannielle.booth@stewart.com

Title Officer: Mark Davison **Order Number:** 24000201702
Mark.Davison@stewart.com

Title Officer:

Property Address: 19300 SW 65th Ave., Tualatin, OR 97062

PRIOR REPORT DATED 12/30/2024 IS SUPPLEMENTED FOR THE FOLLOWING:

Updated
Added Exception 60
Exception No 86 Deleted

	<u>Liability</u>	<u>Premium</u>
2021 ALTA® Owner's Policy - Standard	\$195,000.00	\$688.00

Proposed Insured: Stafford Hills Properties, LLC, an Oregon limited liability company

2021 ALTA® Loan Policy

Government Service Fee **\$150.00**

Stewart Title Guaranty Company - Commercial Services is prepared to issue on request and on recording of the appropriate documents, a policy or policies of Stewart Title Guaranty Company, as applied for, with coverages as indicated, based on this preliminary report.

The estate or interest in the land described or referred to in this Preliminary Report is:

Fee Simple

Title to the said estate or interest in the land is at the Effective Date vested in:

[Legacy Meridian Park Hospital, an Oregon non-profit corporation](#), as to Parcel B

Subject only to the exceptions shown herein and to the terms, conditions and stipulations contained in the policy form. No liability is assumed until a full premium has been paid and a policy issued.

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land located in the Southwest One-Quarter of Section 19, Township 2 South, Range 1 East, Willamette Meridian, in the City of Tualatin, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of said Section 19; thence along the west line of said section, North 00°14'37" West 2,183.93 feet to the westerly extension of the north line of Document Number 2016-084144, Clackamas County Deed Records; thence along said westerly extension and said north line, South 89°36'00" East 1,077.68 feet to the Point of Beginning; thence continuing along said north line, South 89°36'00" East 155.00 feet to the northeast corner of said Document Number 2016-084144; thence along the east line of said Deed, South 00°50'47" East 188.00 feet to a line that is parallel with and 188.00 feet southerly of the north line of said Deed; thence along said parallel line, North 89°36'00" West 155.00 feet to a line that is parallel with and 155.00 feet westerly of the east line of said Deed; thence along said parallel line, North 00°50'47" West 188.00 feet to the Point of beginning.

[MAP](#)

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

SPECIAL EXCEPTIONS:

7. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment of Clean Water Services.
8. Taxes, including the current fiscal year, not assessed because of a Charitable Property Exemption. If the exempt status is terminated an additional tax may be levied. Account Numbers. 05007100 / 21E19C01400E1.
9. Intentionally Deleted.
10. Intentionally Deleted.
11. Intentionally Deleted.
12. Intentionally Deleted.
13. Intentionally Deleted.
14. Intentionally Deleted.
15. City liens, if any, of the City of Tualatin.
16. Easement and the terms and conditions thereof:
Grantee: Portland General Electric Company
Purpose: electric transmission and/or distribution system
Affects: East line of Parcel B
Recorded: May 23, 1977
Recording No.: [77-19571](#)

17. Intentionally Deleted.
18. Intentionally Deleted.
19. Intentionally Deleted.
20. Intentionally Deleted.
21. Intentionally Deleted.
22. Intentionally Deleted.
23. Intentionally Deleted.
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31. Intentionally Deleted.
32. Intentionally Deleted.
33. Intentionally Deleted.
34. Intentionally Deleted.
35. Intentionally Deleted.
36. Easement and the terms and conditions thereof:
Grantee: City of Tualatin
Purpose: sanitary sewer
Affects: portion of said Parcel B
Recorded: July 15, 1988
Recording No.: [88-28642](#)
37. Easement and the terms and conditions thereof:
Grantee: City of Tualatin
Purpose: sanitary sewer line
Affects: Northerly portion of Parcel B
Recorded: July 15, 1988
Recording No.: [88-28645](#)
38. Intentionally Deleted.
39. Heritage Tree Designation and Preservation Agreement and the terms and conditions thereof:
Recorded: March 30, 1989
Recording No.: [89-13198](#)

40. Intentionally Deleted.

41. Intentionally Deleted.

42. Intentionally Deleted.

43. Intentionally Deleted.

44. Intentionally Deleted.

45. Intentionally Deleted.

46. Intentionally Deleted.

47. Intentionally Deleted.

48. Intentionally Deleted.

49. Easement and the terms and conditions thereof:

Grantee: Portland General Electric Company
Purpose: electric transmission and/or distribution system
Affects: South portion of Parcel B
Recorded: July 19, 2000
Recording No.: [2000-046486](#)

Amendment and/or modification by instrument:

Recorded: August 6, 2009
Recording No.: [2009-056296](#)

50. Intentionally Deleted.

51. Intentionally Deleted.

52. Intentionally Deleted.

53. Intentionally Deleted.

54. Intentionally Deleted.

55. Intentionally Deleted.

56. Intentionally Deleted.

57. Intentionally Deleted.

58. Private Stormwater Facilities Agreement and the terms and conditions thereof:

Recorded: November 13, 2020
Recording No.: [2020-095580](#)
Affects: Parcel A

Said instrument is a re-recording of instrument recorded under Recording No. 2010-031307.

59. Intentionally Deleted.

60. Unrecorded Lease disclosed by Memorandum of Lease:

Lessor: Legacy Meridian Park Hospital, an Oregon nonprofit corporation
Lessee: New Cingular Cingular Wireless PCS, LLC, a Delaware limited liability company
Recorded: April 24, 2012

Recording No.: [2012-025033](#)

Memorandum of Second Amendment to Lease:

Recorded: October 10, 2025

Recording No.: [2025-039681](#)

61. Intentionally Deleted.
62. Intentionally Deleted.
63. Intentionally Deleted.
64. Intentionally Deleted.
65. Intentionally Deleted.
66. Intentionally Deleted.
67. Intentionally Deleted.
68. Intentionally Deleted.
69. Easement and the terms and conditions thereof:
Grantee: Clean Water Services
Purpose: water quality preservation and storm and surface water drainage
Affects: portion of Parcel B
Recorded: October 16, 2017
Recording No.: [2017-070291](#)
70. Intentionally Deleted.
71. Private Stormwater Facilities Agreement and the terms and conditions thereof:
Recorded: May 2, 2019
Recording No.: [2019-023417](#)
Affects: Parcel B
72. Intentionally Deleted.
73. Intentionally Deleted.
74. Any unrecorded leaseholds, right of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.

Copies of all unrecorded commercial leases and amendments should be submitted prior to closing.
75. If the policies to be issued are in excess of \$5,000,000.00 or involve unusual risks, approval to issue such policies must be obtained from Stewart Title Guaranty Company. This commitment and any policies to be issued are subject to any additional limitations, requirements or exceptions made by Stewart Title Guaranty Company.
76. Current and/or advance personal property taxes that may become due upon transfer or sale of the premises herein described. Please contact the Clackamas County Treasurer's office for further information.
77. Evidence of the authority of the individual(s) to execute the forthcoming document(s) for Legacy Meridian Park Hospital, an Oregon non-profit corporation, and copies of the current operating agreement and any amendments thereto, should be submitted prior to closing.

78. Evidence of the authority of the individual(s) to execute the forthcoming document(s) for Stafford Hills Properties, LLC, a Oregon limited liability company, and copies of the current operating agreement and any amendments thereto, should be submitted prior to closing.
79. Intentionally Deleted.
80. Intentionally Deleted.
81. Any conveyance or encumbrance by Legacy Meridian Park Hospital, an Oregon non-profit corporation must be executed pursuant to a proper resolution of the members voted on a duly called meeting of the membership in accordance with the Bylaws or other authority of the corporation.
82. A certified copy of the resolution authorizing the conveyance and/or encumbrance and a copy of the minutes of the meeting of the membership and a copy of the Bylaws or other authority for such conveyance or encumbrance must be furnished to Stewart Title in order to determine parties authorized to sign documents.
83. The attached [Commercial Title Affidavit](#) must be completed in full, notarized, and submitted to the Company for review prior to closing.
84. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.
85. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.
86. Intentionally Deleted.
87. Sanitary Sewer Line as disclosed by Stafford Hills Club Property Line Adjustment Application Job No. 4490-02
88. Lack of a right of access to and from said land. The property herein described does not appear, of record, to have access to a public street or way.
89. The proposed transaction may be subject to statutory requirements for the partitioning or subdivision of land pursuant to Chapter 92 of Oregon Revised Statutes. Violation may subject parties to both civil and criminal penalties. Furthermore, title insurance policies do not provide coverage against violation of these statutes.

END OF EXCEPTIONS

NOTES:

NOTE (a): We find no judgments or Federal Tax Liens against Legacy Meridian Park Hospital, an Oregon non-profit corporation or Stafford Hills Properties, LLC, an Oregon limited liability company.

NOTE (b): Intentionally Deleted.

NOTE (c): Taxes paid in full for 2025-2026:
 Levied Amount: \$216,785.43
 Account No.: 01352547
 Levy Code: 304-004
 Map No.: 21E19C 01200
 Affects: portion of Parcel B

NOTE (d): Taxes paid in full for 2025-2026:
Levied Amount: \$677,992.61
Account No.: 00345442
Levy Code: 304-004
Map No.: 21E19C 01300
Affects: portion of Parcel B

NOTE (e): Taxes paid in full for 2025-2026:
Levied Amount: \$91,118.18
Account No.: 00345406
Levy Code: 304-004
Map No.: 21E19C 01400
Affects: portion of Parcel B

NOTE (f): Taxes paid in full for 2025-2026:
Levied Amount: \$43,871.99
Account No.: 01590399
Levy Code: 304-004
Map No.: 21E19C 01500A1
Affects: building only on a portion of Parcel B

NOTE (g): Personal PropertyTaxes paid in full for 2025-2026:
Levied Amount: \$3,087.31
Account No.: **P2248506**
Levy Code: 304-004
Tax Payer: The Childrens Clinic PC

NOTE (h): Personal PropertyTaxes paid in full for 2025-2026:
Levied Amount: \$224.80
Account No.: P2253357
Levy Code: 304-004
Tax Payer: Therapeutic Associate, Inc.

We do not find any Deeds of record on the subject property recorded within the last 24 months.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reliance thereon.

After the issuance of a preliminary title report, if a transaction is consummated in reliance thereon, but without requiring the issuance of the title policy applied for, the full scheduled charge applicable to the type of coverage normally issued on such transactions will apply.

Stewart Title Guaranty Company - Commercial Services

Mark Davison, Senior Commercial Title Officer

TC

If you have any questions regarding this report or your escrow, please contact your Escrow Officer Dannielle Booth ♦ Phone: (503) 290-5189 ♦ Fax: (503) 296-2258.

ESCROW OFFICER LOCATION:

Stewart Title Guaranty Company - Commercial Services
1000 SW Broadway Ste 2460
Portland, OR 97205
dannielle.booth@stewart.com

STEWART INFORMATION SERVICES CORPORATION
Updated August 29, 2023
GRAMM LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our" "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your personal information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depend on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customer or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as an on going transaction or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Parties involved in litigation and attorneys, as required by law.
- e. Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- f. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority owned subsidiary companies (collectively, "Stewart", "our" "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

- A. Identifiers.** A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.
- B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).** A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.
- C. Protected classification characteristics under California or federal law.** Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.
- D. Commercial information.** Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- E. Internet or other similar network activity.** Browsing history, search history, information on a consumer's interaction with a website, application or advertisement.
- F. Geolocation data.** Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:
 - Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
 - Directly and indirectly from activity on Stewart's website or other applications.
 - From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.

- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information.

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our

service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.)
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate personal information maintained about you.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below.

1. Emailing us at OptOut@stewart.com or
2. <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you with a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Service Provider Letter

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

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address / Location:	<u>5910 SW Nyberg Rd</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>February 12, 2026</u>
		SPL Expiration Date:	<u>February 12, 2028</u>

Applicant Information:

Name EMMA EICHHORN
 Company AKS ENGINEERING AND FORESTRY, LLC
 Address 12965 SW HERMAN RD, SUITE 100
TUALATIN, OR 97062
 Phone/Fax (503) 563-6151
 E-mail: eichhorne@aks-eng.com

Owner Information:

Name JIM ZUPANCIC
 Company STAFFORD HILLS PROPERTY LLC
 Address 5960 NYBERG LANE
TUALATIN, OR 97062
 Phone/Fax (503) 277-9906
 E-mail: jimz@staffordhills.com

Tax lot ID

21E19C 00900

Development Activity

Stafford Hills Parking Expansion

Pre-Development Site Conditions:

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

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced:

1,042

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Parking Lot Expansion (Permanent Encroachment; Mitigation Required)</u>	<u>3,145</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Replacement VC Mitigation</u>	<u>3,145</u>
<u>Off-site Floodplain Management/VC Enhancement as Public Benefit Mitigation</u>	<u>7,393</u>

Conditions Attached Development Figures Attached (5) Planting Plan Attached Geotech Report Required

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

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

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. No wetland impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
10. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
11. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
12. **Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.**
13. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
14. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
15. Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the

guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).

- 16. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
- 17. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**
- 18. **Clean Water Services shall require an easement over the Sensitive Area and Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

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

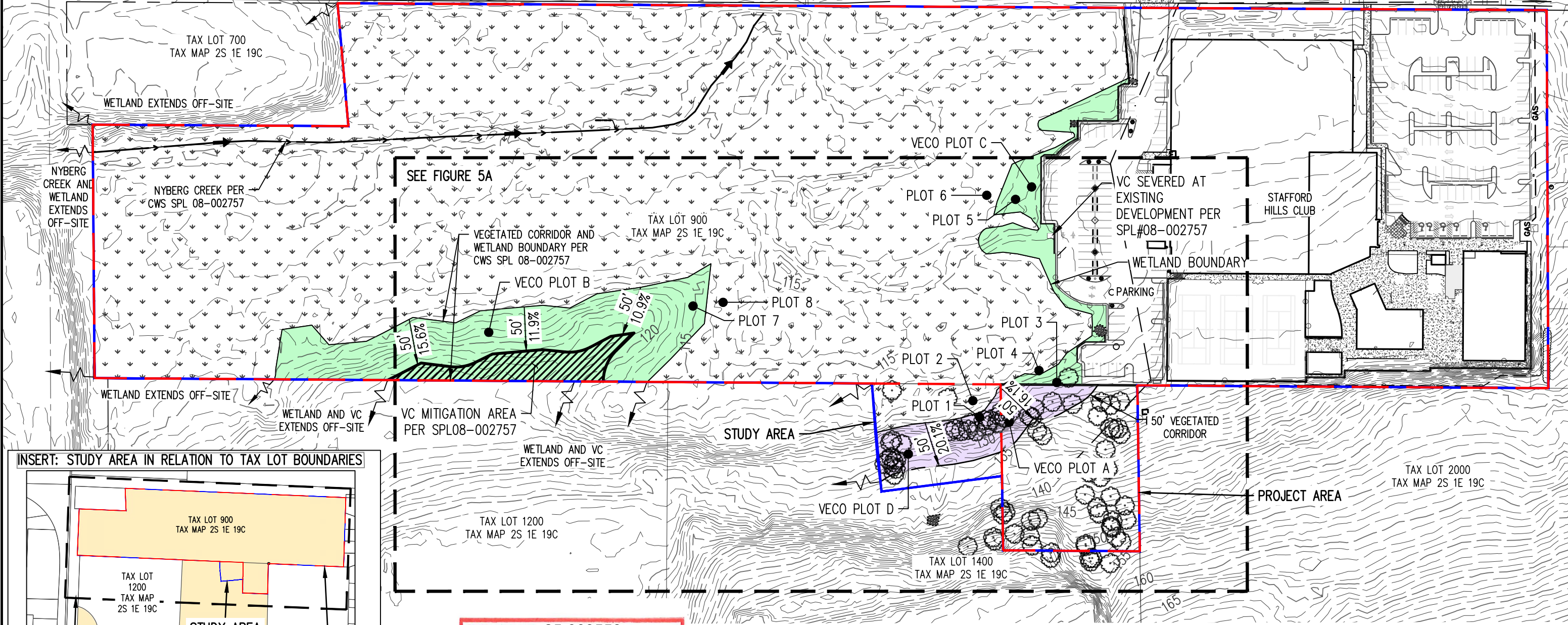
This Service Provider Letter is not valid unless CWS-approved site plan is attached.



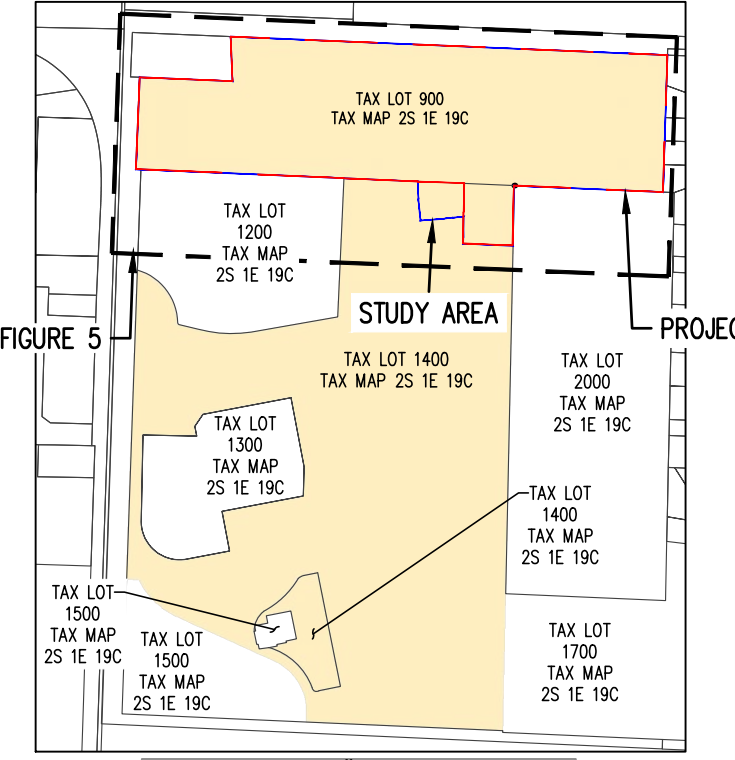
**Stacy Benjamin
Environmental Plan Review**

Attachments (5)

SW NYBERG LANE



INSERT: STUDY AREA IN RELATION TO TAX LOT BOUNDARIES



CWS FILE NO. 25-003556
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By *SNB* Date *2/12/2026*
SPL ATTACHMENT 1 OF 5

- TOTAL PFO/PSS/PEM WETLAND AREA:
397,817 SF± (9.13 ACRES±)
- GOOD CONDITION VEGETATED CORRIDOR AREA:
47,163 SF± (1.08 ACRES±)
- MARGINAL CONDITION VEGETATED CORRIDOR AREA:
11,580 SF± (0.27 ACRES±)
- PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON APRIL 03, 2025 AND LOCATED WITH SUB-METER ACCURACY USING A TRIMBLE R10 GNSS GPS RECEIVER PAIRED WITH ARCGIS FIELD MAPS.

1-FOOT INTERVAL GROUND CONTOURS DERIVED FROM DOGMAI LIDAR (2019). PROPERTY BOUNDARIES DERIVED FROM COMBINED GIS AND AKS PROFESSIONAL LAND SURVEY. EXISTING CONDITIONS SHOWN AND A PARTIAL TREE SURVEY OF TRESS >6" DBH WERE DERIVED FROM AKS PROFESSIONAL LAND SURVEY.

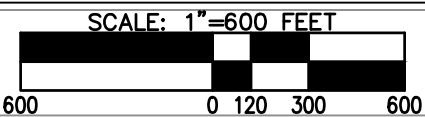
SCALE: 1" = 110 FEET

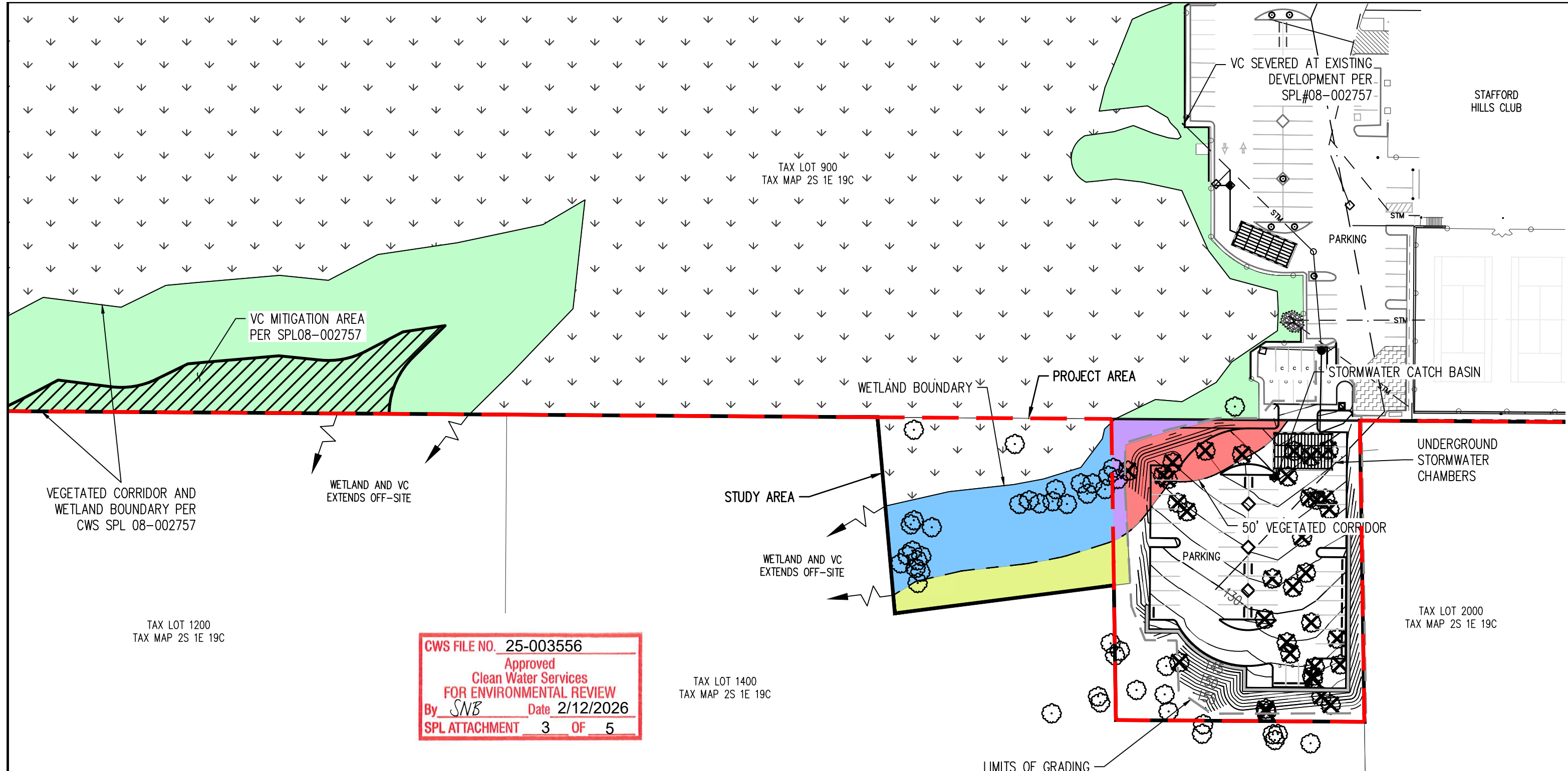
ORIGINAL PAGE SIZE: 11" x 17"

DATE: 02/05/2026

NATURAL RESOURCES EXISTING CONDITIONS OVERVIEW	FIGURE 5
STAFFORD HILLS PARKING EXPANSION TIER 2 ALTERNATIVES ANALYSIS	
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: GPM CHKD: EE AKS JOB: 4490-02

DWG: 4490-02_CWS_EXCOND_FIGURE 1 FIGURE 5



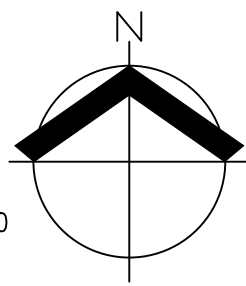
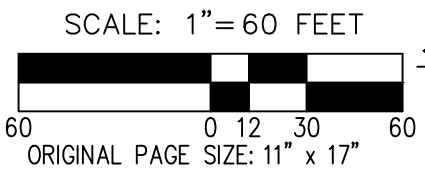


CWS FILE NO. 25-003556
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By SNB Date 2/12/2026
SPL ATTACHMENT 3 OF 5

LEGEND (COLOR COPY):

- TOTAL ON-SITE PFO/PSS/PEM WETLAND AREA TO REMAIN: 412,871 SF± (9.48 ACRES±)
- GOOD CONDITION VEGETATED CORRIDOR AREA TO REMAIN: 47,165 SF± (1.08 ACRES±)
- ON-SITE MARGINAL CONDITION VEGETATED CORRIDOR AREA TO BE ENHANCED TO GOOD CONDITION: 1,042 SF± (0.03 ACRES±)
- PERMANENT IMPACTS TO MARGINAL CONDITION VEGETATED CORRIDOR: 3,145 SF± (0.07 ACRES±)
- OFFSITE MARGINAL CONDITION VEGETATED CORRIDOR TO BE ENHANCED TO GOOD CONDITION FOR PUBLIC BENEFIT MITIGATION: 7,393 SF± (0.17 ACRES±)
- VEGETATED CORRIDOR REPLACEMENT MITIGATION AREA TO BE PLANTED TO GOOD CONDITION: 3,145 SF± (0.07 ACRES±)
- TREES WITH >6" DBH TO BE REMOVED

WETLAND BOUNDARY SHOWN WAS DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON APRIL 03, 2025 AND LOCATED WITH SUB-METER ACCURACY USING A TRIMBLE R10 GNSS GPS RECEIVER PAIRED WITH ARCGIS FIELDMAPS.



DATE: 02/05/2026

NATURAL RESOURCES SITE PLAN	FIGURE 6
STAFFORD HILLS PARKING EXPANSION TIER 2 ALTERNATIVES ANALYSIS	
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	
	DRWN: GPM CHKD: EE AKS JOB: 4490-02

DWG: 4490-02_CWS_SITE_PLAN | FIGURE 6

Stafford Hills Parking Expansion Vegetated Corridor Enhancement and Mitigation Planting Specifications

Planting specifications are for ±3,145 square feet of replacement VC mitigation, ±1,042 square feet of *marginal* condition VC to be enhanced to *good* condition, and ±7,393 square feet of *marginal* condition VC to be enhanced to *good* condition for public benefit mitigation.

Total Planting Area = ±11,580 square feet

Replacement VC Mitigation and Marginal Condition VC Enhancement (±11,580 square feet)

Scientific Name	Common Name	Size ¹	Spacing/Seeding Rate	Quantity ³
Trees (total 93)				
<i>Pseudotsuga menziesii</i>	Douglas-fir	2 gallon	10 feet on center	31
<i>Prunus emarginata</i>	Bitter cherry	2 gallon	10 feet on center	31
<i>Acer macrophyllum</i>	Bigleaf maple	2 gallon	10 feet on center	31
Shrubs (total 579)				
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	145
<i>Oemleria cerasiformis</i>	Oso-berry	1 gallon	4-5 feet on center	145
<i>Holodiscus discolor</i>	oceanspray	1 gallon	4-5 feet on center	145
<i>Ribes sanguineum</i>	red flowering currant	1 gallon	4-5 feet on center	144
Seed Mix/Plug²				
<i>Elymus glaucus</i>	Blue wild rye	seed	1 lbs pls/acre	As needed for bare soil areas >25 square feet
<i>Festuca rubra</i>	Red Fescue	seed	1 lbs pls/acre	

¹Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

²Please consult local seed supplier specializing in Pacific Northwest native seed mixes for recommended application rates and quantities.

³To account for existing native trees, the number of tree plantings have been reduced by ±20 percent of the quantities required in Appendix A, Section 2.3.c.1 of R&O 19-22.

Planting Notes (per CWS Design & Construction Standards R&O 19-5, amended by R&O 19-22, December 2019 Appendix A Planting Requirements):

- 1) Container stock shall be installed only from February 1 through May 1 and October 1 through November 15. Bare root stock shall be installed only from December 15 through April 15. Plantings outside these times may require additional measures to ensure survival which shall be specified on the plans.
- 2) All non-native invasive vegetation shall be removed from planting areas prior to installing native enhancement plantings. Invasive species control shall be consistent with Clean Water Services' June 2019 *Integrated Pest Management (IPM) Plan*.
- 3) Appropriate plant selection, along with adequate site preparation and maintenance, reduces the need for irrigation. However, unless site hydrology is currently adequate, a District/City approved irrigation system or equivalent (i.e., polymer, plus watering) shall be used during the two-year plant establishment period. Watering shall be at a minimum rate of at least one inch per week from June 15 through October 15. Other irrigation techniques, such as deep watering, may be allowed with prior approval by District staff.
- 4) Trees, shrubs, and groundcovers planted shall be mulched at a minimum of three inches in

depth and 18 inches in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated.

- 5) Tree and shrub plantings shall be tagged.
- 6) Depending on site conditions, appropriate measure shall be taken to limit wildlife-related plant damage (see *IPM Plan*).

Maintenance Plan

- 1) Clean Water Services requires a two-year maintenance period for vegetated corridor enhancement. The enhanced vegetated corridor is to be inspected annually and a minimum of three times during the growing season and one prior to the onset of the growing season over the two-year monitoring period.
- 2) Plant Survival: Clean Water Services' success criterion for vegetated corridor enhancement is 80% survival of tree and shrub plantings during the two years following planting. If any mortality is noted on the site, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. If survival falls below 80% at any time during the two-year maintenance period, the plantings shall be replaced and other corrective measures, such as mulching or irrigation, may need to be implemented. If replanting is necessary, the maintenance period will be extended for two years from the date of replanting.
- 3) Invasive species control is to be conducted as needed based on the site inspections. Invasive species include Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*), teasel (*Dipsacus fullonum*), Canada and bull thistle (*Cirsium arvense* and *C. vulgare*), Scotch broom (*Cytisus scoparius*), purple loosestrife (*Lythrum salicaria*), Japanese knotweed (*Polygonium cuspidatum*), morning glory (*Convolvulus* species), giant hogweed (*Heracleum mantegazzianum*), English ivy (*Hedera helix*), nightshade (*Solanum* species), and clematis (*Clematis ligusticifolia* and *C. vitalba*).



April 14, 2026

RE: Online Form Submittal: Service provider permit for Tualatin

McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>

Jim,

I apologize for not getting back to you.

After our discussion of your project with the understanding that this is a parking lot addition that does not appear to impact fire department access or water supply, TVF&R does not have anything to review and an SPP is not required.

Thanks

Alex McGladrey | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1420

www.tvfr.com

Notice of Neighborhood/Owner Meeting
Concerning the Southerly Extension of the
Existing Stafford Hills Club West Parking Lot

An informational meeting will be held on October 30, 2025, at Tualatin Heritage Center located at 8700 SW Sweek Drive, Tualatin, OR 97062, at 6:00 PM concerning the proposed extension of Stafford Hills Club existing west parking lot in a southerly direction toward Legacy Meridian Park Hospital.

This parking lot extension is necessary due to increasing peak parking demand on certain days and times at Stafford Hills Club for patrons seeking wellness, fitness and rehabilitative services. To accommodate this increasing peak demand, Stafford Hills Club has decided to construct additional parking in a southerly direction from the current **WEST PARKING LOT**. This extension is designed to benefit the Fox Hills Neighborhood by shifting more patron parking to the **WEST PARKING LOT**, reducing parking near the residential neighborhood and overall enhancing the experience of patrons and neighbors alike.

A diagram showing the area of the proposed new parking area extension is enclosed. The addition will provide a net 49 new parking spaces in an area that will be nearly imperceptible from Nyberg Lane and any of the Fox Hills residences. Landscaping including trees will be provided in the new parking area.

This Notice is required by the City of Tualatin Development Code. Your attendance at this meeting is welcomed but not required. The purpose of this meeting is to extend a courtesy to our neighbors to explain the proposed project and respond to questions, if any. This is an ancillary use to an existing use and no additional buildings or improvements other than parking, landscaping and related improvements are being proposed.

Thank you for being a good neighbor and you are welcome to visit Stafford Hills Club and discover how so many are finding new pathways toward personal wellness, fitness and rehabilitation in a fun, supportive and collegial community.

Yours In Good Health,

Stafford Hills Club Team

The Stafford Hills Club Team
Achieving Wellness Together

P.S. If you have any questions or comments, please feel free to contact Evan Zupancic, CEO at 503-612-2407 or email EvanZ@StaffordHills.com.

BROWN'S FERRY PARK
TAX LOT 200
TAX MAP 2S 1E 19C

SW NYBERG LANE

EXISTING DRIVEWAY APPROACH

EXISTING DRIVEWAY APPROACH

EXISTING POND

TAX LOT 900
TAX MAP 2S 1E 19C

WETLAND BOUNDARY

EXISTING PARKING

STAFFORD HILLS CLUB
MAIN BUILDING

EXISTING PARKING

TAX LOT 10400
TAX MAP 2S 1E 19CA

TAX LOT 10500
TAX MAP 2S 1E 19CA

TAX LOT 10600
TAX MAP 2S 1E 19CA

TAX LOT 10700
TAX MAP 2S 1E 19CA

TAX LOT 10800
TAX MAP 2S 1E 19CA

OUTDOOR
TENNIS COURTS

SALTWATER
POOL

EAST
BUILDING

TAX LOT 10900
TAX MAP 2S 1E 19CA

PROPOSED
PARKING

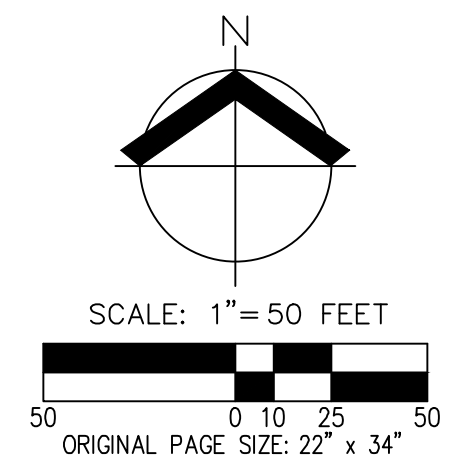
UNDEVELOPED
LAND

TAX LOT 2000
TAX MAP 2S 1E 19C

TAX LOT 11600
TAX MAP 2S 1E 19CA

TAX LOT 1200
TAX MAP 2S 1E 19C

TAX LOT 1400
TAX MAP 2S 1E 19C
LEGACY MERIDIAN
PARK HOSPITAL



DATE: 10/08/2025 AKS JOB: 4490-02

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



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

PARKING EXPANSION - FULL SITE LAYOUT STAFFORD HILLS CLUB

5916 SW NYBERG LN
TUALATIN, OR 97062

AFFIDAVIT OF MAILING NOTICE

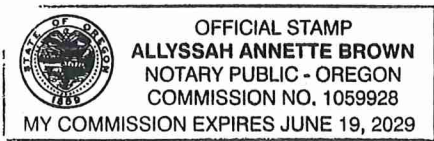
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Kelsey Hofmeister being first duly sworn, depose and say:

That on the 10th day of October, 2025, 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.

Kelsey Hofmeister
Signature

State: Oregon County: Washington
SUBSCRIBED AND SWORN to before me this 23rd day of October, 2025.



Allyssah Annette Brown
Notary Public for Oregon
My commission expires: June 19 2025

RE: _____

The public notice addresses and neighborhood meeting addresses in relation to this land use review have been withheld from the decision packet as they contain personal information including email addresses and/or phone numbers. The official record for this case can be reviewed by making a public records request here

<https://www.tualatinoregon.gov/administration/public-records-request-0>

or contact Keith Leonard at 503-691-3029

CERTIFICATION OF SIGN POSTING



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 Parking Lot Expansion project, I hereby certify that on this day, 10/13/25 2 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: Kelsey Heef
(Please Print)

Applicant's Signature: Kelsey Hofmeister

Date: 10/13/25

State of Oregon
County of Washington

Signed and sworn to (or affirmed) before me on 10/13/25 by Kelsey Hofmeister

[Signature]
Notary Public

